



**DUPAGE
COUNTY**

Watershed
Management

Water
Quality

Floodplain
Mapping

Regulatory
Services

Flood Operations
& Maintenance

Shared
Services



STORMWATER MANAGEMENT

February 11, 2020

SUBJECT SITE:

East 1/2 of Section 4, Township 38, Range 9

Southwest corner of IL Route 59 and Ferry Road

PARCELS:

07-03-102-007

07-04-204-007

07-04-204-008

07-04-204-013

07-04-400-011

Stormwater Management Permit #96-25-0013 dated 4/21/1999

Mr. Bill Novack
Director of Transportation,
Engineering and Development
City of Naperville
400 S. Eagle St.
Naperville, IL 60540

**Re: City Gate West, NWQ I-88 & Route 59/update Bulletin
70 Rainfall Distribution**

Dear Bill:

Inter-Continental Real Estate and Development Corp. ("Inter-Continental") has contacted the County Stormwater Management Department in regard to the above referenced Stormwater Management Permit issued for the development of the above-referenced site ("Subject Site.") A copy of that permit is enclosed.

As you know, the DuPage County Countywide Stormwater and Floodplain Ordinance (CSFO) effective May 14, 2019 established updated criteria for utilizing the Illinois State Water Survey Bulletin 70 northeast sectional rainfall statistics for design runoff rate method. The updated Bulletin 70 report supersedes the previous Bulletin 70 utilized by the County. Inter-Continental has requested a determination by this department as to the application of Bulletin 70 criteria to the Subject Site as relates to Inter-Continental's proposed mixed-use development.

IDNR requires that all communities that fall within the jurisdiction of the CSFO commence using the updated Bulletin 70 as of January 1, 2020, with the following few exceptions.

1. Any development requiring a stormwater certification that utilizes the original Bulletin 70 from 1989 in the design must secure the stormwater certification no later than December 31, 2019. Otherwise the application must utilize the updated Bulletin 70 rainfall distribution as the basis of regulation.

2. Applicants that secure a valid certification from a municipality in accordance with DuPage County Technical Guidance Memorandum dated 10/16/2019 utilizing the original Bulletin 70 rainfall must secure and maintain a valid building permit to perform all work covered by the stormwater certification no later than March 31, 2020. Otherwise the applicant must obtain a new stormwater certification utilizing the updated Bulletin 70 rainfall distribution as the basis of regulation.

3. Once a valid building permit is obtained for a development, the actual start of construction must occur within 180 days from the date of the permit issuance to remain a valid permit. Each community may be more restrictive than 180 days. If the building permit expires at any time, the stormwater certification utilizing the original Bulletin 70 data will be considered void and the updated Bulletin 70 rainfall distribution will need to be utilized to obtain a new stormwater certification

We have re-reviewed Stormwater Management Permit #96-25-0013, the stormwater management work performed by Inter-Continental pursuant to that permit, and Inter-Continental's preliminary plans for the site development, and have determined that:

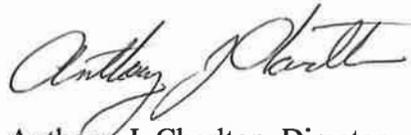
1. The Subject Site development was certified on April 21, 1999 under a stormwater certification utilizing the original 1989 Bulletin 70.

2. Inter-Continental secured a valid building permit to perform all work covered by the stormwater certification prior to March 31, 2020.

3. Inter-Continental timely constructed the required stormwater management facilities pursuant to the certification and permit.

Therefore, DuPage County permit #96-25-0013 that was issued based on the 1989 Bulletin 70 standards should still apply to the remaining site development if it is substantially in conformance with Inter-Continental's preliminary plans, as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony J. Charlton". The signature is written in a cursive style with a large initial "A".

Anthony J. Charlton, Director
DuPage County Stormwater Management

cc: Michael M. Roth

R:\(25) Naperville\1996\SWP 96-25-0013 Odyssey West\City Gate West 2.11.2020.docx

April 21, 1999

David H. Barber, P.E.
City Engineer
400 South Eagle
Naperville, IL 60566

**RE: Odyssey West, NE Corner of IL Route 59 and I-88, Naperville, IL
(SWP No. 96-25-0013; USACOE No. 199700183)**

Dear Mr. Barber:

The Department received a stormwater permit application from Inter-Continental Real Estate & Development Corporation on behalf of Republic Bank of Chicago – Trust 1364, for the commercial development at the northwest corner of IL Route 59 and I-88, Naperville, Illinois, impacting a regulatory wetland.

Staff has completed its review of this application and hereby certifies the following documents for compliance with the DuPage County Countywide Stormwater and Flood Plain Ordinance for a development within a Special Management Area:

1. Odyssey West Wetland Delineation Mitigation & Enhancement Plan prepared by Kelsey & Associates for Inter-Continental Real Estate & Development Corporation, dated November 20, 1996, latest revision dated March 15, 1999.
2. Wetland Enhancement Plan prepared by Roake & Associates, Inc. for Inter-Continental Real Estate and Development Corporation dated September 17, 1996, latest revision dated March 16, 1999.
3. Wetlands Delineation Exhibit prepared by Roake & Associates, Inc. for Inter-Continental Real Estate and Development Corporation dated September 17, 1996, latest revision dated March 16, 1999.
4. Comprehensive Wetland Plan prepared by Roake & Associates, Inc. for Inter-Continental Real Estate and Development Corporation dated September 17, 1996, latest revision dated March 16, 1999.

April 21, 1999
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5. Detention Area Grading Plan prepared by Roake & Associates, Ltd for Inter-Continental Real Estate and Development Corporation dated July 31, 1997, latest revision March 16, 1999.

Be advised the City of Naperville a partial waiver of enforcement status from the DuPage County Countywide Stormwater and Flood Plain Ordinance. As such, the City of Naperville is responsible to review and approve applications for stormwater management issues. Therefore, for the above referenced development project, DEC has only reviewed and provided certification relating to the on-site wetland area(s). All certifications pertaining to the stormwater management facilities shall be done by the City of Naperville unless requested otherwise.

Respectfully,

Bruce W. Maki
Regulatory Program Manager

cc Diedra Willis, USACOE
Max Everington, Wetland Specialist, DEC
Inter-Continental Real Estate & Development Corporation, 15750 South Harlem Ave, Suite 28,
Orland Park IL 60462
File