



Central Permit Facility  
500 W. Winchester Road Unit #101  
Libertyville, IL 60048-1331  
PHONE: (847) 377-2600 FAX: (847) 984-5854

Permit Application

OFFICE USE ONLY	
Zoning	_____
BP App #	_____
SD App #	_____
HD App #	_____
PW App #	_____

Property Information:

Address: 22665 W. IL. ROUTE 60  
GRAYSLAKE, IL

PIN: 1009300034

Date: 9-29-22

Owner's Information:

Name: DEEP CREEK RANCH LLC

Address (If different than property address listed above): 9450 W. BRYN MAWR, SUITE 550

City: ROSEMONT State: IL Zip: 60018 Phone: \_\_\_\_\_

Cell Phone: 708-921-1044 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Primary Contact Information (not required if owner is the primary contact):

Name: MARK ROONEY

Company Name: ROONEY CONSULTANTS INC.

Address: P.O. Box 97

City: WAUCONOA State: IL Zip: 60084 Phone: \_\_\_\_\_

Cell Phone: [REDACTED] Fax: \_\_\_\_\_ Email: [REDACTED]

Project Information:

Existing Use: AGRICULTURAL

Description of Project: EQUESTRIAN FACILITY

Cost of Project: \_\_\_\_\_ Cost of Alterations: \_\_\_\_\_

Total Sq Footage of Project: 2,010,085 Total Disturbed Area (square feet): 1,742,000

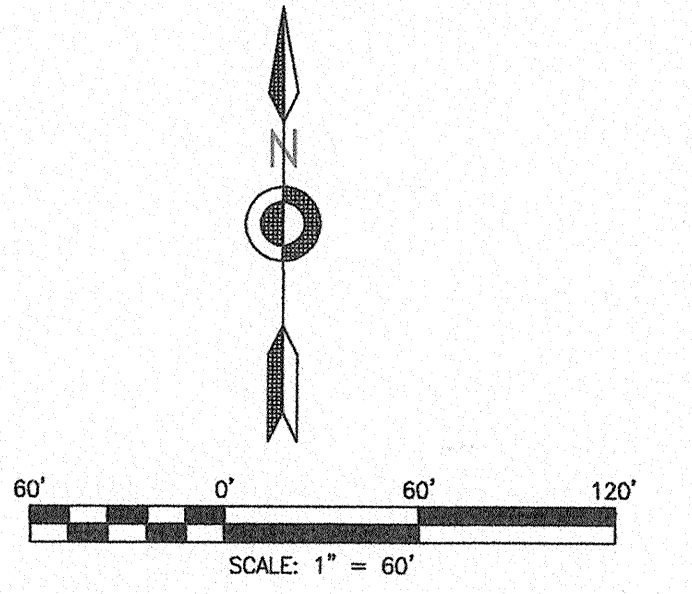
Regarding this application and other supporting documents and issuance of permits/projects thereto, I/we hereby certify that I/we have provided Lake County with complete and accurate information relating to our proposal; I/we will conform to all Lake County and other applicable ordinances; I/we agree that all work performed under said permit/project will conform to the plans accompanying this application except for changed authorized by Lake County staff; and I/we acknowledge that approval of this permit/project only authorizes (indicate specific use) \_\_\_\_\_ use. I/We understand that submission of incomplete or inaccurate information may affect the validity of approvals issued.

Office Use Only	
Applicant was provided:	
<input type="checkbox"/>	Fire Protection District Letter
<input type="checkbox"/>	Home Owners Association Requirements
_____ Permit Facility Project Manager	

[REDACTED]  
Signature of Owner or Authorized Agent

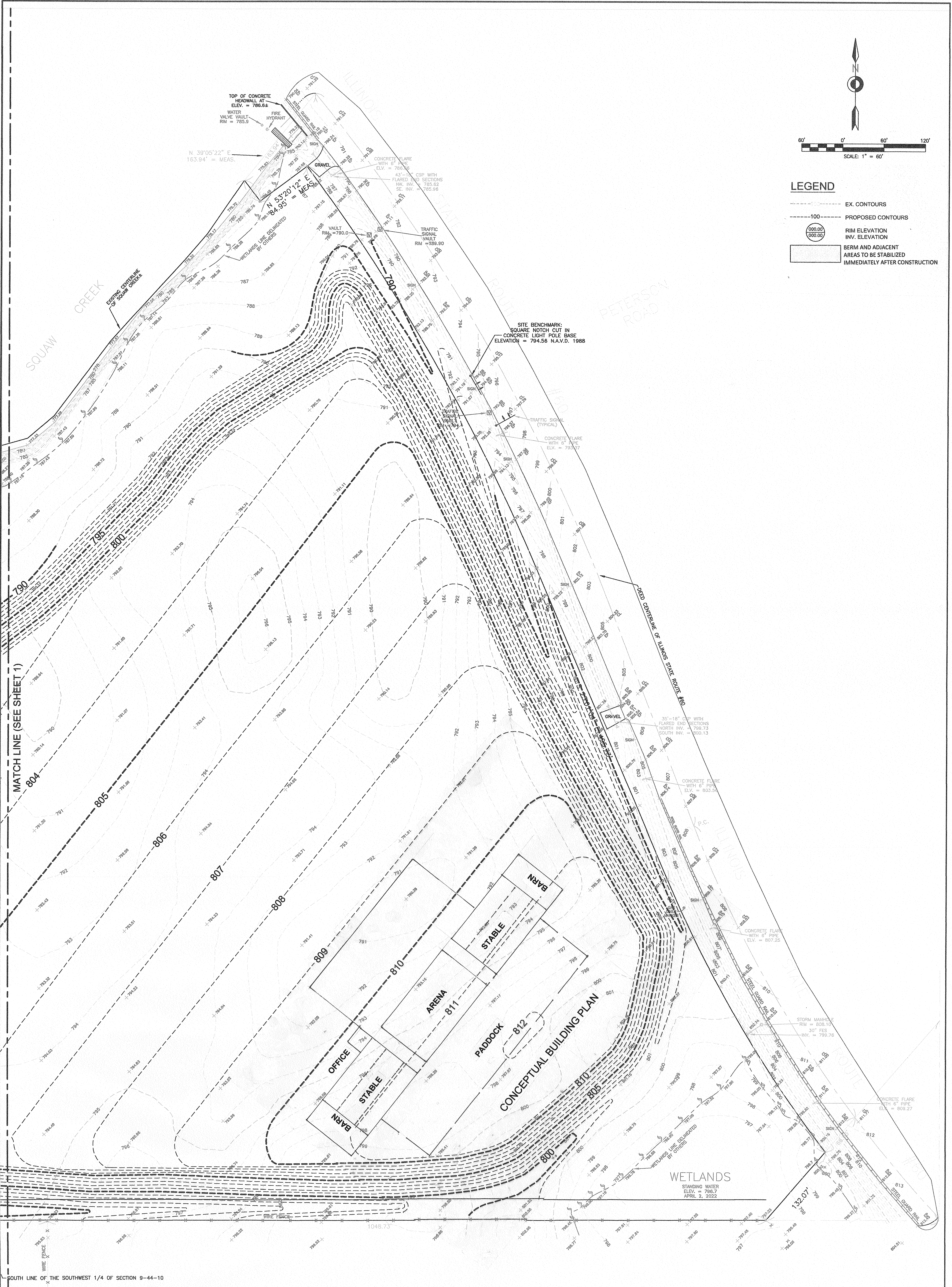
\_\_\_\_\_  
Notary Signature and Seal (if applicable)





**LEGEND**

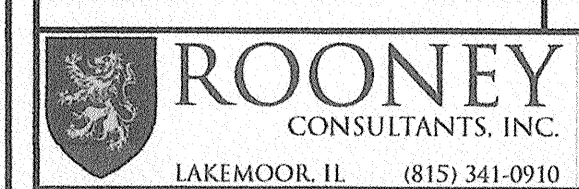
- EX. CONTOURS
- PROPOSED CONTOURS
- RIM ELEVATION  
INV. ELEVATION
- BERM AND ADJACENT  
AREAS TO BE STABILIZED  
IMMEDIATELY AFTER CONSTRUCTION



**DEEP CREEK EQUESTRIAN FACILITY**  
 22665 W IL ROUTE #60, GRAYSLAKE IL 60030

**FINAL  
 SITE PLAN**

SEPTEMBER 5, 2022





# DEEP CREEK EQUESTRIAN CENTER 22665 W. IL. ROUTE #60 GRAYSLAKE, IL 60030



## SHEET INDEX

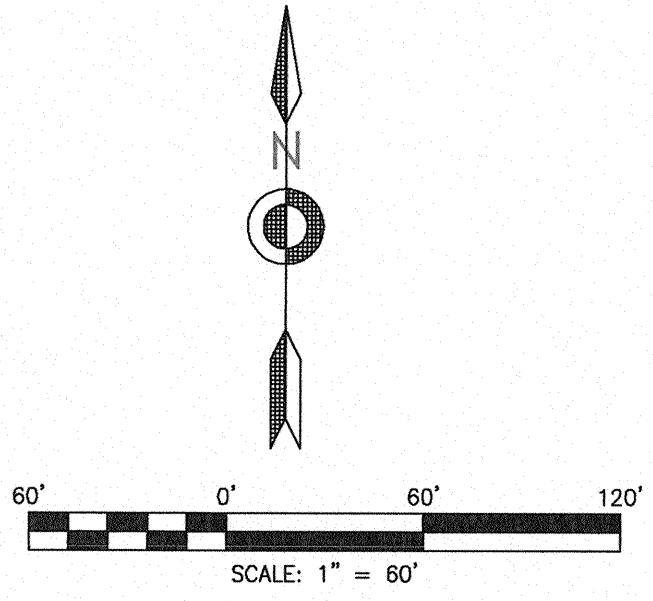
SHEET NO.      DESCRIPTION

1	EXISTING CONDITION
2	EXISTING CONDITION
3	PHASE 1 SITE PLAN
4	PHASE 1 SITE PLAN
5	FINAL SITE PLAN
6	FINAL SITE PLAN
7	EROSION CONTROL PLAN
8	EROSION CONTROL PLAN
9	DETAILS

