



# Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
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Chicago, Illinois 60606  
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[www.cmap.illinois.gov](http://www.cmap.illinois.gov)

May 15, 2014

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## **Notice of Requested Amendment to the Illinois Water Quality Management Plan and Scheduled Consideration by the Chicago Metropolitan Agency for Planning**

### **City of Lockport Facility Planning Area (FPA) Boundary Change CMAP Water Quality Review Number 14-WQ-022**

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**T**his shall serve as public notice that a proposed amendment to State and areawide water quality management plans will be considered by the Chicago Metropolitan Agency for Planning (CMAP) Wastewater Committee at its meeting on July 9, 2014. This meeting will begin at 10:30 a.m. or immediately following CMAP's Board Meeting at 233 South Wacker Drive, Willis Tower, Suite 800, Chicago, IL 60606.

- Comments regarding amendment requests before CMAP must be received at the Agency's offices no later than June 16, 2014, if they are to be considered in formulating the staff recommendation. Comments received after this date will be processed per the CMAP May 1989 "Procedures for Receipt of Late Comments." Comments should be directed to the attention of Ms. Dawn Thompson, Associate Planner, at the address listed above. Please include the CMAP Water Quality Review Number on all correspondence.
- A copy of any comments submitted must also be transmitted directly to the applicant's identified contact person. Failure to provide a copy of comments to the applicant's contact person could impede a Staff recommendation in a timely manner.

Mr. Ben Benson, City Administrator  
City of Lockport  
222 East Ninth Street  
Lockport, IL 60441  
Phone # 815-838-0549 / Fax # 815-838-9498





## Review Consideration

The staff review of the requested amendment will be based on the “Recommended Criteria for Facilities Amendments to the Areawide Water Quality Management Plan for Northeastern Illinois.” These criteria delineate five conditions which must be met as necessary prerequisites for any amendment and an additional four conditions also of concern to CMAP. CMAP welcomes any and all comments regarding the relationship of the requested amendment to these criteria. **Prerequisite Criteria** – These conditions are a necessary prerequisite of any amendment.

1. Any proposed facility amendment must be designed to meet State of Illinois water quality standards for the receiving waters and the appropriate discharge standards, or must receive a variance from the Illinois Pollution Control Board.
2. The population and employment for which the proposed amendment is designed must fall within the twenty-year forecasts for the facility planning area most recently adopted by CMAP, or CMAP may agree to adjustments within the regional forecast total.
3. The applicant must demonstrate that the unit of local government granting zoning to the project has formally accepted financial responsibility for the wastewater treatment system in the event of system malfunction or failure. Such acceptance must be in the form of a resolution from the unit of local government granting zoning.
4. The proposed amendment should not reduce the effectiveness of the water quality improvement strategy contained in the original plan, for either point or nonpoint source control.

**Supporting Criteria** – The following conditions will be considered as amendment requests are reviewed. CMAP will judge the importance of each criterion on a case-by-case basis.

5. The proposed amendment should not adversely affect the cost effectiveness of the Areawide Water Quality Management Plan for meeting water quality standards in the facility planning area as a whole.
6. The proposed amendment should have the endorsement of the designated management agency for wastewater treatment and substantial support by the municipalities within the affected facility planning area.



7. The proposed amendment should not adversely affect adjoining units of government.
8. The proposed amendment should be consistent with other county and regional plans or State policies, such as the Governor's Executive Order #4 on the preservation of agricultural land. Likewise, provisions of Illinois Senate Bill 172 (Public Act 82-682) should be met. If the proposal would require the amendment of another regional plan, CMAP will consider the wisdom of that amendment at the same time.
9. Consideration will be given to evidence of municipal or county zoning approval and commencement of development activity prior to the Areawide Water Quality Management Plan adoption in January, 1979.

### **Agencies/Groups Notified**

- Mr. Steve Chard, Illinois Department of Agriculture
- Ms. Cynthia Skrukud, Sierra Club
- Ms. Stephanie Houk Sheetz, The Conservation Foundation
- Mr. Keith Shank, Illinois Department of Natural Resources
- Ms. Stacy Meyers-Glen, Openlands Project
- Mike Fricilone, Will County Forest Preserve
- Elizabeth Bilotta, Director, Will County Health Department
- Bruce Gould, Will County Division of Transportation
- Curt Paddock, Will County Landuse
- Eric Waggoner, Lake County Planning, Building and Development
- Hon. John Noak, Village of Romeoville
- Hon. Roger Claar, Village of Bolingbrook
- Hon. Jim Daley, Village of Homer Glen
- William Mayer, Dupage Township
- Ronald Alberico, Lockport Township
- Pam Meyers, Homer Township
- Timothy Leahy, Illinois American Water Company
- Joe Schuessler, MWRDGC
- cc: Mr. Mike Stone, Robinson Engineering  
Mr. Ron Caneva, City of Lockport Attorney  
Mr. Ben Benson, City Administrator, City of Lockport  
Mr. Al Keller, Illinois Environmental Protection Agency

**Section D**  
**To be completed for all amendment requests**

**1. Provide the following information regarding the environmental characteristics of the subject amendment area.**

- a. **Surface Water bodies** (streams, lakes): Attach Map X\* None *\*See Exhibit E in Section 6*
- b. **Wetlands:** Map Attached X\*\* Not Applicable (none) *\*\*See Exhibit F in Section 6*  
(If applicable, attach map at scale of 1 inch - 2,000 feet, giving size and location of any identified wetlands located in or immediately adjacent to subject amendment area.)
- c. **Floodplains:** Map Attached X\*\*\* Not Applicable (none) *\*\*\*See Exhibit G in Section 6*  
(If applicable, attach map at scale of 1 inch - 2,000 feet, giving size and location of all IDOT/DRW - Federal Emergency Management Agency regulatory floodplains located in or immediately adjacent to subject amendment area.)
- d. **Other:** Map Attached \_\_\_\_\_ Not Applicable (none) X  
(If applicable, attach map at scale of 1 inch = 2,000 feet identifying any aquifer, groundwater recharge area and/or state designated natural area located on or immediately adjacent to subject amendment area.)

**2. Will amendment include, require or result in modification (i.e., filling, dredging, channelization, disposal or similar activity) of any lake, stream, wetland or floodplain area? No X Yes \_\_\_\_\_ (If yes, describe.)**

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## Section E

### Facility Planning Area Nonpoint Source Management

**To be completed for all amendment requests.**

To ensure consistency with the nonpoint source management policies and objectives of the Illinois Water Quality Management Plan, IEPA and CMAP recommend local adoption of ordinances or regulations which provide for water quality protection which is comparable to the objectives and standards of the following former NIPC model ordinances: 1) Model Stormwater Drainage and Detention Ordinance (as amended July 1994); 2) Model Soil Erosion and Sediment Control Ordinance (1991); 3) Model Flood Plain Ordinance (1989); and 4) Model Stream and Wetland Protection Ordinance for the Creation of a Lowland Conservancy Overlay District (1988). The following checklist provides guidance to applicants regarding important provisions and standards which CMAP recommends for inclusion in local ordinances. To aid in drafting of appropriate ordinance language, recommended sections from the relevant CMAP model ordinances are listed in parentheses.

#### 1. Stormwater Management

- a. Is the amendment area and/or facility planning area subject to a municipal and/or county stormwater drainage and detention ordinance?

Yes X No \_\_\_\_\_ Unknown \_\_\_\_\_

If yes, give name(s) of municipality(s) or county(s), attach copy. \_\_\_\_\_

City of Lockport and Will County - See Section 4

- b. Does the applicable stormwater management ordinance:

- Include control of runoff volume, rate, and quality in the purpose statement? (Section 100.0) Yes X No \_\_\_\_\_
- Promote the use of natural drainage practices (e.g., swales, filter strips, infiltration devices, and natural depressions over storm sewers to minimize runoff volumes and enhance pollutant filtering? (Sections 500.0 and 711) Yes X No \_\_\_\_\_
- Require that peak post-development discharge from events less than or equal to the two-year, 24-hour event be limited to 0.04 cfs per acre of watershed? (Section 701.0) Yes X No \_\_\_\_\_

If no, what does it require for storms smaller than the 100-year event?

\_\_\_\_\_



**3. Current FPA Status**

Is the amendment area currently part of an existing facility planning area?

No X Yes \_\_\_\_\_ If yes, provide the name(s) of the FPA(s). \_\_\_\_\_

**4. Population and Household Forecasts**

Provide an assessment of existing and proposed population of the **requested area**, and resultant waste loads and wastewater flows.

