
APPENDIX 2-F2

**DUPAGE COUNTY AUTHORIZATION FOR STORMWATER
CERTIFICATION**



**DUPAGE
COUNTY**

Watershed
Management

Water
Quality

Floodplain
Mapping

Regulatory
Services

Flood Operations
& Maintenance



STORMWATER MANAGEMENT

630-407-6700
stormwatermgmt@dupageco.org

www.dupageco.org/swm

December 06, 2019

TO: Tom Dabareiner, 475 Main Street
City of West Chicago, , West Chicago, IL 60185

RE: Authorization for Stormwater Management Certification No. [SM2019-0061](#)

Community Tracking No: 19-34-0003
West DuPage Recycling & Transfer Station
Waiver Community: West Chicago - Partial

PPN: 0132101004 0132200001

(NOTE: THIS IS NOT A PERMIT - A Building Permit must be picked up prior to any on site work.)

DuPage County Stormwater Management received the following stormwater application/submittal:

Applicant : Richard Golf, Lakeshore Recycling Systems, 6132 West Oakton Street , Morton Grove, IL 60053

Owner : Peter Bates, Oscar (IL) LLC, c/o W.P. Carey Inc.,, New York, NY 100201607

Project Location :

1655 Powis West Chicago IL

The project is located on the east side of Powis Road, north of Hawthorne Lane, and south of North Avenue, within the corporate limits of the City of West Chicago, DuPage County, Illinois.

Stormwater Certification :

Be advised that your community holds a partial waiver of enforcement status from the DuPage County Countywide Stormwater and Floodplain Ordinance. As such, your community is responsible to review and approve applications for stormwater management issues. Therefore, for the above referenced development project, our office has only reviewed and provided Authorization relating to the floodway, floodplain, wetland, or buffer. All approvals pertaining to the stormwater management facilities and post construction best management practices shall be done by your community, unless requested otherwise.

Staff has completed its review of this application and hereby authorizes the attached documents for compliance with the May 2019 DuPage County Countywide Stormwater and Floodplain Ordinance. Based upon our Authorization of the documents listed on the attachment, your community may issue a Stormwater Management Certification for the above referenced development, with the attached general and special conditions.

Respectfully,

Clayton Heffter, Stormwater Permitting Manager

421 N. County Farm Road, Wheaton, IL 60187

DUPAGE COUNTY STORMWATER MANAGEMENT AUTHORIZATION LETTER ATTACHMENT

Stormwater Management Certification Application No: [SM2019-0061](#)

West DuPage Recycling & Transfer Station

Waiver Community: West Chicago - Partial

Community Tracking Number: 19-34-0003

Project Coordinator: David Winklebleck 630-407-6678

PROJECT DESCRIPTION :

Work includes reconfiguration of the recycling facility with new pavement, parking lot improvements, building expansion, construction of a new building, sediment and erosion control measures, and all associated grading and restoration.

CERTIFIED DOCUMENTS:

1. Stormwater Management Certification Application, as assigned Tracking No. [SM2019-0061](#)/19-34-0003.
2. Stormwater report entitled “Stormwater Report, West DuPage Recycling & Transfer Station, 1655 Powis Road, West Chicago, Illinois, 60185,” as prepared by Civil & Environmental Consultants, Inc. for Lakeshore Recycling Systems, LLC, dated June 2019, with latest revision dated November 2019.
3. Plan set entitled “Lakeshore Recycling Systems, LLC, West DuPage Recycling & Transfer Facility, 1655 Powis Road, West Chicago, Illinois, Site Improvement Plans,” as prepared by Civil & Environmental Consultants, Inc., dated April 2, 2019, with latest revision dated November 8, 2019, consisting of twenty-nine (29) sheets.

SPECIAL CONDITIONS OF PERMIT:

1. The following performance standard will apply to the enhancement plantings: “At the end of the third year of monitoring, 100% of the proposed shrubs shall be alive and in healthy condition.

GENERAL CONDITIONS:

1. Per Section 15-58.B of the CSFPO, temporary erosion and sediment control measures shall be functional and consistent with Article VII of the CSFPO and the NPDES Stormwater Permit in effect prior to land disturbance activities. Therefore, the developer shall notify the City of West Chicago and request/receive a site inspection of all required sediment and erosion control devices, prior to the commencement of construction activities.
2. Per Section 15-27.C.3, site runoff storage and compensatory storage facilities shall be either constructed before or concurrently with general construction. The facilities shall be functional prior to or concurrent with any building construction that increases a site’s total impervious area.