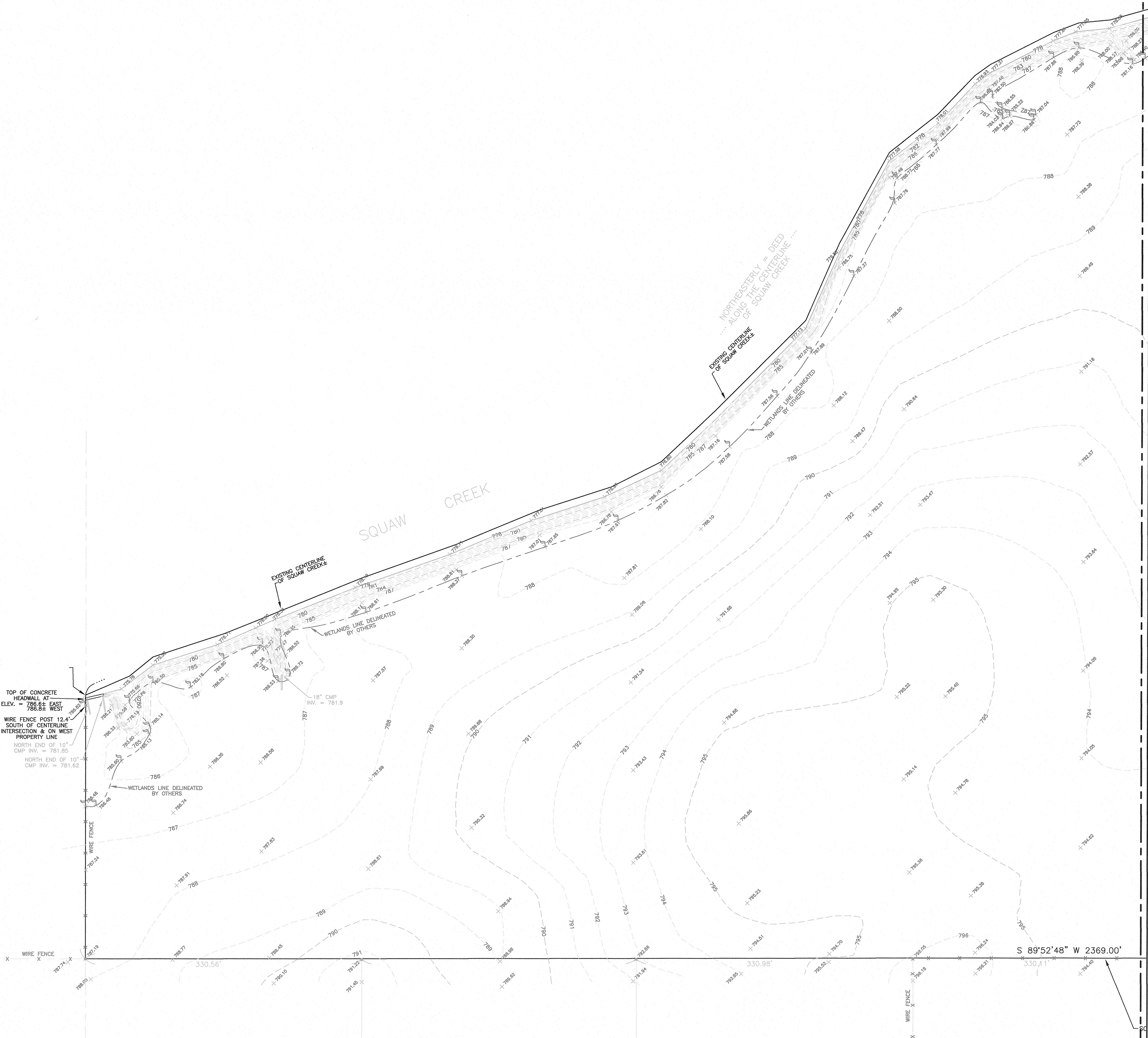
SHEET 1 OF 9

## LOCATION PLAN





MATCH LINE (SEE SHEET 2)

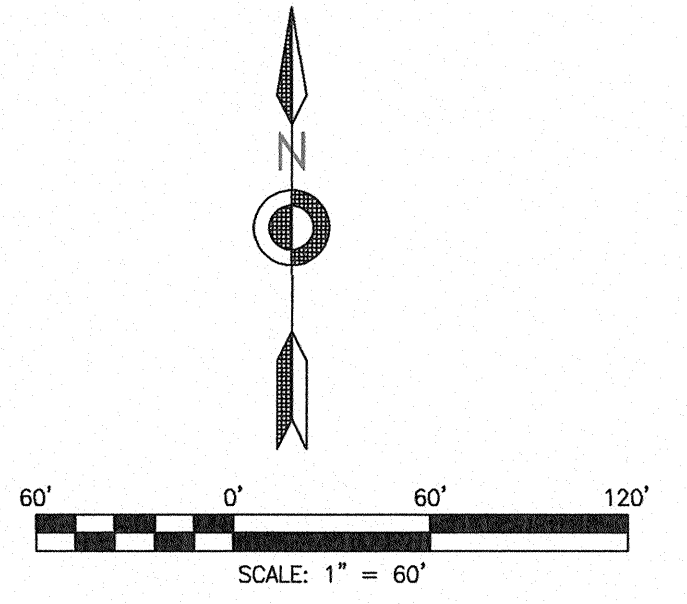


**DEEP CREEK EQUESTRIAN FACILITY**  
 22665 W IL ROUTE #60, GRAYSLAKE IL 60030

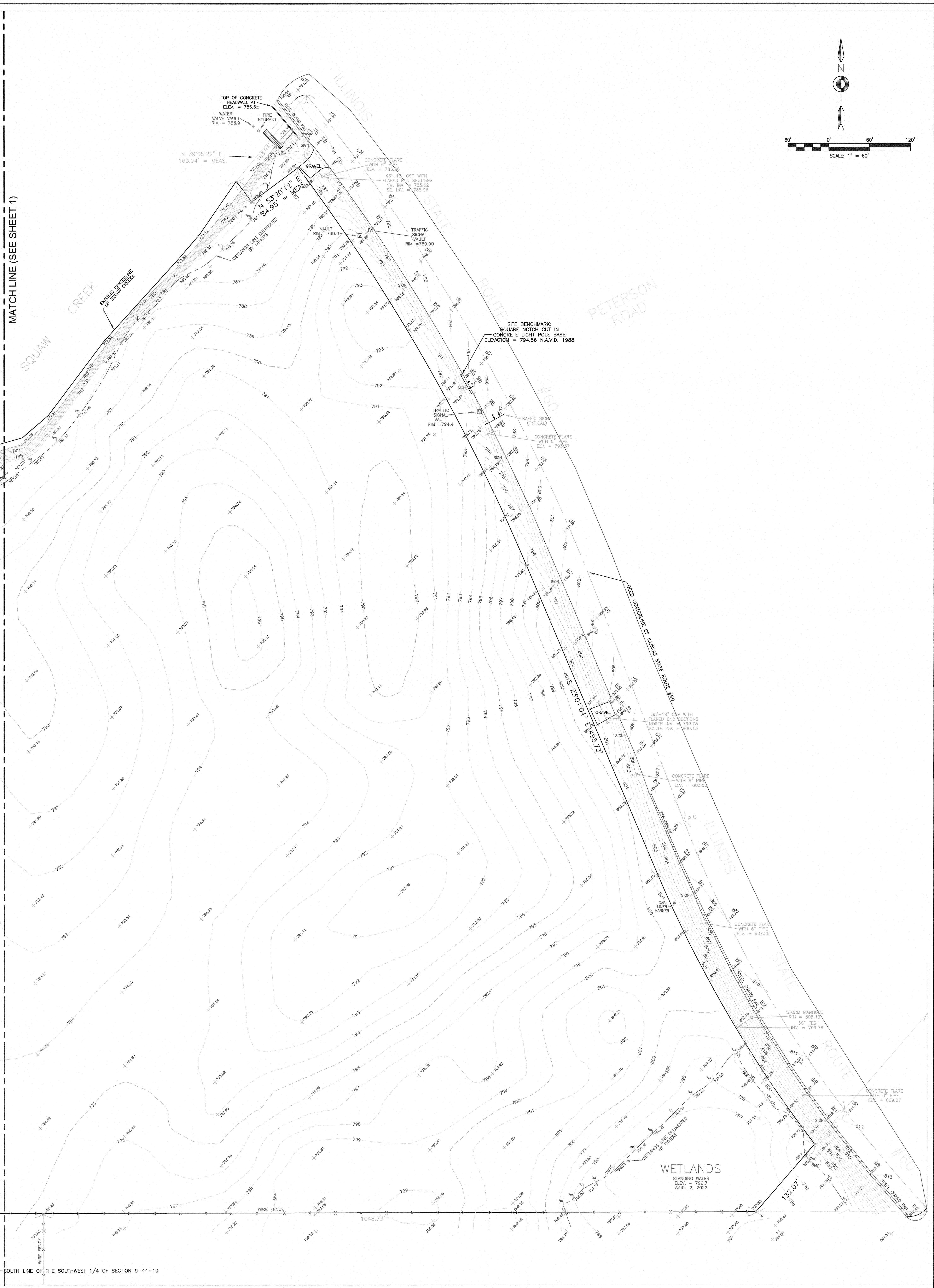
**EXISTING  
 CONDITION**

SEPTEMBER 5, 2022	
<b>ROONEY</b> CONSULTANTS, INC. LAKEMOOR, IL (815) 341-0910	
<b>1</b>	





MATCH LINE (SEE SHEET 1)

