

# PUBLIC NOTICE

## APPLICATION FOR PERMIT

**U.S. ARMY  
CORPS OF ENGINEERS  
CHICAGO DISTRICT**

**PUBLIC NOTICE/APPLICATION NUMBER: LRC-2024-00227**

**COMMENT PERIOD BEGINS:** September 9<sup>th</sup>, 2024  
**COMMENT PERIOD EXPIRES:** October 9<sup>th</sup>, 2024

U.S. Army Corps of Engineers

### **APPLICANT**

Aaron Session  
Illinois State Police  
801 S. 7th Street  
Springfield, Illinois 62703

### **PROPOSED ACTION**

Proposal to construct a new state crime lab and police headquarters with associated infrastructure (See attached drawings). A detailed description of this proposal is provided on page 2 of this notice.

### **LOCATION OF PROPOSED ACTION**

19422 & 19444 W. Division Street, Crest Hill, Will County, Illinois, 60441 (41.581969, Longitude -88.090909).

Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and as shown on the attached drawings. You are invited to provide your comments by **October 9<sup>th</sup>, 2024**, on the proposed work, which will become part of the record and will be considered in the decision. A permit will be issued or denied under Section 404 of the Clean Water Act of 1972 (33 U.S.C. 1344).

Written comments shall be mailed to:

U.S. Army Corps of Engineers  
Chicago District, Regulatory Branch  
Attn: **LRC-2024-00227**, Erich M. Ceisel

231 South LaSalle Street, Suite 1500  
Chicago, Illinois 60604-1437

It should be noted that ALL comments received by this office (via hard copy or electronic) will only be accepted with the full name and address, and email address, if available of the individual commenting, and must be received by the close of the public notice period. Electronic comments may be sent to the project manager at Erich.M.Ceisel@usace.army.mil.

## **PROJECT DESCRIPTION**

The project purpose is to update old facilities and reduce backlog for crime scene and DNA testing. The Illinois Capital Development Board (CDB), which oversees the construction of new state facilities, is proposing to accomplish this by constructing a new crime lab and police headquarters on W. Division Street in Crest Hill, Illinois. It would consist of two buildings on a 13-acre campus. The buildings would be steel framed structures with concrete spread footings and slab-on-grade floors. One building would house office and administration space, training rooms, processing and evidence rooms, and garages for vehicle inspection. The other building would include a DNA lab, Latent Prints lab, Drug Chem lab, Toxicology lab, Firearms lab, Triage, Evidence rooms, CSCS Garages, and administrative and office space.

The proposed project will require demolition of an existing water tower, service building, and site utilities. Associated infrastructure would include one dry-bottom stormwater detention area, three bioretention areas, utilities extended from the correctional facility across Division Street, two 26' wide asphalt vehicular entries from Division Street (one secured and one public), parking for 193 vehicles and 31 secured seized vehicles, landscaping, a five-foot wide asphalt wellness path, lighting, signage, and fence and gate enclosures.

Wetland impact would occur via the discharge of fill from the construction of the buildings, driveways, parking lots, and stormwater facilities. A total of 0.96 acres of wetland and 450 linear feet of intermittent unnamed tributary is proposed to be impacted. Of the 0.96 acres impact, 310 square feet would be in Wetland B. Wetland B is in a roadside ditch on either side of the existing driveway for the water tower and is currently dominated by reed canary grass. The remaining 41,608 square feet of impact would be to Wetland A.

Wetland A is a formerly farmed wetland that has been allowed to become fallow. As a result, the wetland vegetation is comprised of early successional emergent wetland and wet meadow wetland vegetation with dominant vegetation that includes frost aster, sneezeweed, giant foxtail, yellow foxtail, reed canary grass, river bulrush and Pennsylvania smartweed. The Native Floristic Quality Index value of this wetland is 16.87.

An intermittent unnamed tributary feature originates in Wetland A east of the existing drive for the water tower. This feature extends east and flows into the roadside ditch along the north side of Division Street. This feature is proposed to lose 450 linear feet of its 630 total linear feet.

