

IEPA Log No.: **C-0204-17**
CoE appl. #: **2016-00835**

Public Notice Beginning Date: **December 22, 2017**
Public Notice Ending Date: **January 12, 2018**

Section 401 of the Federal Water Pollution Control Act
Amendments of 1972

Section 401 Water Quality Certification to Discharge into Waters of the State

Public Notice/Fact Sheet Issued By:

Illinois Environmental Protection Agency
Bureau of Water
Division of Water Pollution Control
Permit Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276
217/782-3362

Name and Address of Discharger: Land Venture, LLC, 535 Plainfield Road, Suite B, Willowbrook, IL 60527 and Prologis, LP, 6250 North River Road, Suite 1100, Rosemont, IL 60018

Discharge Location: Section 7, T36N, R11E of the 3rd P.M. in Will County within Lockport

Name of Receiving Water: Unnamed Wetlands.

Project Description: Prologis Park in Lockport.

The Illinois Environmental Protection Agency (IEPA) has received an application for a Section 401 water quality certification to discharge into the waters of the state associated with a Section 404 permit application received by the U.S. Army Corps of Engineers. The Public Notice period will begin and end on the dates indicated in the heading of this Public Notice. The last day comments will be received will be on the Public Notice period ending date unless a commenter demonstrating the need for additional time requests an extension to this comment period and the request is granted by the IEPA. Interested persons are invited to submit written comments on the project to the IEPA at the above address. Commenters shall provide their names and addresses along with comments on the certification application. Commenters may include a request for public hearing. The certification and notice number(s) must appear on each comment page.

The attached Fact Sheet provides a description of the project and the antidegradation assessment.

The application, Public Notice/Fact Sheet, comments received, and other documents are available for inspection and may be copied at the IEPA at the address shown above between 9:30 a.m. and 3:30 p.m. Monday through Friday when scheduled by the interested person.

If written comments or requests indicate a significant degree of public interest in the certification application, the IEPA may, at its discretion, hold a public hearing. Public notice will be given 30 days before any public hearing. If a Section 401 water quality certification is issued, response to relevant comments will be provided at the time of the certification. For further information, please call Thaddeus Faught at 217/782-3362.

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Fact Sheet for Antidegradation Assessment
 Land Venture, LLC / Prologis, LP – Unnamed Wetlands – Will County
 IEPA Log # C-0204-17
 COE # LRC-2016-00835
 Contact: Scott Twait 217/558-2012
 December 22, 2017

The proposed project includes the construction of an approximately 200-acre industrial development and its required associated features. The development is proposed to be constructed in phases with multiple schedules. Five large scale industrial buildings are proposed to be constructed along with four associated stormwater basins and five bio-retention swales. Although there will be 2.62 acres of jurisdictional wetlands impacted, 5.63 acres of wetland and 23.15 acres of wetland buffer will be preserved onsite with no impacts.

Identification and Characterization of the Affected Water Body.

Impacts to wetlands are listed below along with the Floristic Quality Index (FQI). FQI is a method which assigns plant species a rating that reflects the fundamental conservatism that the species exhibit for natural habitats. A native species that exhibits specific adaptations to a narrow spectrum of the environment is given a high rating. Conversely, introduced, ubiquitous species that exhibit adaptation to a broad spectrum of environmental variables are given a low rating.

Wetland	USACE Jurisdictional	Acres	FQI	Wetland Quality
Partial impact to Wetland 1 – East Central Low Quality Portion	Yes	0.1	6.01	Low
Partial impact to Wetland 1 – Western Tributary	Yes	0.21	12.49	Moderate
Partial impact to Wetland 4	Yes	0.24	10.46	Moderate
Complete impact to Drainageway 1	Yes	0.94	3.18	Low
Complete impact to Drainageway 2	Yes	0.82	2.68	Low
Wetland 2	Isolated	0.31	1.51	Low
Total		2.62		

Identification of Proposed Pollutant Load Increases or Potential Impacts on Uses.