PROVIDE THE FOLLOWING INFORMATION FOR THE REQUESTED AMENDMENT AREA	Current	Forecasted	
		Number	By Year?
Population	7	7	2033
Number of Households	2	2	2033
Residential Population Equivalent (PE)	7	7	2033
Employment	15	1,070	2033
Employment Population Equivalent (PE)	3	648	2033
Total Population Equivalent (PE)	10	655	2033
Daily Average Wastewater Flow	Current	Forecasted	By Year?
Domestic	700 gpd	700 gpd	2033
Industrial	300 gpd	64,800 gpd	2033
Total	1,000 gpd	65,500 gpd	2033
NOTE: The proposed amendment must not exceed the population projections for the twenty-year planning period set forth in the currently approved facility plan or the CMAP twenty-year forecasts for the facility planning area. CMAP may agree to adjustment within the regional forecast total.			

**5. Amendment Area Land Uses**

- Current Zoning of Amendment Area: Highway Commercial & Agricultural
- Date Zoning Received: 2011
- Zoning Body: City of Lockport

- d. Development(s): Describe current and proposed land use of the amendment area including, if available, project name, developer name, number and mix of units for residential developments, and total acreage. For non-residential development provide expected number of employees. Please indicate project status (i.e., planned, annexed, zoned, under construction, construction completed, etc.). Attach additional sheets as needed.

Existing land use is commercial with some agricultural and residential. The amendment area has been annexed and zoned by the City of Lockport.

Future land use is projected to be commercial with the number of additional employees estimated at 1,055. See Exhibit C in Section 6.

## 6. Wastewater Treatment

- a. Describe and map any existing wastewater sewer/interceptor and/or treatment facility located within or adjacent to the subject amendment area. Attach additional sheets as needed.

The force main for the proposed FPA amendment area will connect to an existing sanitary sewer on 143rd Street that discharges to an existing treatment plant owned and operated by the City of Lockport located on S. Farrell Road. See Exhibit D in Section 6.

- b. How will wastewater services be provided to/connected to the subject amendment area? Include map showing route of interceptors and sewers, pump stations or gravity flow, treatment plant, etc. Attach additional sheets as needed.

A lift station and force main will be constructed from the proposed amendment area and connect to an existing sanitary sewer on 143rd Street that discharges to an existing treatment plant owned and operated by the City of Lockport located on S. Farrell Road. See Exhibit D in Section 6.



7. **Alternatives - Describe wastewater service alternatives examined.** (Attach additional sheets as needed.)<sup>2</sup>

See Wastewater Service Alternatives report in Section 2.

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8. **Document the cost effectiveness of the wastewater alternatives identified in Number 7 above. Provide a side-by-side analysis with the selected alternative highlighted.** (Describe costs for all relevant system components including, but not limited to, sewers and interceptors, pumping stations, and treatment facilities.)

(Attach additional sheets as needed.)

See Wastewater Service Alternatives report in Section 2.

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<sup>2</sup> Anticipated environmental impacts associated with each alternative should also be presented for water quality (surface and groundwater), wetlands, floodplains, prime agricultural lands, fish and wildlife, and endangered and threatened species. Options for alternative discharge locations (e.g., to receiving waters with greater dilution rations) should also be discussed.

**9. How much will provision of wastewater service to the subject amendment area cost?**

Treatment Facilities	\$ _____
Pumping Stations	\$ <u>500,000</u>
Interceptor Sewers	\$ <u>400,000</u>
Collection Sewers	\$ _____
Land Acquisition	\$ _____
Inspection/Construction Management	\$ _____
Project Management/Design	\$ _____
Operation and Maintenance	\$ _____
Other _____	\$ _____
Other _____	\$ _____
Estimated Total Cost to provide service:	\$ <u>900,000</u>
Uniform Annual Equivalent Cost:	\$ <u>93,379</u>

Additional Comments:

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**10. What will be the per household user costs?**

Connection Fee	\$ <u>\$6,000</u>
Monthly Service Fee	\$ <u>\$5.54/1,000 gallons</u>
Other	\$ _____
Other	\$ _____
Other	\$ _____
Estimated Total Per Household Monthly Cost	\$ <u>\$58.17</u>

Additional Comments:

Commercial users will be charged a connection fee of \$1,000/P.E. plus \$1 / square foot of building space. Monthly service fee is \$5.54 / 1000 gallons with annual increase.

- Require detention design standards which maximize water quality mitigation benefits, with a preference for wet bottom and/or wetland basins over dry basins? (Sections 600.0, 705, and 706) Yes X No
- Prohibit detention in the floodway? (Section 708.2) Yes        No X\*
- Prohibit on-stream detention, unless it provides regional stormwater storage and is accompanied by other water quality BMPs upstream? (Section 708.3) Yes X No
- Prohibit the direct discharge of undetained stormwater into wetlands? (Section 709) Yes        No X\*
- Require formal maintenance contracts for new detention facilities? (Sections 713.0 and 1100.0) Yes X No

*\*These activities are restricted and require special design practices when allowed.*

## 2. Soil Erosion and Sediment Control

- a. Is the affected area/facility planning area subject to a municipal and/or county soil erosion and sediment control ordinance?

Yes X No        Unknown       

If yes, give name(s) of municipality(s) or county(s) and attach copy.       

City of Lockport & Will County - See Section 4

- b. Does the applicable soil erosion and sediment control ordinance:
- Include a comprehensive purpose statement which limits sediment delivery, as close as practicable, to pre-disturbance levels and minimizes effects on water quality, flooding, and nuisances? (Section 100)  
Yes X No
  - Include a comprehensive set of principles which minimize sediment transport from the site for all storms up to the ten-year frequency event?  
Yes X No         
(These principles should include provisions to minimize the area disturbed and the time of disturbance, follow natural contours, avoid sensitive areas, require that sediment control measures be in place as part of land development process before significant grading or disturbance is allowed, and require the early implementation of soil stabilization measures on

disturbed areas - Section 300).

- Require ordinance applicability for any land disturbing activity in excess of 5,000 square feet, or 500 square feet if adjacent to stream, lake, or wetland? (Section 400)

Yes ☒ No ☐ Other ☐ (Describe) \_\_\_\_\_

- Include explicit site design requirements for sediment control measures, conveyance channels, soil stabilization, construction adjacent to water bodies, construction entrances, etc.? (Section 503)

Yes ☒ No ☐

- Adopt by reference the "Illinois Urban Manual" published by the Natural Resources Conservation Service and the Illinois Environmental Protection Agency in 1995 and the "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control" published in 1988 (the Greenbook)? (Section 504)

Yes ☒ No ☐

- Require routine maintenance of all erosion and sediment control Practices? (Section 505)

Yes ☒ No ☐

- Require inspection by appropriately trained personnel of construction sites at critical points in the development process to ensure that measures are being correctly installed and maintained? (Section 506)

Yes ☒ No ☐

- Provide effective enforcement mechanisms including performance bonds, stop-work orders, and penalties, as appropriate? (Sections 405, 602, 603)

Yes ☒ No ☐

### 3. Floodplain Management

- a. Is the affected area/facility planning area subject to a municipal and/or county floodplain management ordinance?

Yes ☒ No ☐ Unknown ☐

If yes, give name(s) of municipality(s) or county(s) and attach copy. City of Lockport  
& Will County -  
See Section 4

- b. Does the applicable floodplain management ordinance:
- Include protection of hydrologic functions, water quality, aquatic habitat, recreation, and aesthetics in the purposes for the ordinance? (Section 200)  
Yes X No \_\_\_\_\_
  - Restrict modifications in the floodway to the following appropriate uses: public flood control projects, public recreation and open space uses, water dependent activities, and crossing roadways and bridges?  
Yes X No \_\_\_\_\_  
(The ordinance should thereby prohibit new treatment plants and pumping facilities; detached garages, sheds, and other non-habitable structures; parking lots and aircraft parking aprons; and roadways which run longitudinally along a watercourse.) (Section 802.0)
  - Discourage stream channel modification and require mitigation of unavoidable adverse water quality and aquatic habitat impacts? (Sections 801.1.q and 802.1.i)  
Yes X No \_\_\_\_\_
  - Discourage onstream impoundments unless public interest and environmental mitigation criteria are met? (Section 802.1.f)  
Yes X No \_\_\_\_\_
  - Require effective soil erosion and sediment control measures for all disturbances in the floodway? (Section 802.1.k)  
Yes X No \_\_\_\_\_
  - Require protection of a minimum 25 foot native vegetation buffer along the channel? (Section 802.1.p)  
Yes X No \_\_\_\_\_

**4. Stream and Wetland Protection**

- a. Is the affected area/facility planning area subject to a municipal and/or county stream and wetland protection ordinance?

