



City of Prospect Heights

Department of Building & Zoning

8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070

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SOIL EROSION AND SEDIMENTATION CONTROL GUIDELINE

(Disclaimer: This guide is may not be all inclusive, additional regulations may apply) Edited 5-2013

PERMIT SUBMITTAL REQUIREMENTS:

- No permit required for soil erosion. Normally soil erosion is in conjunction with a construction permit.

GENERAL REQUIREMENTS:

A. Site Development (Article A): It is the objective of this part of the Chapter to control soil erosion and sedimentation caused by development activities in the City. Measures taken to control erosion and sedimentation should be adequate to assure that sediment is not transported from the site by a storm event of 10-year frequency or less. The following principles shall apply to all development activities within the City and to the preparation of the submissions required under Article A of this Chapter:

1. Development should be related to the topography and soils of the site so as to create the least potential for erosion. Areas of steep slopes where high cuts and fills may be required should be avoided wherever possible, and natural contours should be followed as closely as possible.
2. Natural vegetation should be required, and protected wherever possible. Areas immediately adjacent to natural watercourses should be left undisturbed wherever possible.
3. The smallest practical area of land should be exposed for the shortest practical time during development.
4. Sediment basins, debris basins, desilting basins, or silt traps or filters should be installed and maintained to remove sediment from runoff waters from land undergoing development.
5. The selection of erosion and sedimentation control measures should be based on assessment of the probable frequency of climatic and other events likely to contribute to erosion, and on evaluation of the risks, costs, and benefits involved.
6. In the design of erosion control facilities and practices, aesthetics and the requirements of continuing maintenance should be considered.
7. Provision should be made to accommodate the increased runoff caused by changed soil and surface conditions during and after development. Drainage ways should be designed so that their final gradients and the resultant velocities of discharges will not create additional erosion.

Permanent vegetation and structures should be installed as soon as practical during development.

Preservation Of Drainage And Waterways (Article B):

1. It is the objective of this part of the Chapter to preserve natural
 2. drainage and waterways by:
 - a. Developing and implementing a maintenance plan, including and encouraging State, regional, special district and local community participation on a regular and continuous basis.
 - b. Controlling the illegal depositing of debris.
2. The following principles shall apply to all drainage or waterway preservation activities within the City:

ENFORCEMENT:

- A. Any person found to be violating any of the provisions of this Chapter shall be served by the City with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations and correct all existing violations noted in the written notice.
- B. Any person who shall continue any violation beyond the time limit provided for in subsection A of this Section shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine in an amount of not more than five hundred dollars (\$500.00) for each violation. Each day during which any such violation is committed, continued or permitted shall constitute a separate offense.
- C. In addition to any other penalty authorized by this Chapter, any person, partnership, or corporation convicted of violating any of the provisions of this Chapter shall be required to restore the site to the condition existing prior to commission of the violation, or to bear the expense of such restoration.

Findings: The City Council hereby finds that:

1. Excessive quantities of soil may erode from areas undergoing development for certain nonagricultural uses including, but not limited to, the construction of residential dwelling units, commercial buildings and industrial plants, the building of roads and highways, and the creation of recreational facilities
2. The washing, blowing and falling of eroded soil across and upon roadways endangers the health and safety of users thereof by decreasing vision and reducing traction of road vehicles;
3. Soil erosion necessitates the costly repairing of gulleys, washed out fills, and embankments;

4. Sediment from soil erosion and accumulated random debris both tend to clog sewers, waterways and ditches and to pollute and silt rivers, streams, lakes and reservoirs;
5. The deliberate or unintentional disposition of sediment, debris or unwanted materials limits the use of water and waterways for most beneficial purposes, promotes the growth of undesirable aquatic weeds, destroys fish and other desirable aquatic life, and is costly and difficult to remove; and
6. The deliberate or unintentional disposition of sediment, debris or unwanted materials interferes with, obstructs, restricts and reduces the efficient conveyance capacity of waterways, resulting in increased chances of flooding which may create hazards to persons, damage to property and threaten public health, safety, comfort and welfare.

Purpose:

The Council therefore declares that the purpose of this Chapter is to safeguard persons, protect property, prevent damage to the environment, and promote the public welfare by guiding, regulating and controlling the design, construction, use and maintenance of any development or other activity which:

1. Disturbs or breaks the topsoil or otherwise results in the excessive movement of earth; and
2. Results in the random and excessive accumulation of debris or unwanted materials in manmade or natural drainage and waterways situated in the City.

APPLICABLE CODES:

- City of Prospect Heights Municipal Ordinance(<http://www.prospect-heights.il.us/>)

INSPECTION REQUIREMENTS:

- Call 847-398-6070 x 211 to schedule an inspection