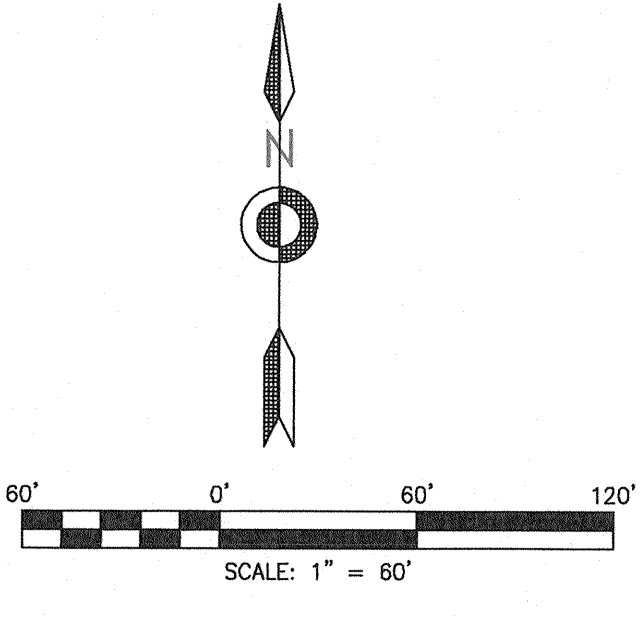


**DEEP CREEK EQUESTRIAN FACILITY**  
22665 W IL ROUTE #60, GRAYSLAKE IL 60030

**EXISTING  
CONDITION**

SEPTEMBER 5, 2022	
ROONEY CONSULTANTS, INC. LAKEMOOR, IL (815) 341-0910	
	<b>2</b>

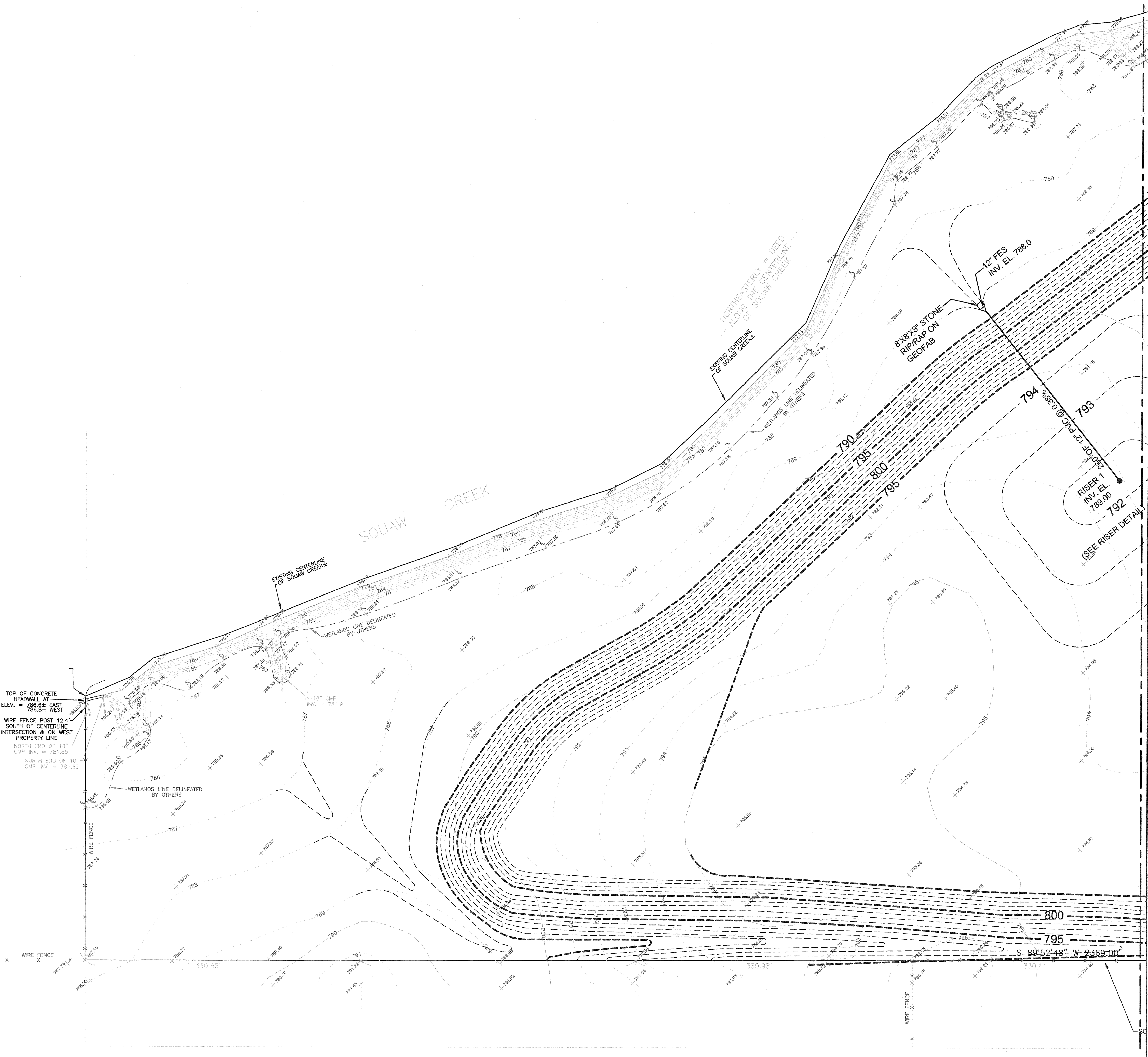




**LEGEND**

- EX. CONTOURS
- PROPOSED CONTOURS
- RIM ELEVATION  
INV. ELEVATION
- BERM AND ADJACENT  
AREAS TO BE STABILIZED  
IMMEDIATELY AFTER CONSTRUCTION

MATCH LINE (SEE SHEET 2)