Wetlands A and B and the intermittent unnamed tributary feature will be partially impacted. The remaining 1.03 acres of Wetland A and 130 square feet of Wetland B are mostly upgradient from the proposed discharge locations. Downgradient wetlands and the 180 linear feet of the

intermittent unnamed tributary should remain viable because surface water is proposed to be directed to these areas through constructed swales and the stormwater facilities.

The eastern limit of the project site is approximately 0.30 miles from Lockport Prairie Nature Preserve, which is designated Critical Habitat for the Hine's Emerald Dragonfly (HED), a species listed as endangered by the U.S. Fish and Wildlife Service. In July of 2024, the project site was surveyed by qualified biologists to investigate the suitability of the site for HED breeding habitat, and it was determined there was no suitable breeding habitat on site. Factors that determined this included lack of a cool groundwater source, relative lack of hydrology at the surface, lack of organic soils, and lack of calcareous water from seeps as well as lack of streamlets or rivulets. Additionally, no adult species were observed on site during the habitat surveys.

The project area is still within the Lockport Prairie Groundwater Recharge Area. To address on-site stormwater, the applicants are proposing a dry-bottom detention area and three bio-retention areas, in addition to typical stormwater utilities.

#### **AVOIDANCE & MINIMIZATION**

The applicant has stated the following concerning avoidance and minimization of impacts to Waters of the United States:

“Because the presence of wetlands was recently discovered late into the planning and design process, the minimization or avoidance options for Waters of the U.S. that have been considered are limited to the Preferred Site alternative. However, in this alternative, the development has been pushed to the east side of the remaining developable area on Division Street, which avoids and preserves 1.05 acres of wetland to the west of the development. Water flow through the development will be maintained by a swale that directs water from the remaining portion of wetland to the west of the development and directs it into the roadside ditch north of Division Street. The water has been routed to allow it to pass through the new development and flow into the ditch on the other side, so that flow is not impeded by the development.”

#### **MITIGATION**

The applicant has stated the following concerning compensatory mitigation for unavoidable impacts to Waters of the United States:

“Wetland and stream mitigation for the proposed 0.96 acres of impacted wetland and the 450 linear feet of stream will be accomplished by purchasing credits from the nearest wetland mitigation bank, Cedar Creek A1 bank located in Will County, IL and operated by Land and Water Resources, Inc. If credits are unavailable at Cedar Creek, other nearby banks in the service area with credits available will be investigated, including Muirhead Springs operated by the Forest Preserve District of Kane County and V3 Companies or Buffalo Creek operated by Lake County Division of Transportation and Hey & Associates. Mitigation credits will be purchased at the ratio set by USACE.”

The Corps has not verified the adequacy of this mitigation proposal at this time and will make the final determination on whether the proposed mitigation is appropriate and practicable in accordance with 33 CFR Part 332.

### **REGULATORY AUTHORITY**

This proposed action will be reviewed according to the provisions of Section 404 of the Clean Water Act of 1972.

### **JURISDICTION**

This application will be reviewed according to the provisions of Section 404 of the Clean Water Act of 1972 due to placement of fill within wetlands assumed by the applicant to be jurisdictional since the applicant has not requested an Approved Jurisdictional Determination.

### **EVALUATION FACTORS**

The decision whether to issue a permit will be based on an evaluation of probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments.

All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people. In addition, if the proposed activity involves the discharge of dredged or fill material into waters of the United States, the evaluation of the impact on the public interest will include application of Section 404(b)(1) guidelines (40 CFR 230) promulgated by the U.S. Environmental Protection Agency.

The Corps of Engineers is also soliciting comments from the public, Federal, state and local agencies, Indian tribes, and other interested parties in order to consider and evaluate the potential impacts of the proposed activity. Once this office completes a review of the comments received, it will be determined whether to issue, modify, condition, or deny a permit for this proposal.