Yes X No \_\_\_\_\_ Unknown \_\_\_\_\_

If yes, give name(s) of municipality(s) or county(s) and attach copy. \_\_\_\_\_

City of Lockport - See Section 4

b. Does the applicable stream and wetland protection ordinance:

- Include a comprehensive purpose statement which addresses the protection of hydrologic and hydraulic, water quality, habitat, aesthetic, and social and economic values and functions of wetlands? (Section 3.00) Yes   X   No
- Protect the beneficial functions of streams, lakes, and wetlands from damaging modifications, including filling, draining, excavating, damming, impoundment, and vegetation removal? (Sections 6.03 and 4.00.h - "development")  
Yes   X   No
- Prohibit the modification of high quality, irreplaceable wetlands, lakes, and stream corridors?  
Yes   X   No
- Discourage the modification of wetlands for stormwater management purposes unless the wetland is severely degraded and nonpoint source BMPs are implemented on the adjacent development? (Section 6.03)  
Yes   X   No
- Designate a minimum 75 foot setback zone from the edge of identified wetlands and water bodies in which development is limited to the following types of activities: minor improvements like walkways and signs, maintenance of highways and utilities, and park and recreational area development? (Section 6.03)  
Yes        No   X
- Establish a minimum 25-foot wide protected native vegetation buffer strip along the edge of identified wetlands and water bodies. (Section 6.08) Yes   X   No
- Prohibit watercourse relocation or modification except to remedy existing erosion problems, restore natural conditions, or to accommodate necessary utility crossings; and require mitigation of unavoidable adverse water quality and aquatic habitat impacts? (Sections 7.00, 7.01, and 7.02)  
Yes   X   No



- Discourage the armoring of channels and banks unless natural vegetation and gradual bank sloping are inadequate to prevent severe erosion?

(Section 7.03)

Yes ☒ No ☐

- Discourage culvert crossings of streams unless necessary for allowing access to a property? (Section 7.04)

Yes ☒ No ☐

- Discourage onstream impoundments unless public interest and environmental mitigation criteria are met? (Section 7.05)

Yes ☒ No ☐

- Require adequate mitigation measures for approved wetland and water body modifications, including 1.5 to 1 acreage replacement for destroyed wetlands, maintenance and monitoring for at least 5 years, and full restoration of natural wetland or waterbody functions?

Yes ☐ No ☒

**Section F**  
**Criteria for Facility Amendments to the Areawide Water Quality  
Management Plan for Northeastern Illinois**

Staff review and subsequent Wastewater Committee consideration of all amendment requests are based on the "recommended Criteria for Facilities Amendments to the Areawide Water Quality Management Plan for Northeastern Illinois." These criteria delineate five conditions which must be addressed as necessary prerequisites for any amendment and an additional four conditions also of concern to CMAP.

**Applicants are urged to provide any additional comments or to highlight any portion of their amendment application that relates to these criteria.**

1. Any proposed facility amendment must be designed to meet State of Illinois water quality standards for the receiving waters and the appropriate discharge standards, or must receive a variance from the Illinois Pollution Control Board.
2. The population and employment for which the proposed amendment is designed must fall within the twenty-year forecasts for the facility planning area most recently adopted by CMAP, or CMAP may agree to adjustments within the regional forecast total.
3. The applicant must demonstrate that the unit of local government granting zoning to the project has formally accepted financial responsibility for the wastewater treatment system in event of system malfunction or failure. Such acceptance must be in the form of a resolution from the unit of local government granting zoning.
4. The proposed amendment should not reduce the effectiveness of the water quality improvement strategy contained in the original plan, for either point or nonpoint source control.
5. The proposed amendment should not adversely affect the cost effectiveness of the Areawide Water Quality Management Plan for meeting water quality standards in the facility planning area as a whole.
6. The proposed amendment should have the endorsement of the designated

management agency for wastewater treatment and substantial support by the municipalities within the affected facility planning area.

7. The proposed amendment should not adversely affect adjoining units of government.
8. The proposed amendment should be consistent with other county and regional plans or state policies, such as the preservation of agricultural land. (If the proposal would require the amendment of another regional plan, CMAP will consider the wisdom of that amendment at the same time.)
9. Consideration will be given to evidence of municipal or county zoning approval and commencement of development activity prior to Areawide Water Quality Management Plan adoption in January, 1979.

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## **Checklist B**

### **Additional Information and Documentation Checklist Boundary Modification**

- Sec 6** *Geophysical Information (Criteria Nos. 1, 4, 5 and 8)*
- Sec 3** *Legal Descriptions of Existing FPA and of Requested Amendment Area*
- Sec 6** *Maps of Existing FPA and Requested Amendment Area*
- N/A** *Letters of Support from Affected FPA(s) (if Amendment Area is currently within FPA) (Criteria Nos. 6 and 7)*
- Sec 6** *Existing land uses and zoning within the amendment area with requested map (Criteria Nos. 2, 4 and 8)*
- Sec 6** *Existing land uses adjacent to the amendment area with requested map (Criteria Nos. 4 and 8)*
- N/A** *Description of all known developments adjacent to the amendment area with the requested map (Criteria Nos. 2, 6, 7 and 8)*
- Sec 6** *Planned land uses within the amendment area (Criteria Nos. 2, 7 and 8)*
- Sec 6** *Most recent Comprehensive land use plan (Criteria No. 8)*
- Sec 6** *Future land use map (Criteria No. 8)*
- Sec 6** *Planned land uses adjacent to the amendment area (Criteria Nos. 7 and 8)*
- Sec 6** *Current corporate boundaries of all municipalities within 1.5 miles of the amendment area with map (Criteria Nos. 5, 7 and 8)*
- Sec 6** *Current zoning of the amendment area with map (Criteria Nos. 2 and 8)*
- Sec 6** *Current zoning adjacent to the amendment area with the requested map (Criteria Nos. 7 and 8)*
- Sec 5** *Approximate acreage within the existing FPA to be developed for non-agricultural uses (Criteria Nos. 2 and 8)*
- Sec 5** *Known approximate acreage within the amendment area to be developed for non-agricultural uses (Criteria Nos. 2 and 8)*
- Sec 5** *Approximate acreage within the amendment area already developed for non-agricultural uses (Criteria No. 8)*
- Sec 5** *Criteria or basis for boundaries of amendment area (Criteria Nos. 2, 4, 5, 6, 7 and 8)*
- Sec 6** *County soil maps of the amendment area with requested table (Criteria Nos. 5 and 8)*
- N/A** *Sewage conveyance facilities on private agricultural land within the amendment area (Criteria Nos. 5 and 8)*
- N/A** *Identification of Agricultural Conservation and Protection Areas (Criteria No. 8)*

- Sec 5     *Documentation of public notice to the Illinois Department of Agriculture (Criteria No. 8)*
- Sec 1 & 6     *Description of existing Wastewater Conveyance System (with maps) within Amendment Area and/or Within 1.5 Miles of Boundary (Criteria Nos. 1, 4, 5, 6 and 7)*
- Sec 1 & 2     *Description of existing Wastewater Treatment Plant (with maps) within Amendment Area and/or within 1.5 Miles of Boundary (Criteria Nos. 1, 4 and 5)*
- N/A     *Water Quality in Surface Waters of Amendment Area (Criteria Nos. 1, 4 and 5)*
- N/A     *Impaired Waterways Status of Waters in Amendment Area (Criteria Nos. 1, 4 and 5)*
- Sec 2     *Anticipated Impacts on Surface Waters in Amendment Area and Proposed Mitigation Measures (Criteria Nos. 1, 4 and 5)*



## **Wastewater Service Alternatives And Anticipated Environmental Impacts**

A number of wastewater service alternatives and their associated environmental impacts were considered for the development for which this FPA amendment application was prepared. These wastewater service alternatives are:

1. On-site wastewater treatment
2. Land application
3. Conventional wastewater treatment

Discussion of these alternatives is presented below.

### **On-Site Wastewater Treatment**

The first wastewater service alternative considered was on-site wastewater treatment. This option would consist of private septic systems for each user for the proposed development. The septic systems would include a septic tank, a distribution box, and infiltration laterals located in absorption trenches. On-site wastewater treatment is traditionally utilized for areas that do not have access to a public sewer system.

The suitability of on-site wastewater treatment for a site is driven by local geological and hydrologic conditions. The soil types present at a site determine the rate of infiltration of wastewater into the soil for further treatment. Also, the depth to the water table beneath the septic system must be sufficient to allow sufficient wastewater treatment to occur before groundwater is encountered.