TOP OF CONCRETE HEADWALL AT ELEV. = 786.6± EAST 786.6± WEST

WIRE FENCE POST 12.4' SOUTH OF CENTERLINE INTERSECTION & ON WEST PROPERTY LINE

NORTH END OF 10" CMP INV. = 781.85

NORTH END OF 10" CMP INV. = 781.62

WETLANDS LINE DELINEATED BY OTHERS

18" CMP INV. = 781.9

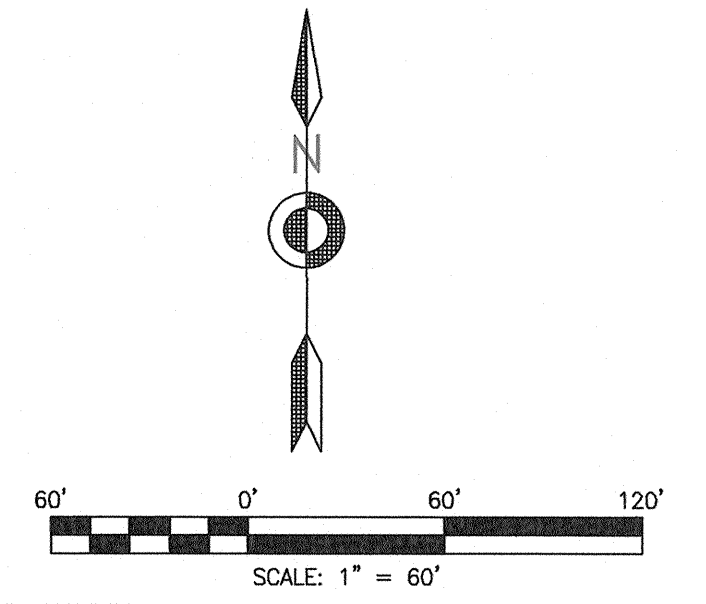
WETLANDS LINE DELINEATED BY OTHERS

WIRE FENCE X

WIRE FENCE X

WIRE FENCE X

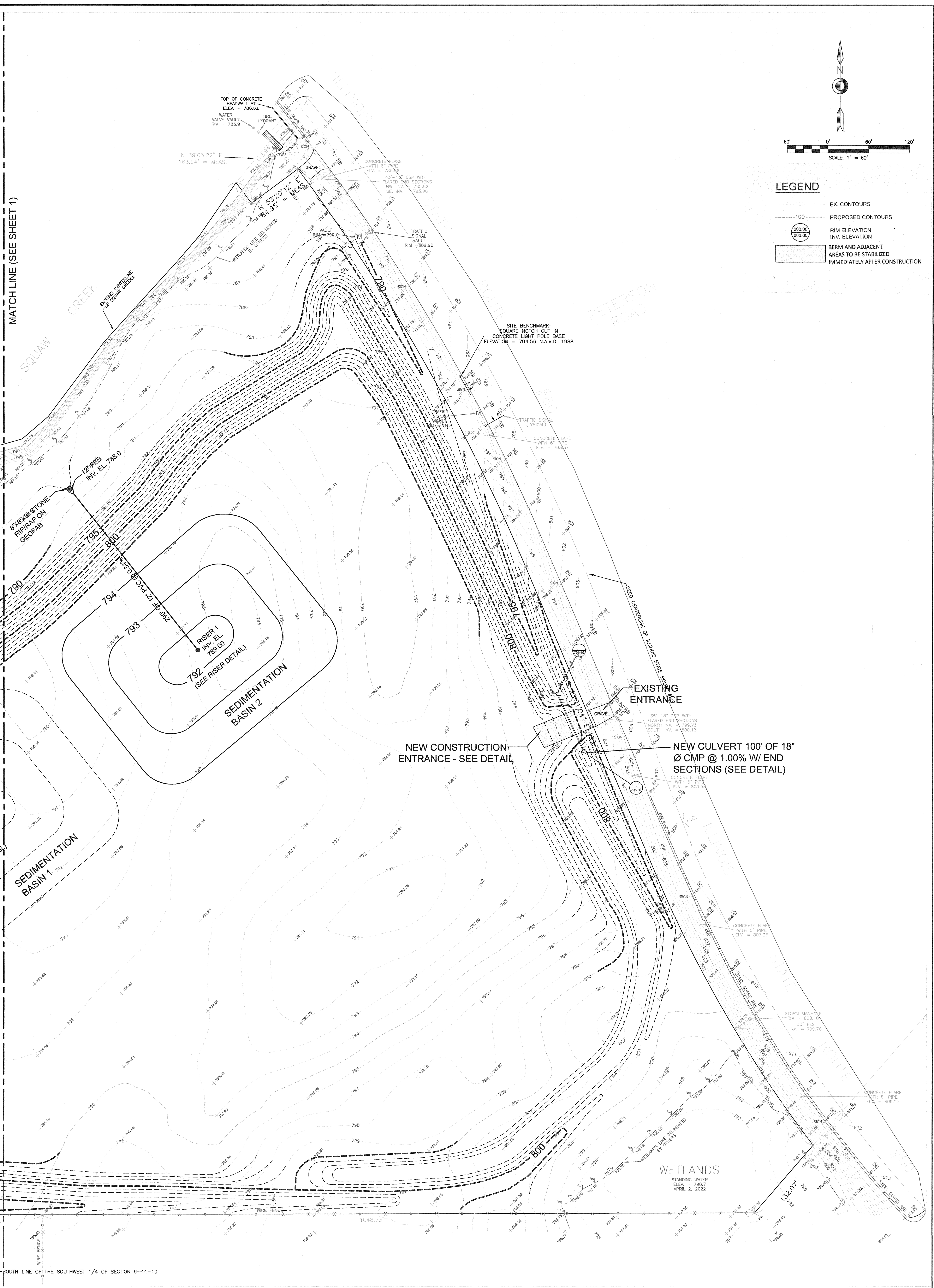




**LEGEND**

- EX. CONTOURS
- - - - - PROPOSED CONTOURS
- RIM ELEVATION
- INV. ELEVATION
- BERM AND ADJACENT AREAS TO BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION

MATCH LINE (SEE SHEET 1)



**DEEP CREEK EQUESTRIAN FACILITY**  
 22665 W IL ROUTE #60, GRAYSLAKE IL 60030

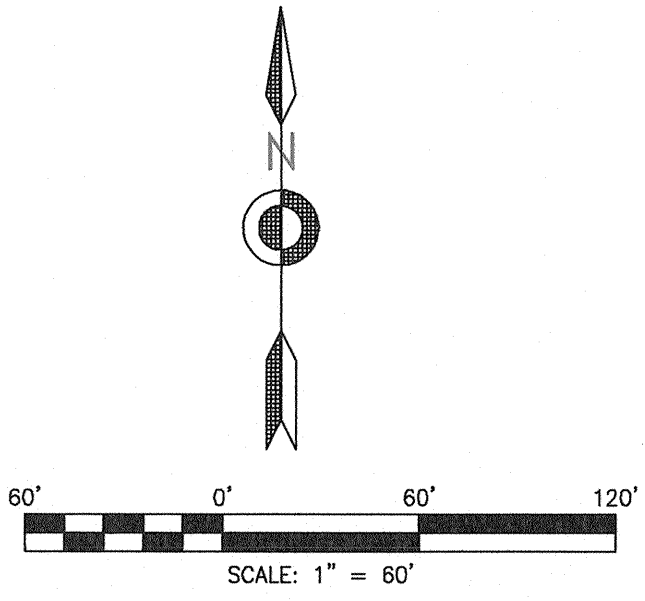
**PHASE 1  
 SITE PLAN**

SEPTEMBER 5, 2022

**ROONEY**  
 CONSULTANTS, INC.  
 LAKEMOOR, IL (815) 341-0910

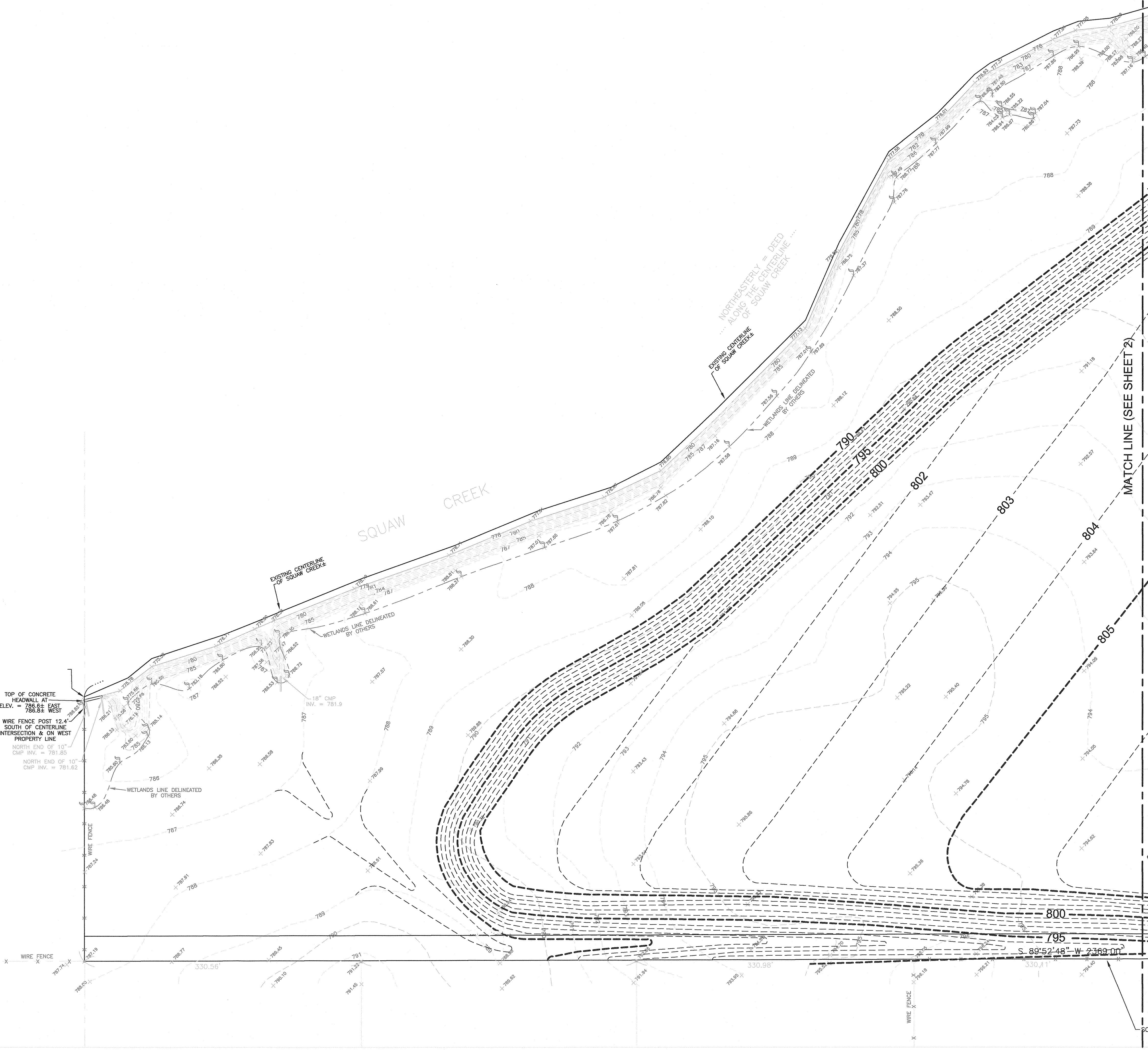
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**LEGEND**

- EX. CONTOURS
- - - - - 100' --- PROPOSED CONTOURS
- 000.00  
○ 000.00 RIM ELEVATION  
○ 000.00 INV. ELEVATION
- ▭ BERM AND ADJACENT AREAS TO BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION

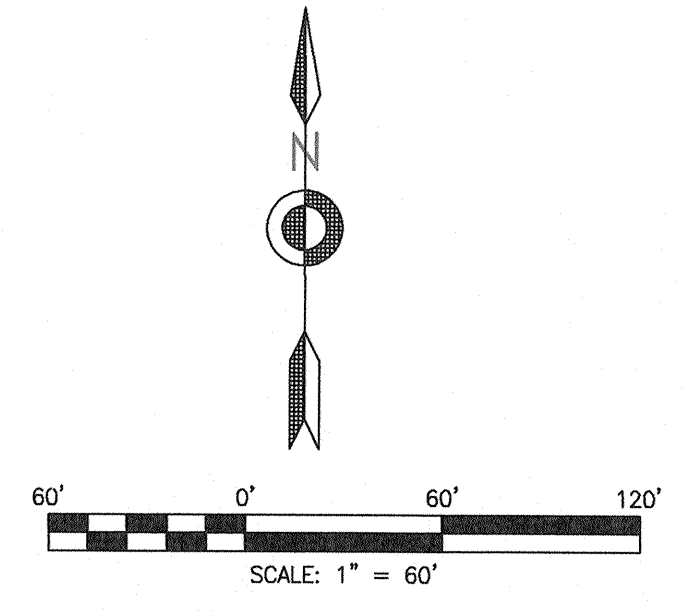


**DEEP CREEK EQUESTRIAN FACILITY**  
 22665 W IL ROUTE #60, GRAYSLAKE IL 60030

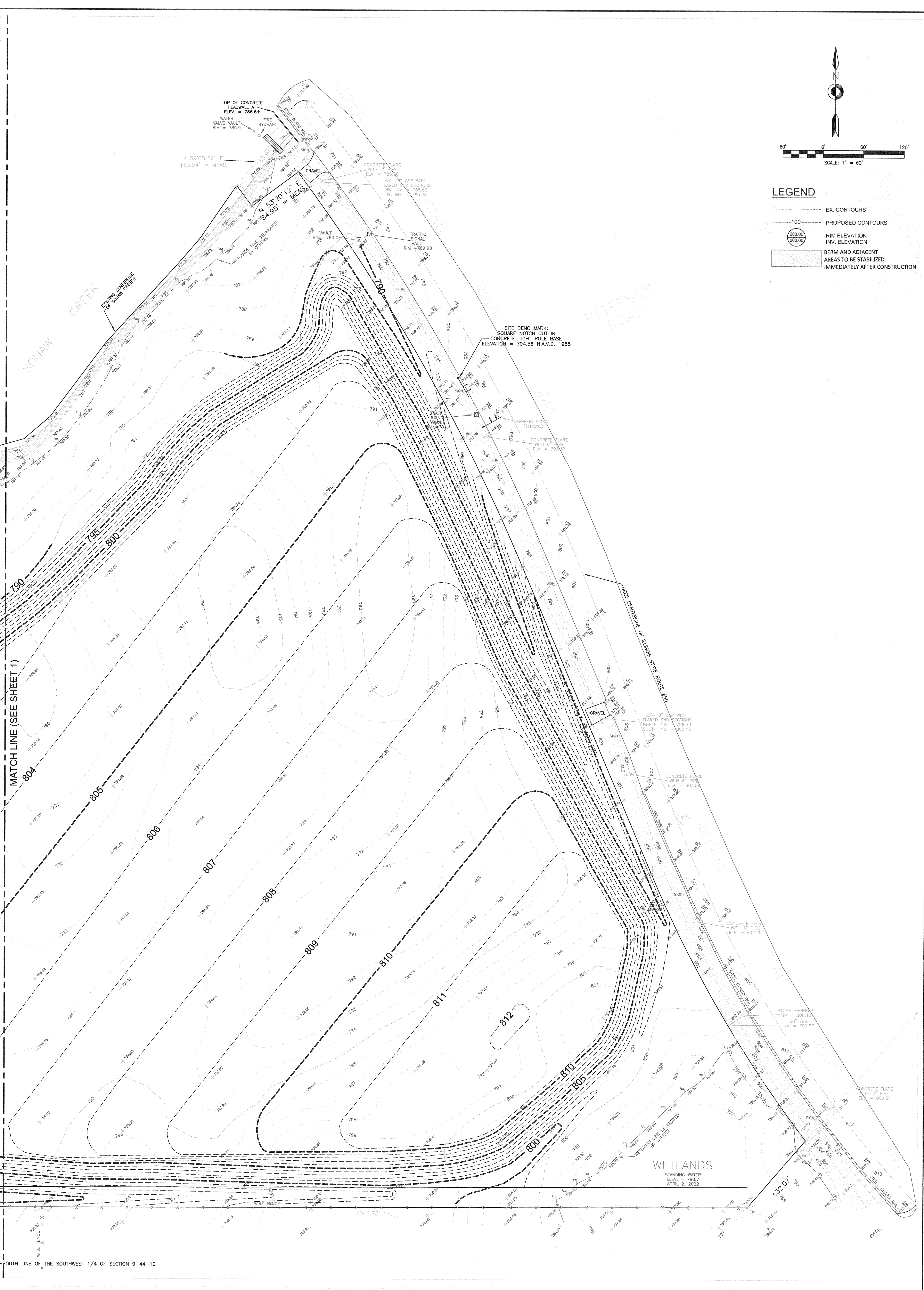
**FINAL SITE PLAN**

SEPTEMBER 5, 2022	
<b>ROONEY</b> <small>CONSULTANTS, INC.</small> <small>LAKEMOOR, IL (815) 341-0910</small>	
	5





- LEGEND**
- EX. CONTOURS
  - 100' PROPOSED CONTOURS
  - RIM ELEVATION  
INV. ELEVATION
  - BERM AND ADJACENT  
AREAS TO BE STABILIZED  
IMMEDIATELY AFTER CONSTRUCTION



MATCH LINE (SEE SHEET 1)

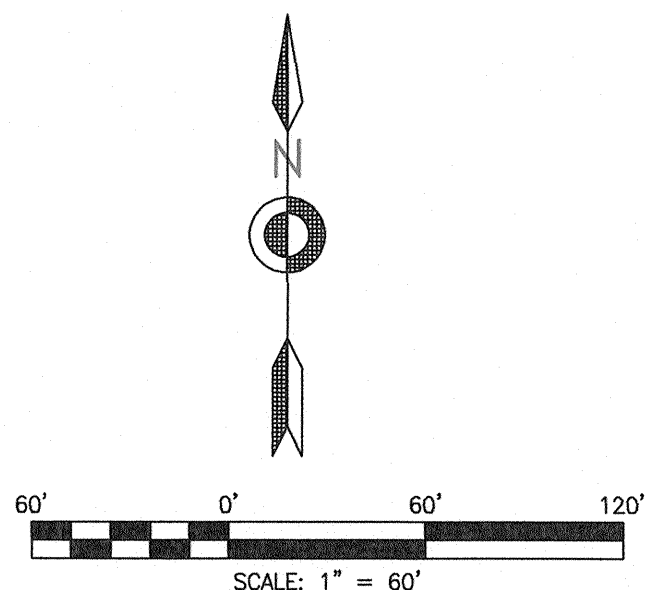
SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9-44-10

**DEEP CREEK EQUESTRIAN FACILITY**  
 22665 W IL ROUTE #60, GRAYSLAKE IL 60030

**FINAL  
 SITE PLAN**

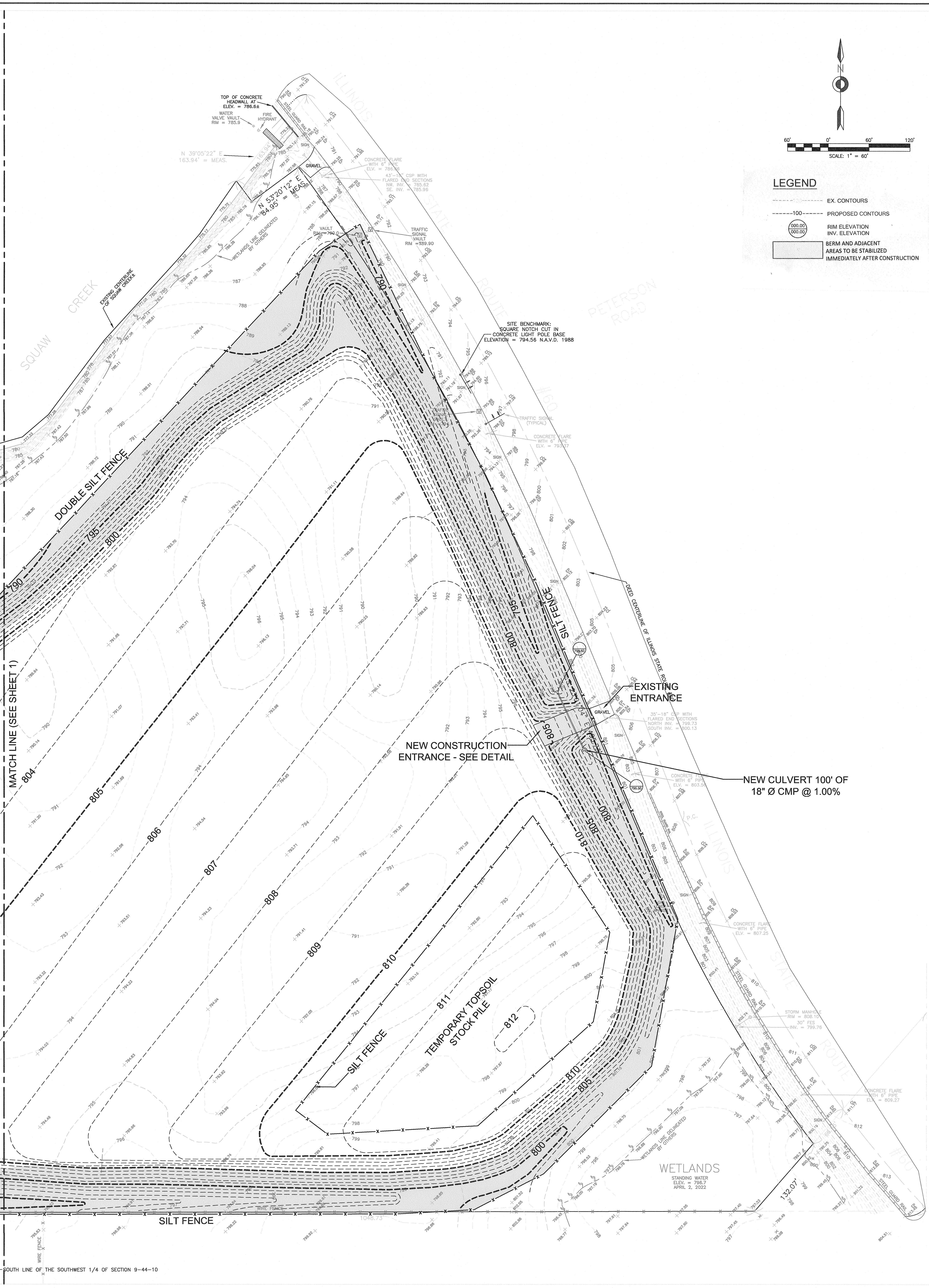
SEPTEMBER 5, 2022	
	<b>6</b>
ROONEY CONSULTANTS, INC. LAKEMOOR, IL (815) 341-0910	





