

IEPA Log No.: **C-0336-19**
CoE appl. #: **LRC-2018-00451**

Public Notice Beginning Date: **August 24, 2020**
Public Notice Ending Date: **September 3, 2020**

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

Section 401 Water Quality Certification for Discharge of Dredged or Fill Material

Public Notice/Fact Sheet Issued By:

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

Name and Address of Discharger: Edon Construction Company, Inc. – 5420 W. 122nd Street, Alsip, IL
60803

Discharge Location: Near Romeoville in Section 8 of Township 36-North, Range 10-East of the 3rd P.M.
in Will County.

Name of Receiving Water: Mink Creek

Project Description: Proposed extension of Pinnacle Drive and construction of a regional stormwater
management basin and an industrial building.

The Illinois Environmental Protection Agency (IEPA) has received an application for a Section 401 water quality certification to discharge dredged or fill material 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 contact Francisco J. Herrera at email francisco.herrera@illinois.gov or phone no. 217/782-3362.

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Fact Sheet for Antidegradation Assessment
For Edon Construction Company, Inc.
IEPA Log No. C-0336-19
COE Log No. LRC-2018-00451
Contact: Angie Sutton 217/558-2012
Public Notice Start Date: August 24, 2020

Edon Construction Company, Inc. (“Applicant”) has applied for a 401 Water Quality Certification for impacts associated with the construction of an extension of Pinnacle Drive to provide a connection between Airport and Taylor Roads in Section 8, Township 36 North, Range 10 East, Will County, Illinois. The project site is located North of Airport Road and West of Southcreek Parkway in Romeoville. A Regional Stormwater Management Basin was originally permitted, and construction started by a previous developer, but was halted due to economic recession. The area is currently graded but was not seeded or top soiled and is now a man-made wetland area. Southcreek Business Center plans to fund the regional facility in conjunction with the proposed development of the area. An industrial building will eventually be constructed on the project site and the connection of the Pinnacle Drive extension will provide a 2-mile continuous north/south connection as well as a functional collector road to the area. A total of 11.04 acres (1.52 acres direct and 9.52 acres indirect) of impacts to Mink Creek and its associated wetlands are expected as a result of this projects in the form of wetland fill (development and Pinnacle Drive extension), wetland excavation (as part of the Stormwater Management Basin) and indirect wetland impacts in the form of grading. Proposed mitigation will take place at a land parcel owned and managed by the Forest Preserve District of Will County (FPDWC) in which creation of 3.1 acres of wetland will occur. Additionally, 5.2 acres of existing wetland and 2.4 acres of upland buffer zone will be enhanced and managed. There is expected to be an overall increase in wetlands with work at the construction site in addition to work on the mitigation site, and a water quality benefit is expected to go beyond typical wetland creation and restoration plans.

Information used in this review was obtained from the application documents dated April 1, 2020, February 25, 2020, November 8, 2019, and August 14, 2019.

Identification and Characterization of the Affected Water Body.

Mink Creek has 0 cfs of flow during critical 7Q10 low-flow conditions. Mink Creek is classified as General Use Water. Mink Creek is not listed as a biologically significant stream in the 2008 Illinois Department of Natural Resources Publication *Integrating Multiple Taxa in a Biological Stream Rating System*, nor is it given an integrity rating in that document. Mink Creek, Waterbody Segment IL_GBEA, is not listed on the draft 2016 Illinois Integrated Water Quality Report and Section 303(d) List as impaired as it has not been assessed.

Although USGS maps show Mink Creek as passing directly through the impacted area, it is referred to in the application as an unnamed tributary to Mink Creek. The project site exists east of Weber Road up to Southcreek Parkway in which Mink Creek is fractured by numerous stormwater management basins and water control structures in which no free-flowing channel exists. Due to the stormwater management component of the project the Corps of Engineers has considered the impact to be the area of tributary and associated wetlands. The tributary exists

very far up in the Mink Creek watershed where the flow is intermittent following rain events. The only biological life observed within the tributary area was a few crayfish chimneys.

A wetland delineation was conducted and determined that Mink Creek and associated wetlands (Wetland/Waters 1) are the only jurisdictional waters identified in the project area.

Wetland/Waters 1 consists of a narrow stream channel surrounded by floodplain and vegetated wetland. Dominant vegetation was observed to be reed canary grass (*Phalaris arundinacea*), broad-leaved cattail (*Typha latifolia*) and narrow-leaved cattail (*Typha angustifolia*).

A Floristic Quality Assessment was conducted where results indicated a low-quality flora for the wetland, with a native mean C of 2.3 and a native FQI value of 10.5. Methodology presented in *Plants of Chicago Region* (Swink and Wilhelm, 1994) proposes that an area with a native mean C greater than 3.5 or a native FQI greater than 35 suggests a sufficient floristic quality to be of at least marginal natural area quality. Results indicate that the 11.04 acres wetland that will be impacted is degraded.