This construction will necessitate the unavoidable permanent impact of 2.31-acre of wetland under the U.S. Army Corps of Engineers’ jurisdiction and 0.31-acre of non-jurisdictional impacts. The impacts to the wetlands are due to the construction of the approximately 200-acre industrial development and its required associated features.

Fate and Effect of Parameters Proposed for Increased Loading.

The applicant is proposing to mitigate at Cedar Creek A1 Wetland Mitigation Bank (WMB), a certified wetland bank (which will be sold out), and Atkinson Road WMB, an uncertified wetland bank. The wetland impacts will be mitigated at a ratio of 1:1 for certified wetland credits and 1.5:1 for uncertified wetland credits. Isolated Wetland 2 shall be mitigated for through WMB credits purchased from Cedar Creek A1 totaling 0.31 acres. Impacts to jurisdictional wetlands shall be mitigated through the use of both Cedar Creek A1 WMB (1.644 acres) and Atkinson Road WMB (0.999 acres).

Purpose and Social & Economic Benefits of the Proposed Activity.

The proposed project will provide economic development opportunity for the Lockport area.

Assessments of Alternatives for Less Increase in Loading or Minimal Environmental Degradation.

According to the applicant, in order for Prologis to fulfill the project purpose and produce a development that is competitively viable with existing and proposed developments in the area, wetland impacts are unavoidable. Jurisdictional wetland impacts are unavoidable due to their central location on the project site.

Although some wetland impacts are unavoidable, the proposed building configurations will completely avoid impacts to the high-quality areas of Big Run Creek (Wetland 1) and an isolated wetland (Wetland 3). In total, 2.31 acres of jurisdictional wetland will be impacted as part of the project, but 5.63 acres of wetland and 23.15 acres of wetland buffers will be preserved onsite.

Summary Comments of the Illinois Department of Natural Resources, Regional Planning Commissions, Zoning Boards or Other Entities.

On August 14, 2017, the IDNR closed the consultation with several recommendations to protect the quality and quantity of groundwater feeding Long Run Seep Nature Preserve, and the water quality within Long Run Creek which flows through the Nature Preserve, Northern Long-Eared Bat, Rusty Patched Bumble Bee, and Blanding's Turtle.

- Prologis proposes to maintain ground water recharge through a series of bio-swales designed to maintain the volume of ground water infiltration. Bioswale Number One, is designed to infiltrate a volume equivalent to 83% of the site's pre-construction infiltration. Moreover, this bioswale will be supplied from the roof of Building #1, minimizing contaminant entry to the ground water aquifer.
- Prologis will also preserve Wetland #1, which will receive the treated overflow for the remainder of the site's stormwater management system.
- To avoid impacts to the Northern Long-Eared Bat, Prologis proposes to perform any tree removal outside of the April to October time-period. Moreover, the proposed stormwater management system and proposed vegetation plan will enhance feeding opportunities for this species following development.
- Prologis has agreed to add several species of violets to the naturalized planting plan seed list to enhance the value of these spaces to bumble bees early in the year. The applicant has agreed to monitor the native planting for the presence of the Rusty-Patched Bumble Bee, following successful prairie establishment and burn no more than 1/3 of the prairie habitats annually.
- The applicant has agreed to monitor the Blanding's Turtle species prior to implementing prescribed burning activities. Additionally, the applicant has agreed to construct the grade at back of the curb surrounding the perimeter of the site at 6" below the top of curb to help prevent the Blanding's Turtle entry into the site.

Agency Conclusion.

This preliminary assessment was conducted pursuant to the Illinois Pollution Control Board regulation for Antidegradation found at 35 Ill. Adm. Code 302.105 (antidegradation standard) and was based on the information available to the Agency at the time this assessment was written. We tentatively find that the proposed activity will result in the attainment of water quality standards; that all existing uses of the receiving water will be maintained; that all technically and economically reasonable measures to avoid or minimize the extent of the proposed increase in pollutant loading have been incorporated into the proposed activity; and that this activity will benefit the community at large by providing economic development opportunity for the Lockport area. Comments received during the 401 Water Quality Certification public notice period will be evaluated before a final decision is made by the Agency.