Soil maps as prepared by the Natural Resources Conservation Service ("NRCS") of the U.S. Department of Agriculture were consulted for evaluating the soil conditions for the proposed development area (See **Exhibit H under Section 6**). A table that details the soil types, characteristics, and ratings for septic field absorption for the development area is also included. The soils present over the entire development area are classified as "very limited for septic tank absorption fields."

Based on the above information, the geological and hydrologic conditions encountered in the amendment area are not suited for on-site wastewater treatment.

### **Land Application**

The second wastewater service option considered was land application. This option would consist of the following system elements:

- Utilization of the Village's wastewater treatment to treat and disinfect the wastewater before land application,

- Construction of a pump station and force main(s) from the treatment plant to the land application site(s),
- Purchasing of spray irrigation equipment for application,
- Purchasing of land for and construction of winter storage facilities when land application of wastewater is not allowed, and
- Acquisition of property for land application and buffer area.

Based on the information in the previous section regarding on-site wastewater treatment, the geological and hydrologic conditions encountered in the amendment area are not suited for land application of wastewater.

#### **Conventional Treatment**

The third wastewater service option considered was conventional treatment. This option would consist of constructing a lift station and force main that would connect to the City of Lockport's existing collection system and wastewater treatment plant (See Exhibit D in Section 6).

The City's existing wastewater treatment plant has a capacity of 2.26 mgd ADF (average daily flow). Below is a table showing average daily flows at the wastewater treatment plant for the period September 2012 through August 2013.

Month	Average Daily Flow
Sep-2012	0.36 mgd
Oct-2012	0.43 mgd
Nov-2012	0.39 mgd
Dec-2012	0.44 mgd
Jan-2013	0.51 mgd
Feb-2013	0.58 mgd
Mar-2013	0.71 mgd
Apr-2013	1.03 mgd
May-2013	0.60 mgd
Jun-2013	0.61 mgd
Jul-2013	0.36 mgd
Aug-2013	0.35 mgd

The average of the three low-flow months is 0.36 mgd. Therefore, the plant has an excess ADF capacity of 1.90 mgd. This excess capacity significantly exceeds the 0.07 mgd forecasted for the subject area.

#### **Comparison of Wastewater Service Alternatives**

Advantages and disadvantages of the above wastewater service alternatives are discussed below.

#### Private vs. Public Wastewater Treatment and System Life

On-site wastewater treatment places the proper operation and maintenance of sewage treatment on property owners. Because property owners typically are not properly trained to properly operate and maintain their treatment systems, failure of septic systems is common. Also, even a well-maintained septic system has a limited system life. The cost to replace a septic system typically ranges between \$3,000 - \$7,000, which is a significant financial burden on a property owner. This situation is contrasted to the conventional treatment and land application alternatives, which involve highly trained, licensed wastewater treatment plant operators, and the distribution of costs for operation, maintenance, and expansion amongst a significant number of users over a prolonged time period.

#### Anticipated Environmental Impacts

Anticipated environmental impacts of the wastewater treatment alternatives are considered below.

#### Surface Water and Groundwater

An advantage of on-site wastewater treatment and land application is the elimination of a point source discharge to a receiving waterbody. However, conventional treatment generally produces a higher quality effluent, reducing the impact on receiving waters. Conventional treatment with or without land application must be conducted in accordance with the treatment plant's NPDES discharge permit, which ensures compliance with regulatory standards designed to protect surface water and groundwater. On the contrary, on-site wastewater treatment systems are not continually monitored for effluent quality after installation, and thus these systems are not well controlled.

Additionally, on-site wastewater treatment systems can have numerous detrimental impacts on groundwater and surface waters. As reported by USEPA<sup>1</sup>,

*"Improperly located or failing systems can discharge inadequately treated sewage, which may pond on the ground and run off into surface waters. Inappropriate vertical distances from ground water can result in contamination of water supply wells. The wastewater and sewage that may be discharged from failing on-site systems will contain bacteria and viruses that present problems for the health of both humans and aquatic organisms. In addition, excess nitrogen and phosphorous can cause algal blooms that reduce the level of available oxygen in the water and prevent sunlight from reaching desirable submerged aquatic vegetation."*

Land application can result in similar effects if wastewater is overapplied or applied during inclement weather conditions. Again, because the area within the proposed FPA expansion area is not suited for surface or subsurface discharge of wastewater, the environmental impact to surface water and groundwater is more severe with on-site wastewater treatment and land application than with conventional treatment.

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<sup>1</sup> National Menu of Best Management Practices for NPDES Phase II. 2000. USEPA. Failing Septic Systems – Illicit Discharge Detection and Elimination.

#### Development Density

On-site wastewater treatment and land application require greater land area. For on-site wastewater treatment, this greater land area is necessitated by the area required for installation of the septic system itself, as well as minimum required setback distances from buildings, water sources, property lines, etc. The greater land area required thus reduces the number/size of buildings that can be established in a development.

Land application requires dedicated spray irrigation area for application of treated wastewater. Regardless of what area is acquired for the purposes of land application, whether within the proposed development or located elsewhere, land application is land-intensive, and thus reduces the number of users that can be supported within the City.

#### Conclusion

As compared to on-site wastewater treatment and land application, conventional treatment:

- ✓ is superior in regard to system operation, management, and life;
- ✓ has less of an environmental impact;
- ✓ results in a higher development density; and
- ✓ is more cost effective.

Therefore, conventional treatment is the preferred wastewater service alternative for the proposed amendment area.





# City of Lockport

## FPA Amendment

### Wastewater Infrastructure Plan

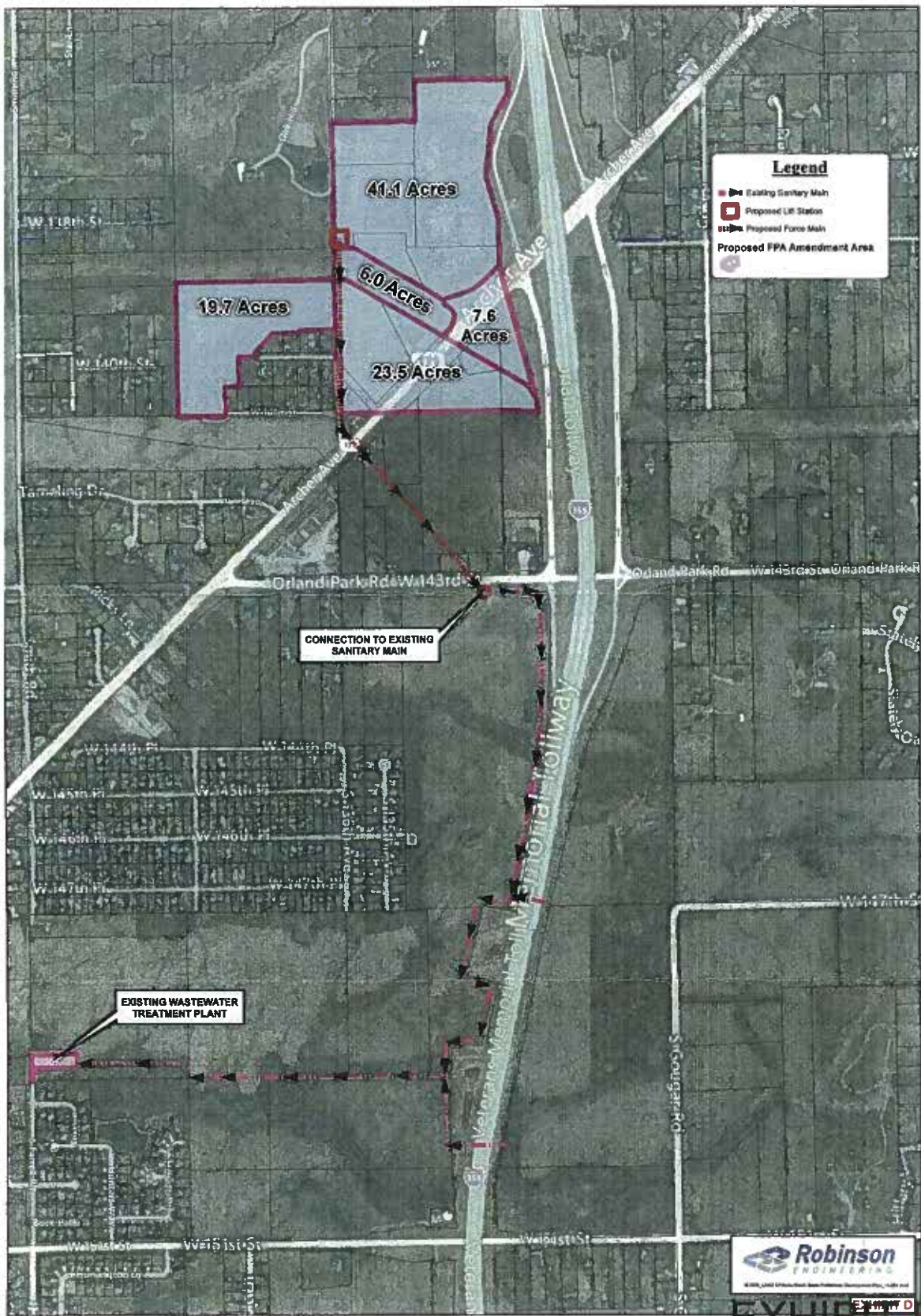


EXHIBIT D



U.S. Fish and Wildlife Service

# National Wetlands Inventory

Lockport FPA

Oct 23, 2013

## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**PROPOSED  
AMENDMENT  
AREA**

**EXHIBIT F**





## Rating Options

### *Aggregation Method: Dominant Condition*

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.






