3. Per Section 15-40.A of the CSFPO, the requirement for Record Drawings (Section 15-47.B) applies to all developments that construct stormwater facilities, or include wetland, buffer or flood plain onsite. Therefore, upon construction of the development, as-built drawings of the site must be submitted to the City of West Chicago for review and approval. The as-built drawings must be prepared, signed and sealed by an Illinois registered land surveyor or professional engineer.
4. Per Article VI “Performance Security and Easements”, Section 15-54.A “General Security Requirements” of the CSFPO, the developer shall, prior to the issuance of a Stormwater Management Certification and in accordance with Section 15-40.D, post performance security. It is our understanding that the City of West Chicago will collect and maintain appropriate development securities as required by ordinance for the subject development. Please note that no less than \$41,849.50 for wetland and buffer plantings must be retained by the City of West Chicago until written authorization to reduce this amount in accordance with the ordinance is granted by DuPage County.
5. Per section 15-55 of the CSFPO, access for inspection and maintenance of site runoff storage facilities, compensatory storage facilities, and storm sewers covered by the certification shall be through a grant of easement. Therefore, a Plat of Easement document, which represents as-built conditions, should be approved by the City of West Chicago. The following should be incorporated into said document:
 - a. Public Utility and Drainage Easements need to be provided over/about the on-site storm sewer system, and over land drainage swales, which are necessary to convey the 100 year storm runoff to stormwater management facilities.
 - b. A Stormwater Management Easement needs to be granted over the limits of the stormwater management facilities.
 - c. Public Utility and Drainage Easement provisions need to be incorporated into the Plat.
 - d. Stormwater Management Easement provisions need to be incorporated into the Plat.
 - e. Maintenance responsibility provisions, for the stormwater management facility, should be provided on the Plat of Subdivision or other recorded document.
6. Per Section 15-47.C of the CSFPO, an informational note acknowledging the presence of on-site wetlands, buffers, floodplains, or PCBMPs with drainage areas 1 acre or greater, shall be recorded against the title to alert all future owners and shall reference the Stormwater Management Certification number. This note shall be carried forward to titles on all affected properties in the event that the original property is subdivided.
7. Per Section 15-54.A.5, the developer shall grant the County, or Waiver Community, a temporary easement which authorizes, but does not obligate, the County, or Waiver Community, to access the development site to perform or complete any act or work the developer is required to do by the Stormwater Certification.

cc:

Richard Golf, Lakeshore Recycling Systems, 6132 West Oakton St, Morton Grove, IL 60053
Peter Bates, Oscar (IL) LLC c/o W.P. Carey Inc, 50 Rockefeller Plaza , NY, NY 10020
Dave Kamano, Civil & Environmental Consultants, 1230 E Diehl Rd, Ste 200,
Naperville, IL 60563

File : [SM2019-0061](#)/19-34-0003



DUPAGE COUNTY STORMWATER MANAGEMENT CERTIFICATION APPLICATION (1/2)

1. Community and Status West Chicago <input type="checkbox"/> Non <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Complete	2. Date of Application 	3. Stormwater Application No. (to be assigned by community) 1 9 3 4 0 0 0 3	4. DuPage County Tracking No. SM2019-0061
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5. Applicant: Name: <u>Richard Golf</u> Company Name: <u>Lakeshore Recycling Systems, Inc.</u> Address: <u>6132 West Oakton Street</u> City, ST, Zip: <u>Morton Grove, IL, 60053</u> Phone: <u>708-774-9301</u> Email: <u>RGolf@LRSRecycles.com</u>	6. Owner: Name: <u>Peter Bates</u> Company Name: <u>Oscar (IL) LLC</u> Address: <u>c/o W.P. Carey Inc., 50 Rockefeller Plaza</u> City, ST, Zip: <u>New York, NY, 10020-1607</u> Phone: <u>212-492-1129</u> Email: <u>PBates@WPCarey.com</u>
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7. Description of Proposed Development: Improve the existing construction and demolition debris recycling facility by reconfiguring outside storage and operational areas, paving outside storage and operational areas, adding and improving existing parking, expanding the main sorting building eastward (including the addition of a loading pit and weigh scales), the addition of a previously approved second scale adjacent to the existing scale, and the addition of a new porta-potty cleaning and maintenance building.

8. Location of Development: Address: <u>1655 Powis Road</u> Municipality: <u>West Chicago</u> Watershed Planning Area & Trib: <u>DuPage River/Kress Creek</u>	9. Legal Description <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">32</td> <td style="text-align: center;">40N</td> <td style="text-align: center;">9E</td> </tr> <tr> <td style="text-align: center;">¼ Section</td> <td style="text-align: center;">Township</td> <td style="text-align: center;">Range</td> </tr> <tr> <td style="text-align: center;">PIN 01</td> <td style="text-align: center;">32</td> <td style="text-align: center;">101 004</td> </tr> <tr> <td style="text-align: center;">PIN 01</td> <td style="text-align: center;">32</td> <td style="text-align: center;">200 001</td> </tr> </table>	32	40N	9E	¼ Section	Township	Range	PIN 01	32	101 004	PIN 01	32	200 001
32	40N	9E											
¼ Section	Township	Range											
PIN 01	32	101 004											
PIN 01	32	200 001											

10. Check all of the conditions which apply:

<input checked="" type="checkbox"/> Flood Plain	<input checked="" type="checkbox"/> Stormwater Detention	<input checked="" type="checkbox"/> Best Management Practices	<input checked="" type="checkbox"/> Soil Erosion & Sediment Control
<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Wetland Buffer	<input type="checkbox"/> Riparian Buffer	

11. Acknowledgement of On-Site Infiltration PCBMPs
 I acknowledge that I have used my best effort to identify zones for which on-site infiltration are prohibited for Post Construction Best Management Practices (PCBMPs) in accordance with the Ordinance (15-63.B)

<u>Richard Golf</u> Signature of Applicant	Richard Golf Print Name	4/19/19 Date
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12. Freedom of Information Act (FOIA)
 I acknowledge that all architects' drawings, engineers' technical submissions and other construction-related technical documents containing stormwater management information submitted with this application may be made available for inspection or copying by the County, notwithstanding 5 ILCS 140/7(1)(k), upon the written request for such materials. Such productions will be restricted to the following parties: i) the Applicant ii) any subsequent owner of the subject property; or iii) any governmental unit having planning or drainage jurisdiction within 1 and ½ mile of the subject property.