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

The pollutant load increases that would occur from this project include some possible increases in total suspended solids. These increases, a normal and unavoidable result of the placement of 600 cubic yards (CY) of clean clay soil and aggregate materials consisting primarily of rip rap for erosion protection may occur in or near the area of construction. Only a small amount of the tributary would be directly impacted by placement of a culvert to provide a road crossing. Soil erosion and sediment control plans have been proposed as part of the project.

Fate and Effect of Parameters Proposed for Increased Loading.

The increase in total suspended solids would be local and temporary during grading and placement of the culvert. Associated wetlands would be permanently filled. Wetland fill will occur in 1.52 acres during the development and Pinnacle Road extension activities, wetland excavation will occur in 9.07 acres as part of the Stormwater Management Basin construction and indirect wetland impacts will occur in 0.45 acres as a result of grading. Total impacts are expected in a total of 11.04 acres. Creation of the approximately 30-acre stormwater basin will function as onsite BMPs. The facility will function similar to a natural wetland and provide filtering and groundwater infiltration as well as functional habitat for wildlife. Proposed mitigation will occur on land owned and managed by the FPDWC. The parcel is a 12-acre property located north of Romeo Road and East of Illinois Route 53 in Romeoville, Will County and within the Des Plaines River watershed. The proposed wetland mitigation creates approximately 3.1 acres of wetland while enhancing and managing an additional 5.2 acres of existing wetland and 2.4 acres of upland buffer zone. Additionally, the proposed Southcreek Business Center Wetland Mitigation Plan will improve stormwater runoff quality from a primarily residential subdivision constructed prior to modern stormwater management regulations. Existing wetlands on the proposed mitigation site are degraded but contain a good source of hydrology for restored wetlands and once completed, a seamless high-quality habitat complex will be created. The created habitat will be managed both short and long-term. The

area will be graded rather than channelized to divert runoff to the wetland area in a sheet flow. During construction at the mitigation site, erosion control will be provided, and areas will be seeded/planted. Mitigation will be dependent on permitting for the proposed project. A Management and Monitoring Plan (MMP) has been prepared for the Southcreek Business Center Wetland Mitigation Project and requires USACE authorization. The MMP will last 5 years beginning in the growing season that seeding/planting has been completed.

Purpose and Social & Economic Benefits of the Proposed Activity.

The proposed project will provide an extension of Pinnacle Drive in Southcreek Business Center. The extension will create 2 miles of connectivity in the Village of Romeoville and is part of the Village's comprehensive transportation plan for the community. Completion of the project will allow for movement of goods and people in a more direct north-south route, resulting in less fuel use, air-quality impacts, vehicle wear and tear, reduced roadway congestion and improved productivity due to reduced travel times. Pinnacle Drive is a regional roadway benefitting the proposed project. The project benefits the Village by providing a source of funding to construct the roadway helping the Village to meet its objectives while obtaining funding from a private source. This facility will fulfill a demand for warehouse distribution, e-commerce, light manufacturing, and other tenants focused on supply chain efficiency. In addition, the I-55 corridor is a desirable location due to its proximity to interstates, rail, barge and intermodal centers. The Village of Romeoville also has an available skilled workforce near the project site.

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

The Applicant has provided the following alternatives that have been developed based on practicability, environmental impact and mitigation as required by the US Army Corps of Engineers Analysis Guidance issued February 1999.

Practicability

Offsite Alternatives: To evaluate alternative locations for the project, the applicant established and applied availability, access, visibility, size, site configuration, market area, public water and sewer cost and availability, zoning, environmental constraints, engineering/design constraints, project purpose and adjacent land uses. There are limited alternative site locations. It was determined that this area is reaching maturity and there are limited alternative properties located in this sub-market area.

Onsite Alternatives: The applicant analyzed whether alternate site plans could be developed that would cause less damage to the resource and continue to be viable meeting the practicable alternatives criteria. Alternative layouts not chosen for the project where site constraints and inability to meet the project purpose made them not feasible as an option. Site-specific requirements considered were Pinnacle Drive access, Regional Stormwater Management Basin, internal access to site, and onsite detention requirements.

Additionally, the project has been developed in order to minimize wetland impacts and environmental impacts through implementation of both on and offsite BMPs and mitigation to replace those resources temporarily and permanently impacted onsite.

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

On April 1, 2020 the IDNR EcoCAT web-based tool was used (IDNR Project Number: 2007182) and indicated that the Lockport Prairie III Groundwater recharge area is present in the vicinity of the project area. IDNR evaluated the submittal and determined that impacts to the protected resources are unlikely. BMP implementation has been recommended by IDNR to ensure the quality and quantity of groundwater will not be adversely affected. IDNR terminated the consultation request on April 1, 2020.

The US Army Corp of Engineers is aware of the proximity of the project area to the Hines Emerald Dragonfly (HED) habitat but has determined that the project is unlikely to adversely affect it due to the project design. This project will not impact any Historic Properties and has received Section 106 Clearance.

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 would result in the attainment of water quality standards; 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 would benefit the Village of Romeoville by providing 2 miles of connectivity to Pinnacle Road in order to develop the Southcreek Business Center and bring jobs to this desirable location once development is complete. Comments received during the 401 Water Quality Certification public notice period will be evaluated before a final decision is made by the Agency.