### *Component Percent Cutoff: None Specified*

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

### *Tie-break Rule: Higher*

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

## MAP LEGEND

	Area of Interest (AOI)		Background
	Aerial Photography		
<b>Soils</b>			
	Soil Rating Polygons Very limited		
	Somewhat limited		
	Not limited		
	Not rated or not available		
<b>Soil Rating Lines</b>			
	Very limited		
	Somewhat limited		
	Not limited		
	Not rated or not available		
<b>Soil Rating Points</b>			
	Very limited		
	Somewhat limited		
	Not limited		
	Not rated or not available		
<b>Water Features</b>			
	Streams and Canals		
<b>Transportation</b>			
	Rails		
	Interstate Highways		
	US Routes		
	Major Roads		
	Local Roads		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Will County, Illinois  
Survey Area Data: Version 7, Jan 20, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 13, 2011—Mar 28, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Septic Tank Absorption Fields

Septic Tank Absorption Fields— Summary by Map Unit — Will County, Illinois (IL197)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
134B	Camden silt loam, 2 to 5 percent slopes	Very limited	Camden (90%)	Seepage, bottom layer (1.00)	1.1	1.1%
				Slow water movement (0.46)		
153A	Pella silty clay loam, 0 to 2 percent slopes	Very limited	Pella (90%)	Depth to saturated zone (1.00)	2.3	2.3%
				Seepage, bottom layer (1.00)		
				Slow water movement (0.46)		
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Very limited	Ashkum (90%)	Depth to saturated zone (1.00)	14.7	14.8%
				Slow water movement (1.00)		
530B	Ozaukee silt loam, 2 to 4 percent slopes	Very limited	Ozaukee (92%)	Depth to saturated zone (1.00)	22.6	22.8%
				Slow water movement (1.00)		
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	Very limited	Ozaukee (96%)	Depth to saturated zone (1.00)	35.8	36.1%
				Slow water movement (1.00)		
530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	Very limited	Ozaukee (92%)	Depth to saturated zone (1.00)	17.6	17.8%
				Slow water movement (1.00)		
				Slope (0.04)		



## Description

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Septic Tank Absorption Fields— Summary by Map Unit — Will County, Illinois (IL197)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	Very limited	Ozaukee (92%)	Depth to saturated zone (1.00)	4.6	4.6%
				Slow water movement (1.00)		
				Slope (1.00)		
530F	Ozaukee silt loam, 20 to 30 percent slopes	Very limited	Ozaukee (95%)	Depth to saturated zone (1.00)	0.5	0.5%
				Slow water movement (1.00)		
				Slope (1.00)		
Totals for Area of Interest					99.1	100.0%

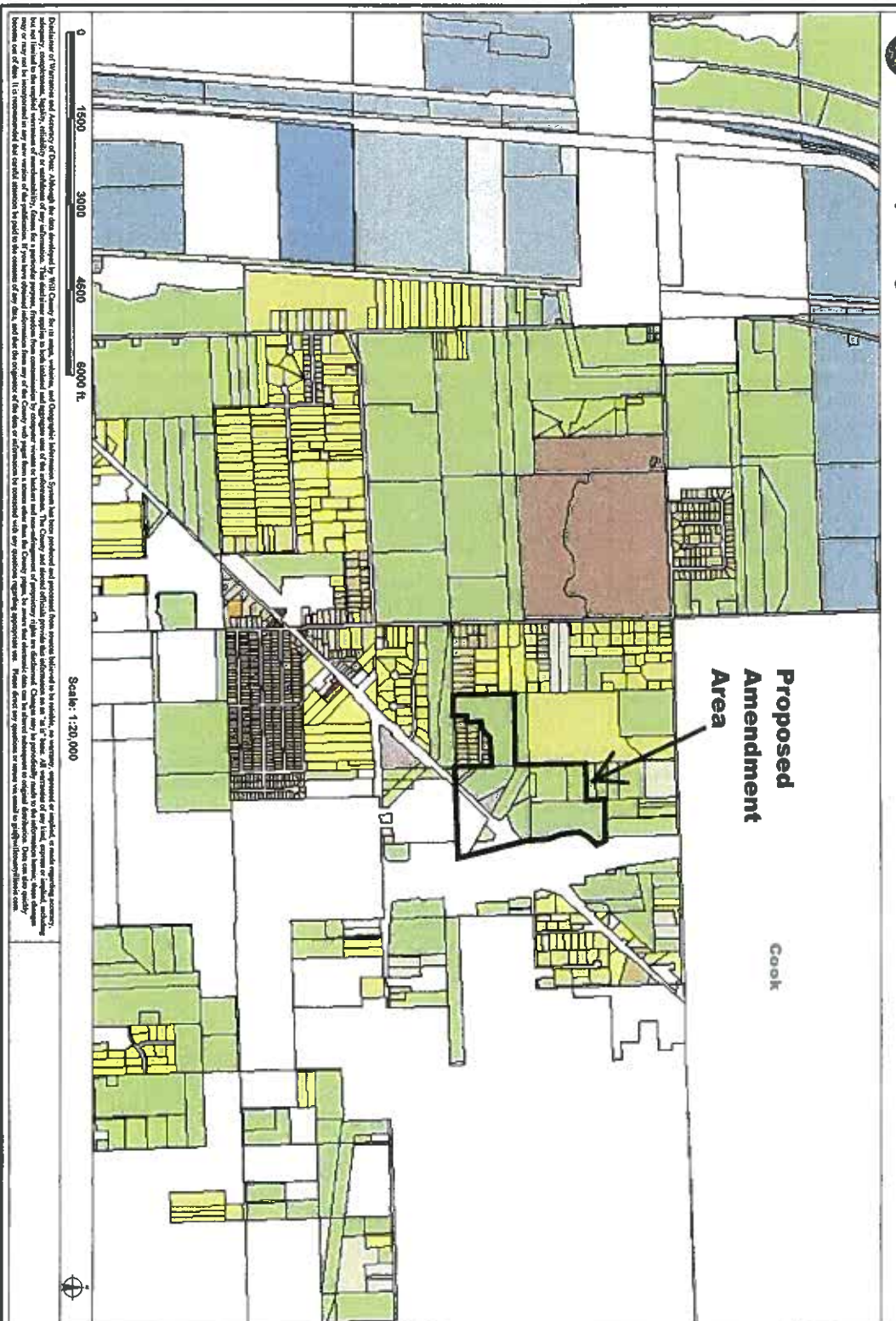
Septic Tank Absorption Fields— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	99.1	100.0%
Totals for Area of Interest	99.1	100.0%



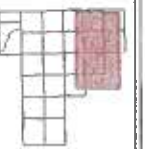




# Will County Zoning



- Zoning**
- ☐ Special Use Permit - Court Ordinance
  - ☐ AGRICULTURAL
  - ☐ RURAL RESIDENCE
  - ☐ LOCAL SHOPPING
  - ☐ COMMERCIAL SHOPPING
  - ☐ GENERAL BUSINESS
  - ☐ HOUSING COMMERCIAL
  - ☐ OFFICE AND RESEARCH PARK
  - ☐ COMMERCIAL RECREATION
  - ☐ SINGLE-FAMILY RURAL ESTATE RESIDENCE
  - ☐ SINGLE-FAMILY ESTATE RESIDENCE
  - ☐ LIMITED INDUSTRIAL
  - ☐ INDUSTRIAL
  - ☐ INTERMEDIATE INDUSTRIAL
  - ☐ MUNICIPAL
  - ☐ R-1 SINGLE-FAMILY RESIDENCE
  - ☐ R-2 SINGLE-FAMILY RESIDENCE
  - ☐ R-3 SINGLE-FAMILY RESIDENCE
  - ☐ R-4 SINGLE-FAMILY RESIDENCE
  - ☐ R-5 SINGLE-FAMILY RESIDENCE
  - ☐ MULTIFAMILY RESIDENCE