<u>Richard Golf</u> Signature of Applicant	Richard Golf Print Name	4/19/19 Date
<u>Peter Bates</u> Signature of Owner	Peter Bates Print Name	6/14/19 Date

13. Statement of Opinion for Minimum Criteria for Stormwater Management
 I am a Professional Engineer under the employment of the Applicant. It is my professional opinion that the development meets the minimum criteria for stormwater management in accordance with the Ordinance (15-36)

<u>David A. Kamano</u> Signature of Professional Engineer	David A. Kamano, P.E., LEED AP Print Name	4/19/19 Date
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DUPAGE COUNTY STORMWATER MANAGEMENT CERTIFICATION APPLICATION (2/2)

Community Tracking No: <u>1 9 3 4 0 0 0 3</u>	DuPage County Tracking No: <u>SM2019-0061</u>
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14. Statement of Opinion for Presence of Flood Plain, Wetlands, and Buffers (15-47-A.5)

<input checked="" type="checkbox"/> I acknowledge the presence of flood plain. <input type="checkbox"/> I deny the presence of flood plain.	<input checked="" type="checkbox"/> I acknowledge the presence of wetlands. <input type="checkbox"/> I deny the presence of wetlands.	<input checked="" type="checkbox"/> I acknowledge the presence of buffers. <input type="checkbox"/> I deny the presence of buffers.
 Signature of Qualified Professional _____ Date <u>4/19/19</u> David A. Kamano, P.E., LEED AP Printed Name	 Signature of Qualified Professional _____ Date <u>4/19/19</u> David A. Kamano, P.E., LEED AP Printed Name	 Signature of Qualified Professional _____ Date <u>4/19/19</u> David A. Kamano, P.E., LEED AP Printed Name

15. Soil Erosion & Sediment Control Submittal Requirements (15-50.B)
 (For developments with less than 1 acre of land disturbance that are not part of a larger common plan)

I certify that the development meets the soil erosion and sediment control design criteria found in Article VII have been met.

David A. Kamano, P.E., LEED AP

Signature of Qualified Designer _____ Print Name _____ Date _____

16. Soil Erosion & Sediment Control Requirements (15-59.W) (For developments with land disturbing activities greater than 1 acre)

I acknowledge that the site complies with the IEPA NPDES ILR10 Permit.

Signature of Applicant _____ Print Name Richard Golf Date 4/19/19

17. Acknowledgement of Required As-Built Plans (15-47 B)

I acknowledge that a record drawing signed by either a Professional Engineer or a Professional Land Surveyor depicting the as-constructed size, rim, and invert elevations of pipes, stormwater structures and culverts, and contours and flood storage volumes of all required basins of the major stormwater systems and minor stormwater systems shall be submitted for review and approval upon completion of the stormwater facilities.

Signature of Owner _____ Print Name Peter Bates Date 6/17/19

18. Intentional Misrepresentation Under Penalty of Perjury

I declare that I have examined and/or made this application and rider, and it is true and correct to the best of my knowledge and belief. I realize that the information that I have affirmed hereon forms a basis for the issuance of the stormwater management certification(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any applicable ordinance or to excuse the owner or his successors in title from complying therewith. The Owner and Applicant each understand and agree to construct said improvement in compliance with all provisions of the applicable ordinances.

Signature of Applicant _____ Print Name Richard Golf Date 4/19/19

Signature of Owner _____ Print Name Peter Bates Date 6/14/19

DO NOT WRITE BELOW THIS LINE

19. Security (15-54)

Stormwater Facilities	\$ _____
Wetlands/Natural Area	\$ _____
SE/SC	\$ _____
Total	\$ _____

20. Stormwater Fees

Community Review	\$ _____
DCSM Review	\$ <u>5,297.50</u>
Fee-in-Lieu Wetland	\$ _____
BMP	\$ _____

Seal/Stamp
 Certifications expire December 31st of the third year of Certification or Authorization, whichever is earlier

AUTHORIZED

BY: COH-2CE

DEC 06 2019

SWP# SM2019-0061
19-34-0003

DuPAGE CO. - ECONOMIC DEVELOPMENT & PLANNING - ENVIRONMENTAL CONCERNS

21. Final Approvals (See Certification letter for special conditions and general conditions.)

Community Certification _____	Approved by/title _____
Date	Date
<u>12/6/19</u>	<u>Wayne Heffter 2CE</u>
County Authorization	Approved by/title
Date	Date