**LEGEND**

	EX. CONTOURS
	PROPOSED CONTOURS
	RIM ELEVATION INV. ELEVATION
	BERM AND ADJACENT AREAS TO BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION

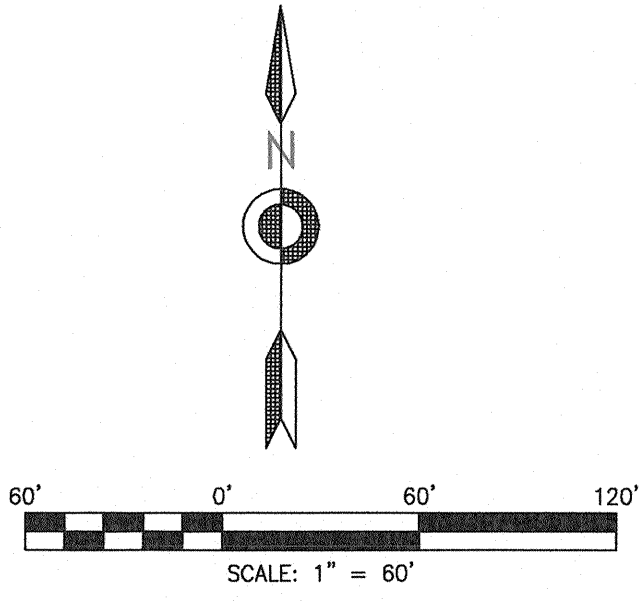


**DEEP CREEK EQUESTRIAN FACILITY**  
 22665 W IL ROUTE #60, GRAYSLAKE IL 60030

**EROSION CONTROL**

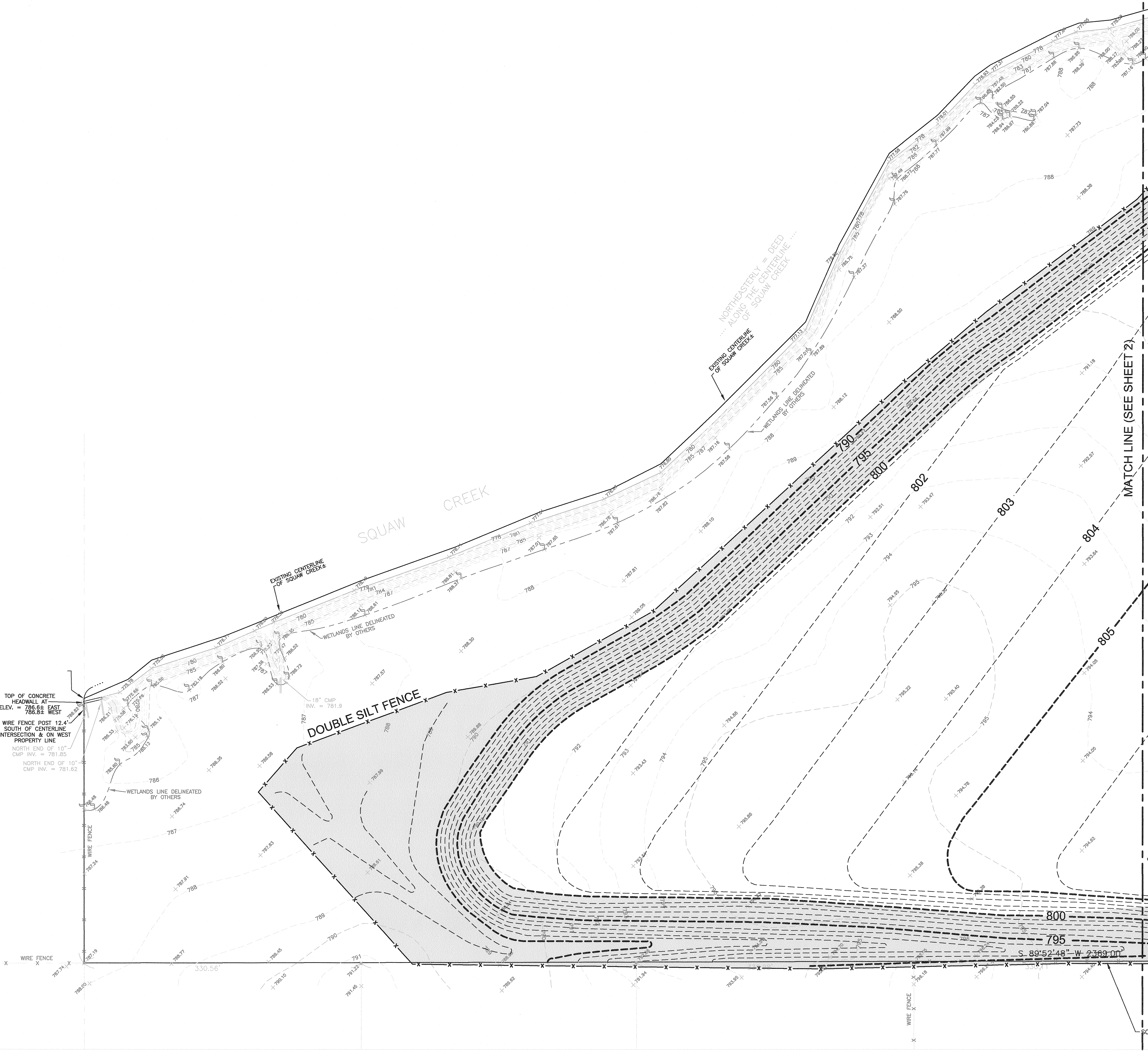
SEPTEMBER 5, 2022	
ROONEY CONSULTANTS, INC. LAKEMOOR, IL (815) 341-0910	
	<b>7</b>





**LEGEND**

- EX. CONTOURS
- PROPOSED CONTOURS
- 000.00  
000.00 RIM ELEVATION  
INV. ELEVATION
- BERM AND ADJACENT  
AREAS TO BE STABILIZED  
IMMEDIATELY AFTER CONSTRUCTION

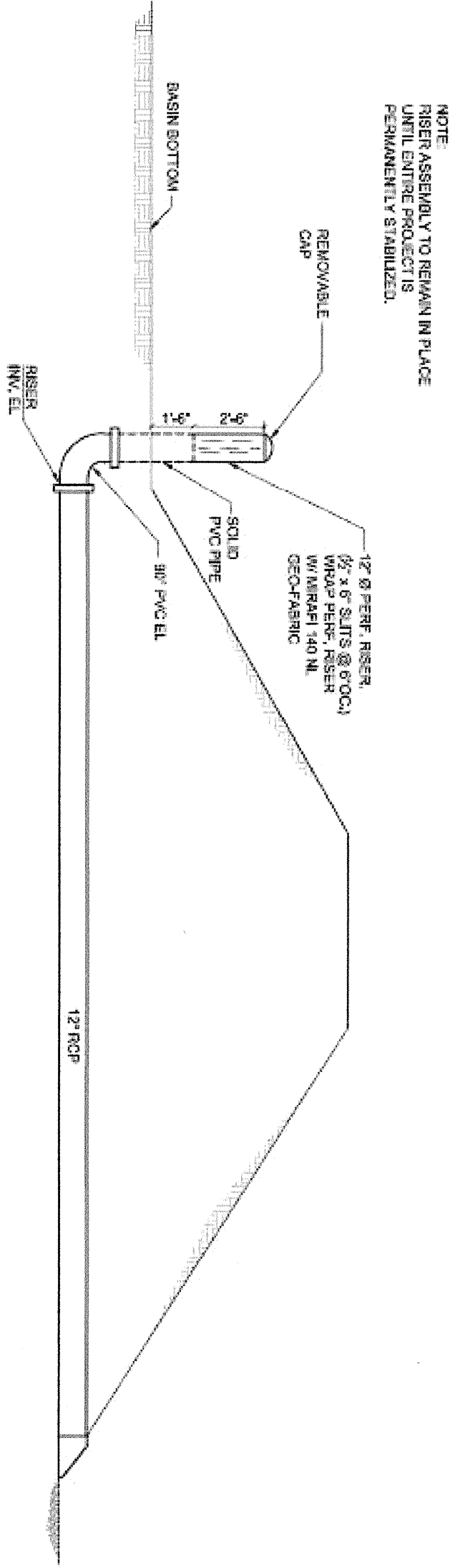


**DEEP CREEK EQUESTRIAN FACILITY**  
 22665 W IL ROUTE #60, GRAYSLAKE IL 60030

**EROSION CONTROL**

SEPTEMBER 5, 2022	8
<b>ROONEY</b> CONSULTANTS, INC. LAKEMOOR, IL (815) 341-0910	





NOTE:  
RISER ASSEMBLY TO REMAIN IN PLACE UNTIL EROSION PROTECTIVE MEASURES ARE INSTALLED.