Roadways  
Foderal  
Blue

EXHIBIT J





**PROPOSED  
AMENDMENT  
AREA**

**PROPOSED  
DEVELOPMENT**

**EXHIBIT K**



### Ultimate Population and Wastewater Forecast

	Area (Acres)			Wastewater (gpd)	PE Equivalent
<b>Total FPA Addition Area:</b>	<b>97.9</b>				
Existing Population	N/A	7 residents	100 gpd/person [1]	700	7
Existing Employment	N/A	15 jobs	20 gpd/employee	300	3
Existing ROW:	17.5			0	
Agricultural	19.7	0.0 PE/Acre		0	
Floodplains, Wetlands, & Buffer [1]:	6.9	0.0 PE/Acre		0	
Future Detention & Open Space [2]	10.8	0.0 PE/Acre		0	
Proposed Highway Commercial	43.0	15.0 PE/Acre		64,500	645
<b>Total (Ultimate Buildout):</b>	<b>97.9</b>			<b>65,500</b>	<b>655</b>

Estimated Additional Commercial Employees 1055

**Notes and Sources:**

[1] Per FIRM

[2] Estimated as 20% of developable area

**RESOLUTION NO 14-039**

**A RESOLUTION AUTHORIZING THE SUBMITTAL TO THE CHICAGO METROPOLITAN AGENCY  
FOR PLANNING AN APPLICATION FOR AN AMENDMENT TO THE WATER QUALITY  
MANAGEMENT PLAN AUTHORIZING AN EXPANSION OF THE LOCKPORT FACILITY PLANNING  
AREA (FPA) FOR PROPERTY LOCATED WITHIN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS.**

**RESOLUTION NO .14-039**

**A RESOLUTION AUTHORIZING THE SUBMITTAL TO THE CHICAGO METROPOLITAN AGENCY FOR PLANNING AN APPLICATION FOR AN AMENDMENT TO THE WATER QUALITY MANAGEMENT PLAN AUTHORIZING AN EXPANSION OF THE LOCKPORT FACILITY PLANNING AREA (FPA) FOR PROPERTY LOCATED WITHIN HOMER TOWNSHIP, WILL COUNTY, ILLINOIS.**

**WHEREAS**, to encourage and facilitate development within and adjacent to the City of Lockport, Will County, Illinois, and to allow for the extension of sanitary sewer facilities, it is necessary to seek an amendment to the Lockport Facility Planning Area.

**NOW, THEREFORE**, be it resolved by the Mayor and City Council of the City of Lockport, Will County, Illinois, As follows:

**SECTION ONE:** The City Administrator is hereby authorized to affix his signature to an application seeking an amendment to the Lockport Facility Planning Area as prepared by Robinson Engineering on behalf of the City, and to submit said application to the Chicago Metropolitan Agency for Planning, pursuant to IEPA Procedures and Requirements.

**SECTION TWO:** This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this 16<sup>th</sup> day of April, 2014, with

8 ALDERMEN voting aye    0 ALDERMEN abstaining

0 ALDERMEN voting nay    0 ALDERMEN absent

the MAYOR voting aye \_\_\_\_\_, voting nay \_\_\_\_\_, not voting X

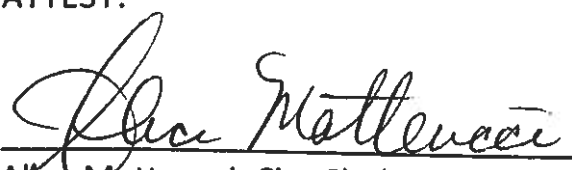
A COLARELLI A CAPADONA A TURNER A SMITH

A VANDERMEER A DESKIN A PERRETTA A MARYNOWSKI

\_\_\_\_ MAYOR

  
\_\_\_\_\_  
**Steven Streit, Mayor**

ATTEST:

  
\_\_\_\_\_  
Alice Matteucci, City Clerk

City of Lockport, Illinois  
FPA Boundary

Legal Description:

Beginning at the southeast corner of the Northeast Quarter of the Southwest Quarter of Section 6, Township 36 North, Range 11 East of the Third Principal Meridian; thence northerly along the east line of the Northeast Quarter of said Southwest Quarter to the north line of Unit 2 of Basham's Subdivision per plat thereof recorded in Plat Book 29 Page 43 as document number 794894; thence westerly along the north line of said subdivision to the west line of Roger Road as shown on said subdivision plat; thence southerly along said west line of Roger Road to the northeast corner of Lot 30 in said subdivision; thence westerly along the north line of said Lot 30 and along the north line of Lot 31 in said subdivision to the northwest corner of said Lot 31; thence southwesterly along the northwesterly line of said Lot 31 to the southwest corner thereof; thence westerly along the westerly extension of the south line of said Lot 31 to the northerly extension of the west line of Lot 17 in said subdivision; thence southerly along said northerly extension and along the west line of said Lot 17 to the southwest corner thereof (said corner being also on the north line of Lot 8 in said subdivision); thence westerly along the north line of said Lot 8 and along the north line of Lot 9 in said subdivision to the northwest corner of said Lot 9; thence southerly along the west line of said Lot 9 and along the southerly extension thereof to the south line of the Northeast Quarter of the Southwest Quarter of said Section 6; thence westerly along said south line to the west line of the Northeast Quarter of said Southwest Quarter; thence northerly along the west line of said Northeast Quarter of the Southwest Quarter of said Section 6 to the south line of the north 250 feet of said Northeast Quarter; thence easterly along the south line of the north 250 feet of the Northeast Quarter of the Southwest Quarter of said Section 6 to the east line of said Northeast Quarter; thence northerly along the east line of said Northeast Quarter to the northeast corner of said Northeast Quarter of the Southwest Quarter of said Section 6 (said corner being also the southwest corner of the Northeast Quarter of said Section 6); thence northerly along the west line of said Northeast Quarter to the south line of the north 1640.07 feet of the West Quarter of the Northeast Quarter of said Section 6; thence easterly along the last described line to the east line of said West Quarter of the Northeast Quarter of said Section 6; thence northerly along said east line to the north line of Lot 66 in County Clerk's Subdivision per plat thereof recorded December 11, 1948 in Book 27 Page 9 as document number 649056; thence easterly along said north line to the northeast corner of said Lot 66; thence easterly along the north line of Lot 63 in said County Clerk's Subdivision to the westerly line of Parcel NS-703-009 as conveyed for roads per warranty deed recorded September 17, 1996 as document number R96-083165; thence southerly, southwesterly, southerly, southeasterly and southerly along the westerly line of said parcel NS-703-009 as conveyed to a point on the south line of the Northeast Quarter of said Section 6 (said point being the southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 6; thence southerly along the east line of the Northwest Quarter of the Southeast Quarter of said Section 6, a distance of 160.08 feet; thence southeasterly on a straight line to point on the south line of the Northeast Quarter of the Southeast Quarter of said Section 6 (said point being the southwest corner of Parcel NS-703-031 as defined in Condemnation Case No. 96 ED 6945 and recorded May 11, 2001 as document number R2001-0562743); thence westerly along the south line of the Northeast Quarter of the Southeast Quarter of said Section 6 and along the south line of the Northwest Quarter of the Southeast Quarter of said Section 6, to the point of beginning, all in Will County, Illinois.



# Village of Romeoville

Where Community Matters

Mayor  
John Noak

Clerk  
Dr. Bernice E. Holloway

Trustees  
Linda S. Palmiter  
Jose (Joe) Chavez  
Brian A. Clancy Sr.  
Dave Richards  
Sue A. Micklevitz  
Ken Griffin

Village Manager  
Steve Gulden

April 9, 2014

Wastewater Committee  
c/o Programming Department  
Chicago Metropolitan Agency for Planning 233 South Wacker Drive  
Suite 800  
Chicago, IL 60606

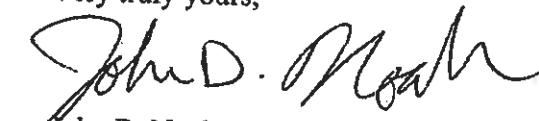
RE: Proposed Lockport FPA Amendment

To Whom it May Concern:

Pursuant to Section 8(a) of the Intergovernmental Cooperative Planning and Jurisdictional Boundary Line Agreement between the Village of Romeoville and the City of Lockport, please allow this letter to confirm that the Village of Romeoville has no objection to Lockport seeking and obtaining an amendment to its Facilities Planning Area to include the red cross-hatched area shown on the enclosed map.

Please contact me should you have any questions concerning this matter.

Very truly yours,

  
John D. Noak  
Mayor

**Mayor James P. Daley, Jr.**

[jdaley@homerghen.org](mailto:jdaley@homerghen.org)  
[www.homerghen.org](http://www.homerghen.org)



14933 S. Founders Crossing  
Homer Glen, Illinois 60491  
(708) 301-0632

**March 26, 2014**

**Wastewater Committee  
Chicago Metropolitan Agency for Planning  
233 South Wacker Drive  
Suite 800  
Chicago, IL 60606**

**To Whom It May Concern,**

**The Village of Homer Glen and the City of Lockport have entered into a Boundary Agreement. The property that the City of Lockport is petitioning to have included in its FPA is on Lockport's side of the Agreement. The Village of Homer Glen has no objection to the City of Lockport's Petition to include the property as shown on the attached map to be included in Lockport's Land Facilities Planning Area.**

**Sincerely,  
Village of Homer Glen**

**James P. Daley Jr.  
Mayor**

[illegible]



## *Village of Lemont*

418 Main Street, Lemont, IL 60439-3788

630-257-1550 • Fax 630-257-1598 • [www.lemont.il.us](http://www.lemont.il.us) • [vlemont@lemont.il.us](mailto:vlemont@lemont.il.us)

Wastewater Committee  
Chicago Metropolitan Agency for Planning  
233 South Wacker Drive  
Suite 800  
Chicago, IL 60606

March 25, 2014

To Whom It May Concern,

The Village of Lemont and the City of Lockport have entered into a Boundary Agreement. The property that the City of Lockport is petitioning CMAP to be included in its FPA is on Lockport's side of the Agreement. The Village of Lemont has no objection to the City of Lockport's Petition to include the property as shown on the attached map to be included in Lockport's Land Facilities Planning Area.

Sincerely,

George J. Schafer  
Lemont Village Administrator

**143<sup>rd</sup>/Archer, LLC.**

March 26, 2014

Wastewater Committee  
Attn: Programming Department  
233 Wacker Drive  
Suite 800  
Chicago, Illinois 60606

Re: Proposed 2014 Lockport FPA Amendment

To Whom it may concern,

143rd/Archer, LLC. is the property owner of 32 acres located just west of I 355 between 143rd Street and Archer Avenue in the City of Lockport, IL. Currently 2/3 of our property is located in the existing FPA and in working with the City Planning and Engineering Department it is our understanding that the City of Lockport is proposing expansion of their FPA to include the remaining 1/3 of our property as well as other properties north of our parcel. 143rd/Archer, LLC fully supports the proposed FPA Map Amendment including the remaining section of our property.

Please feel free to contact me if you have any questions or need additional information.

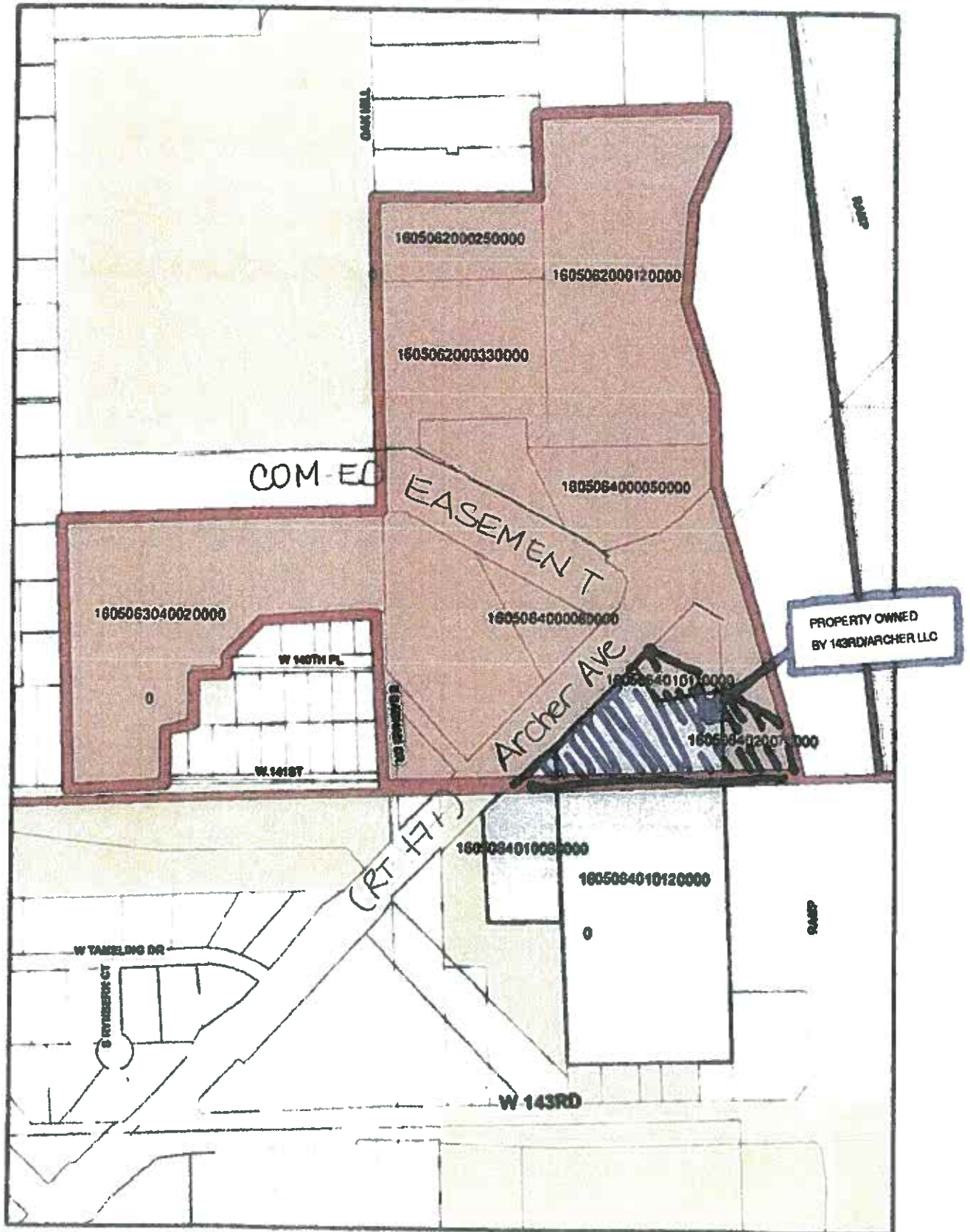
Sincerely,



Tim Grogan  
143rd/Archer, LLC.



# Proposed 2014 Lockport FPA Amendment



## Department of Agriculture Questionnaire

**Question 1:** *Approximately how many acres within the City's (Village, Town, Township, or Sanitary District) existing FPA could be developed for non-agricultural uses?*

**Response 1:** Approximately 1,000 acres could be developed within the existing FPA for non-agricultural uses.

**Question 2A:** *Regarding the proposed FPA expansion area, approximately how many acres could be developed for non-agricultural uses?*

**Response 2A:** Approximately 54 acres could be developed and/or re-developed for non-agricultural uses within the proposed FPA expansion area.

**Question 2B:** *Regarding the proposed FPA expansion area, approximately how many acres have already been developed for non-agricultural uses?*

**Response 2B:** Approximately 62 acres have already been developed for non-agricultural uses.

**Question 3:** *On what criteria or basis were the proposed FPA boundaries selected?*

**Response 3:** The proposed FPA boundaries follow existing property boundaries. The City of Lockport has been in discussion with the various property owners regarding planned developments. All properties within the proposed FPA area have already been annexed into the City of Lockport.