### PERFORATED RISER DETAIL (NTS)

### SURFACE RESTORATION NOTES

1) ALL SOIL SURFACES TO BE STABILIZED SHALL RECEIVE 4" OF TOPSOIL & BE FINE GRADED

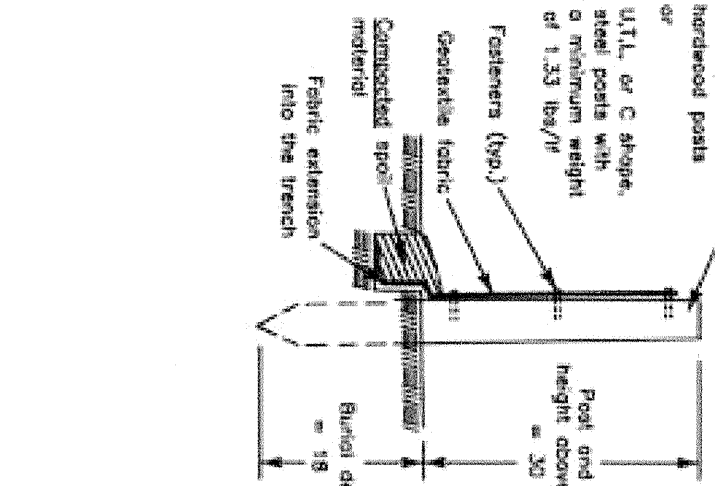
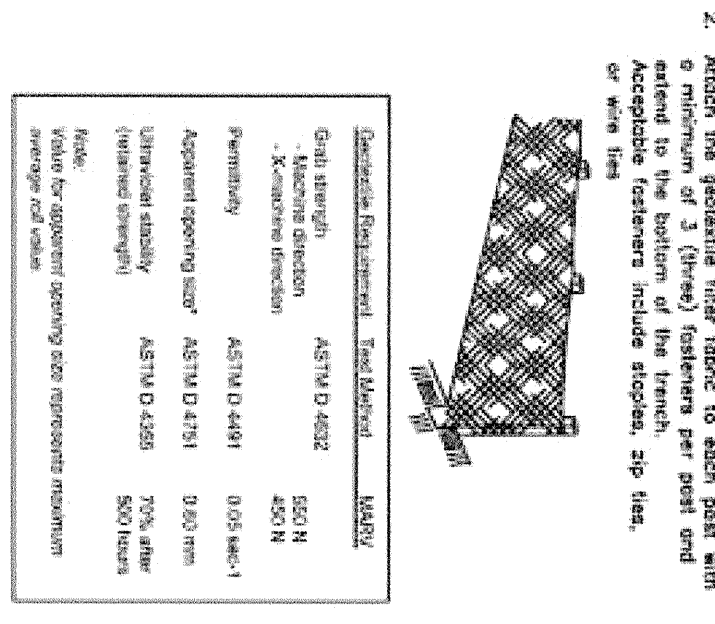
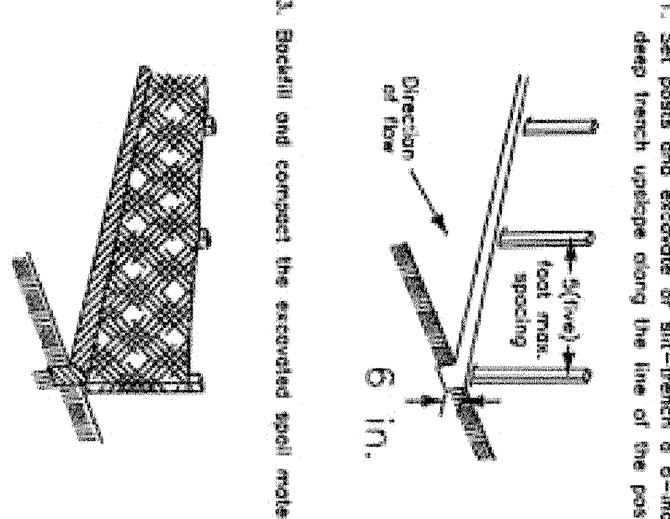
2) SEED MIXTURES

- A. SEDIMENT BASIN SIDE SLOPES:  
IDOT SEED MIXTURE 4B 80 LBS/ACRE
- B. SLOPES OF 4:1 OR GREATER, EXCEPT AS ABOVE 154 LBS/ACRE
- IDOT CLASS 3 NORTHERN ILLINOIS SLOPE MIXTURE
- C. ALL OTHER AREAS REQUIRING SEEDING: 200 LBS/ACRE
- IDOT CLASS 2 ROADSIDE MIXTURE

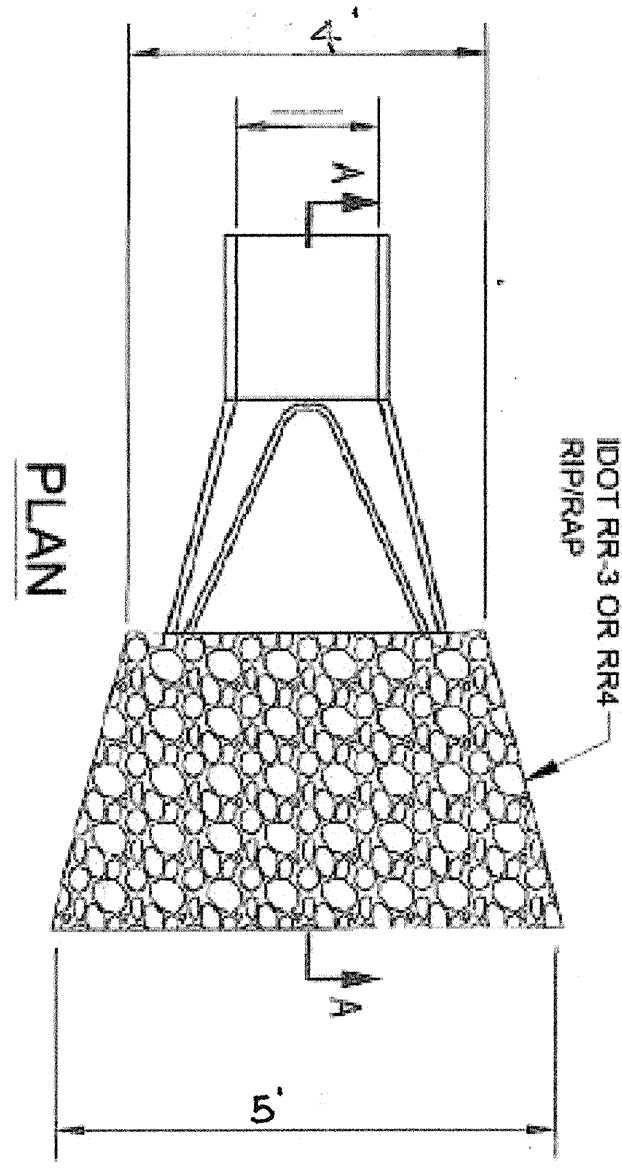
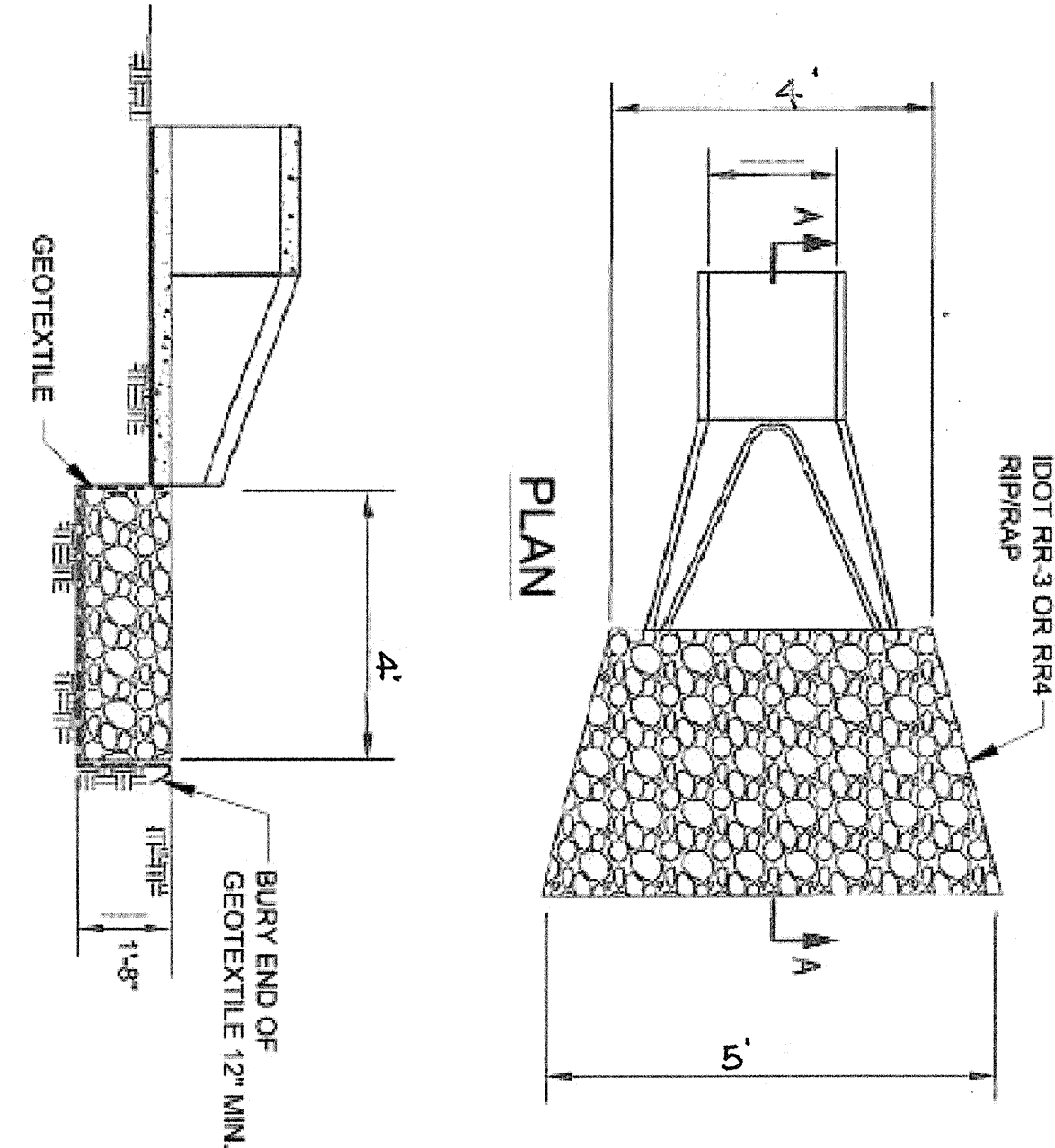
3) ON ALL AREAS WITH SLOPES OF 4:1 OR GREATER, INSTALL A BIODEGRADABLE EROSION CONTROL BLANKET AFTER SEEDING. INSTALLATION SHALL CONFORM TO NRCOS DETAIL IL-ENG-61.