**Question 4:** *On a map, show the existing land uses within and adjacent to the expansion area for a distance of 1.5 miles.*

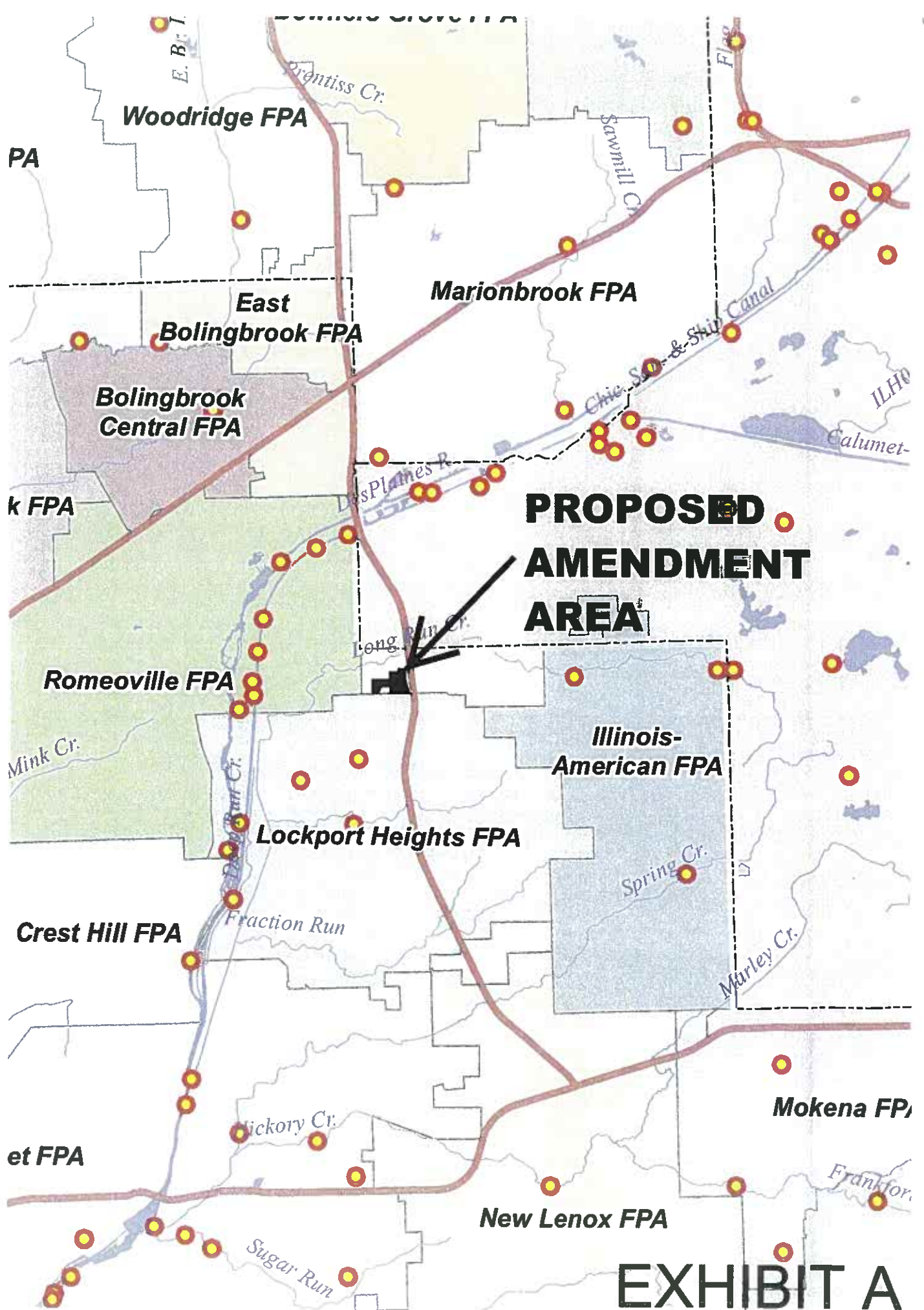
**Response 4:** Existing land uses are shown on Will County's zoning map (Exhibit I) in Section 6 of the CMAP submittal. The current land zoning is shown on Exhibit C in Section 6 of the CMAP submittal.

**Question 5:** *On a map, show the location of any known developments that are to be constructed within and adjacent to the expansion area. Include only those developments for which commitments have been made for their construction. (For example, identify the locations of platted subdivisions, industrial parks and commercial developments that are scheduled for construction, etc.)*

**Response 5:** Known developments that are to be constructed within and adjacent to the expansion area are shown on Exhibit K in Section 6 of the CMAP submittal.

**Question 6:** *On a map, show the planned land uses within and adjacent to the expansion area for a distance of at least 1.5 miles. The planned land uses must be from an officially adopted comprehensive land use plan of the City, Village, Town, Township, Sanitary District, and/or County. Be sure to identify the source of your information.*

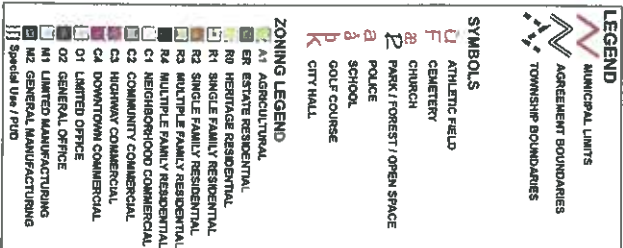




**EXHIBIT A**



## Official Zoning Map



This official zoning map is adopted by reference in Section 151.00(1)(b) of the City of London Municipal Code. (Zoning Map adopted April 2, 1989, Ordinance #60-1549. In accordance with Chapter 62, paragraph 5(1)-13 of the Illinois Compiled Statutes, 1994, this map reflects all zoning laws, ordinances, and classifications in effect on and prior to Jan 01, 2014.

Prepared By:

City of Lockport Planning Department

# EXHIBIT C

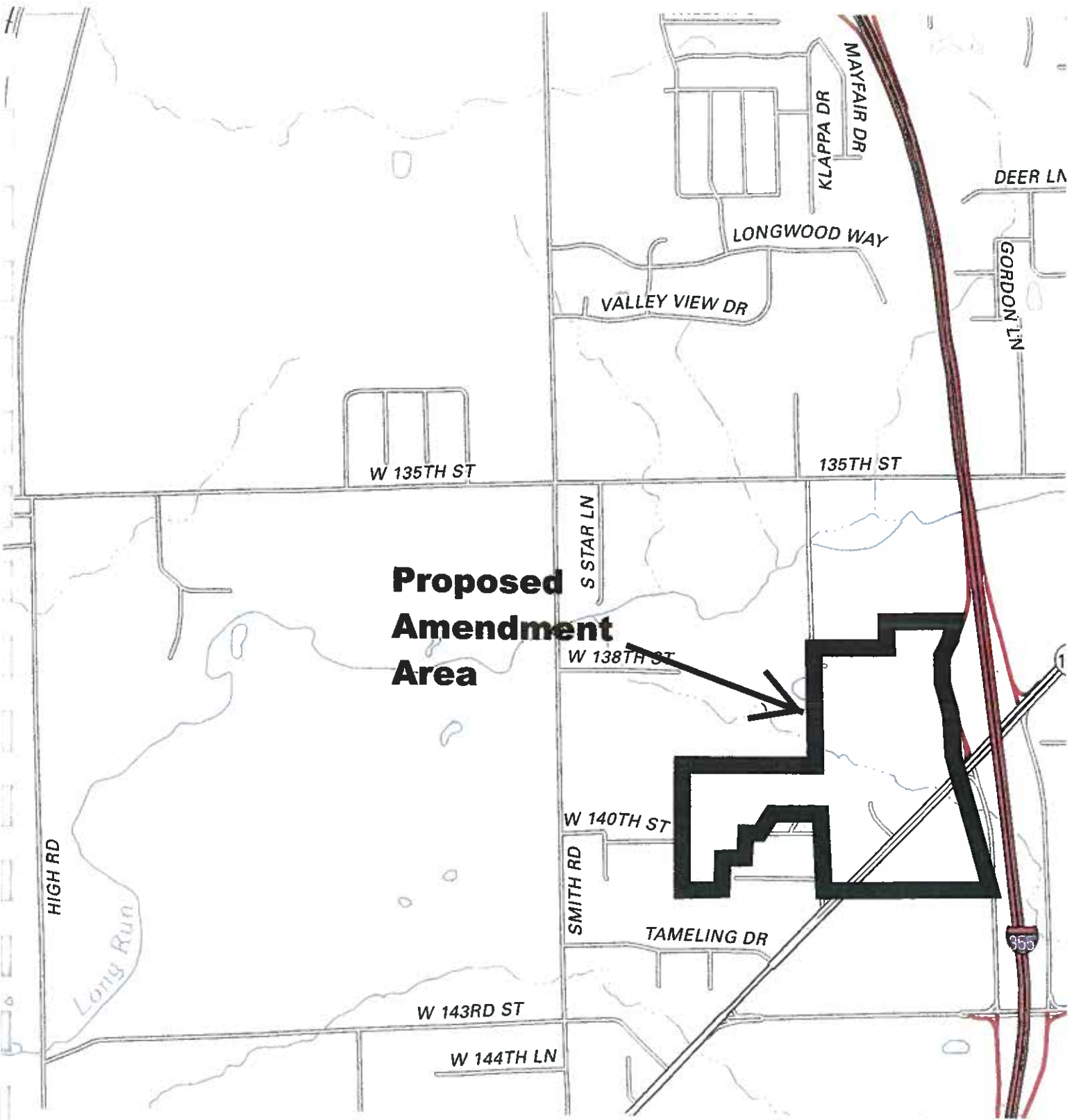


EXHIBIT E