### LAKE COUNTY STORMWATER MANAGEMENT COMMISSION SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

- A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM:
  - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES INCLUDING PERIMETER CONTROLS AND DIVERSIONS;
  - PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
  - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAY FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE LUNDIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE THERE WILL BE OPENING OR LEAVING A CONSTRUCTION SITE. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED. ACCUMULATIONS WASHWATER AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RESTORATION.
- G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- K. DEWATERING SERVICES ARE USED. ADDITIONAL PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. ADDITIONAL MEASURES SHALL BE INSTALLED AS NECESSARY. ADDITIONAL MEASURES SHALL BE INSTALLED AS NECESSARY. ADDITIONAL MEASURES SHALL BE INSTALLED AS NECESSARY. ADDITIONAL MEASURES SHALL BE INSTALLED AS NECESSARY.
- L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

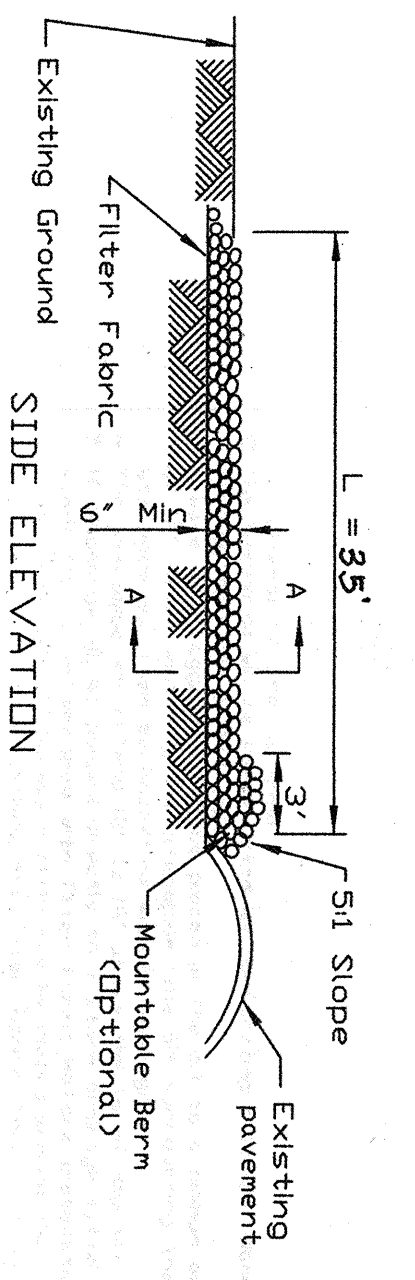
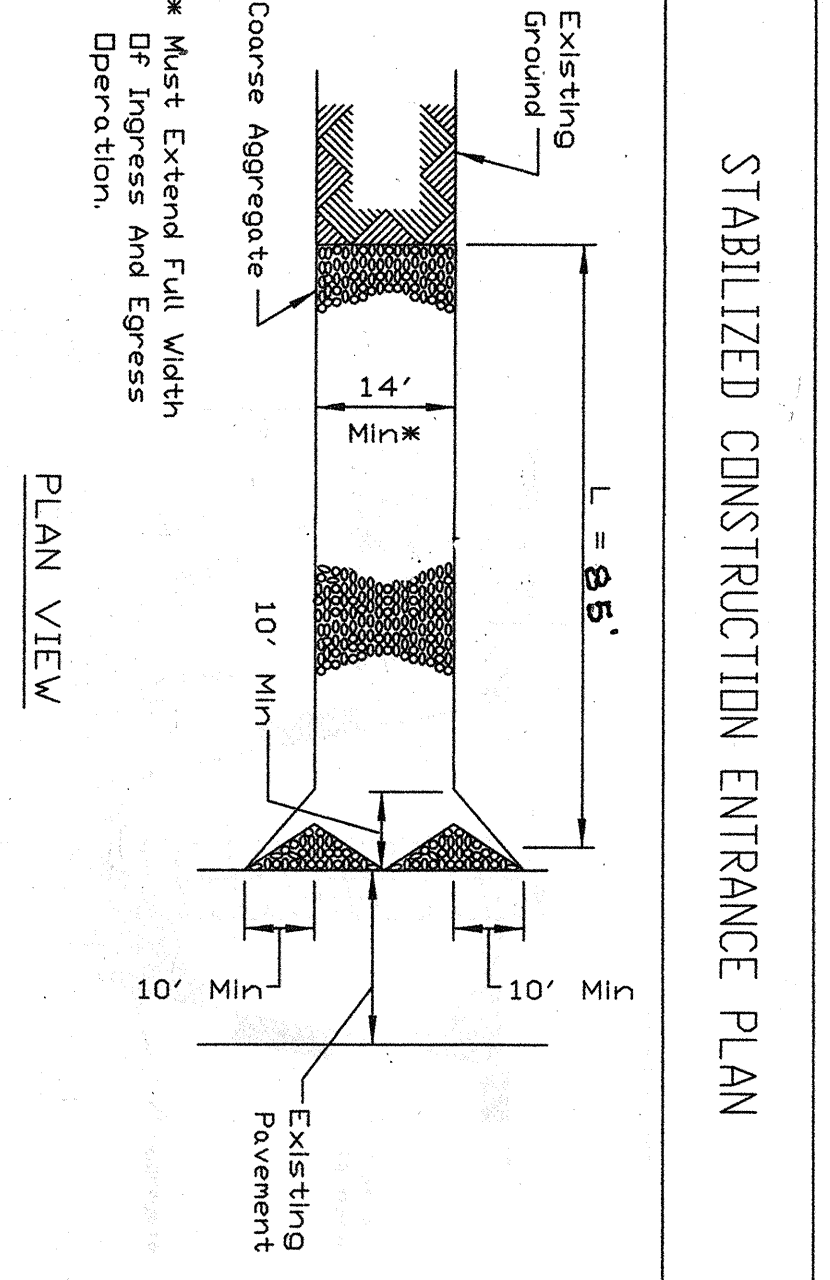


### SILT FENCE DETAIL



### SECTION A-A

### RIP/RAP DETAIL AT FES



**NOTES:**  
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II, or IV, and shall be placed over the cleared area prior to the placing of rock.  
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4, and be placed according to construction specification 25 ROCK/FILL using placement Method 1 and Class III compaction.  
3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.  
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

PROJECT	DATE	DATE	DATE
DESIGNED	DATE	DATE	DATE
CHECKED	DATE	DATE	DATE
APPROVED	DATE	DATE	DATE



STANDARD SPEC. NO. IL-630 SHEET 1 OF 2 DATE: 8-18-94

**DEEP CREEK EQUESTRIAN FACILITY**  
22665 W IL ROUTE #60, GRAYSLAKE IL 60030

DETAILS

SEPTEMBER 5, 2022

**ROONEY**  
CONSULTANTS, INC.  
LAKEMOOR, IL (815) 341-0910

**9**



**From:** [Barkley Braun, Krista](#)  
**To:** [REDACTED]  
**Cc:** [Zuniga, Lizeth](#); [Chefalo, Thomas J.](#); [REDACTED]  
**Bcc:** [Waggoner, Eric D.](#); [REDACTED]  
**Subject:** RE: Deep Creek Ranch Permit Application  
**Date:** Thursday, October 13, 2022 10:32:00 AM  
**Attachments:** [image001.png](#)

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Mr. Rooney,

After conducting a preliminary review of your application for the proposed site development project associated with the Deep Creek Ranch property, we are unable to approve the application as submitted. Although the proposed concept of the equestrian facility (w/associated barns and riding arena), is a permitted agricultural use and would qualify for agriculture exemption, the 40 acres of site disturbance and related 10-12 feet of fill to occur across the entirety of the property is not an agricultural activity, nor is it a necessary component of the ag exempt equestrian use. Rather, this activity is considered to be a separate use and would be categorized as a Warehousing & Freight Movement, which is defined as the storage and movement of materials. Warehousing & Freight Movement is not a permitted use in the AG Zoning District and thus would require a rezoning of the property in order to be allowed.

If you have any questions, you may reach out to me directly.

Regards,

Krista Braun

**Krista Barkley Braun, AICP**  
Planning & Zoning Manager  
[Planning, Building & Development Department](#)  
500 W. Winchester Rd., Libertyville, IL 60048  
main: 847.377.2600 | direct: 847.377.2151

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**From:** Zuniga, Lizeth [REDACTED] >  
**Sent:** Tuesday, October 4, 2022 3:04 PM  
**To:** Barkley Braun, Krista [REDACTED]; Chefalo, Thomas J.  
[REDACTED]  
**Subject:** FW: [EXTERNAL] Deep Creek Ranch Permit Application

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**From:** Mark Rooney [REDACTED] >  
**Sent:** Thursday, September 29, 2022 4:37 PM



To: Zuniga, Lizeth [REDACTED] >

Subject: [EXTERNAL] Deep Creek Ranch Permit Application

**CAUTION: This email originated from outside of the organization! Do not click links, open attachments, or reply, unless you recognize the sender's email address and know the content is safe.**

Hi Liz

Please see the attached PERMIT APPLICATION for a proposed SITE DEVELOPMENT PROJECT.

The project is an AG zoned equestrian facility. Please provide the review fees and instruction for payment at your earliest convenience.

I will happy to drop off however many sets of hard copies of the plans you require, as well as the results of a Field Tile Survey and a Wetland Investigation.

The final grading plan (Sheet 6) shows a total disturbance of about 40 acres. There are no wetland or floodplain impacts proposed.

Please feel free to contact me at [REDACTED] with any questions