To prepare this decision, comments are taken into consideration to assess impacts on the public interest factors listed above, as well as endangered species, historic properties, water quality, and general environmental effects. Comments will be used in the preparation of an Environmental Assessment and/or Environmental Impact Statement pursuant to the National Environmental Policy Act. A determination concerning the need for a public hearing will also be based on the comments received.

### **PRELIMINARY EVALUATION OF SELECTED FACTORS**

#### **WATER QUALITY:**

The applicant has applied to the Illinois Environmental Protection Agency (IEPA) for water quality certification, or waiver thereof, for the proposed activity in accordance with Section 401 of the Clean Water Act. Certification or waiver indicates that the IEPA believes the activity will not violate applicable water quality standards. The review by the IEPA is conducted in accordance with the Illinois water quality standards under 35 Illinois Administrative Code Subtitle C by providing an antidegradation assessment, which includes an evaluation of alternatives to any proposed increase in pollutant loading that may result from this activity.

The "Fact Sheet" containing the antidegradation assessment for this proposed project may be found on the IEPA's web site, at <https://www2.illinois.gov/epa/public-notices/Pages/section-401-notices.aspx>. In the event that the IEPA is unable to publish the "Fact Sheet" corresponding to the timeframe of this Joint Public Notice, a separate public notice and "Fact Sheet" will be published by the IEPA at the web site identified above. You may also obtain a copy of the "Fact Sheet" by contacting the IEPA at the address or telephone number shown below.

Written comments concerning possible impacts to water quality should be addressed to the following agency, along with a copy of the comments provided to the Corps of Engineers:

Illinois Environmental Protection Agency  
Bureau of Water  
Watershed Management Section  
1021 N. Grand Avenue East  
P.O. Box 19276  
Springfield, Illinois 62794-9276

If you have any questions, please contact the IEPA at (217) 782-3362.

**DEPARTMENT OF NATURAL RESOURCES:**

The applicant may have to submit an application to the Illinois Department of Natural Resources, Office of Water Resources (IDNR-OWR) for a permit pursuant to the State of Illinois Rivers, Lakes and Streams Act (615 ILCS 5). Comments concerning the IDNR-OWR permit should be addressed to the following agency, along with a copy of the comments provided to the Corps of Engineers:

Illinois Department of Natural Resources  
Office of Water Resources  
2050 West Stearns Road  
Bartlett, Illinois 60103

If you have any questions please contact the IDNR at (847) 608-3116.

**ENDANGERED AND THREATENED SPECIES:**

The Corps of Engineers has preliminarily determined that the proposed activity would not affect any federally-listed endangered or threatened species or critical habitat for any endangered or threatened species, pursuant to the Endangered Species Act of 1973, as amended (16 U.S.C.

1531 et seq.). Therefore, consultation with the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act does not appear to be warranted at this time.

### **HISTORIC PROPERTIES/CULTURAL RESOURCES:**

Preliminary review indicates that the proposed activity is not likely to adversely affect any historic property which is listed, or eligible for listing, on the National Register of Historic Places. A Phase I archaeological survey was previously conducted at the project site in 2008. It was reviewed by the Illinois Historic Preservation Agency, and it was determined nothing eligible for listing was discovered.

### **ENVIRONMENTAL IMPACT STATEMENT**

A preliminary determination has been made that an environmental impact statement is not required for the proposed work.

### **PUBLIC HEARING**

Any person may request in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearing shall state with particularity the reasons for holding a public hearing. A request for a hearing may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

It should be noted that materials submitted as part of the permit application become part of the public record and are thus available to the general public under the procedures of the Freedom of Information Act (FOIA). Individuals may submit a written request to obtain materials under FOIA or make an appointment to view the project file at the Chicago District Corps of Engineers Office of Counsel.

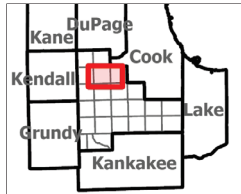
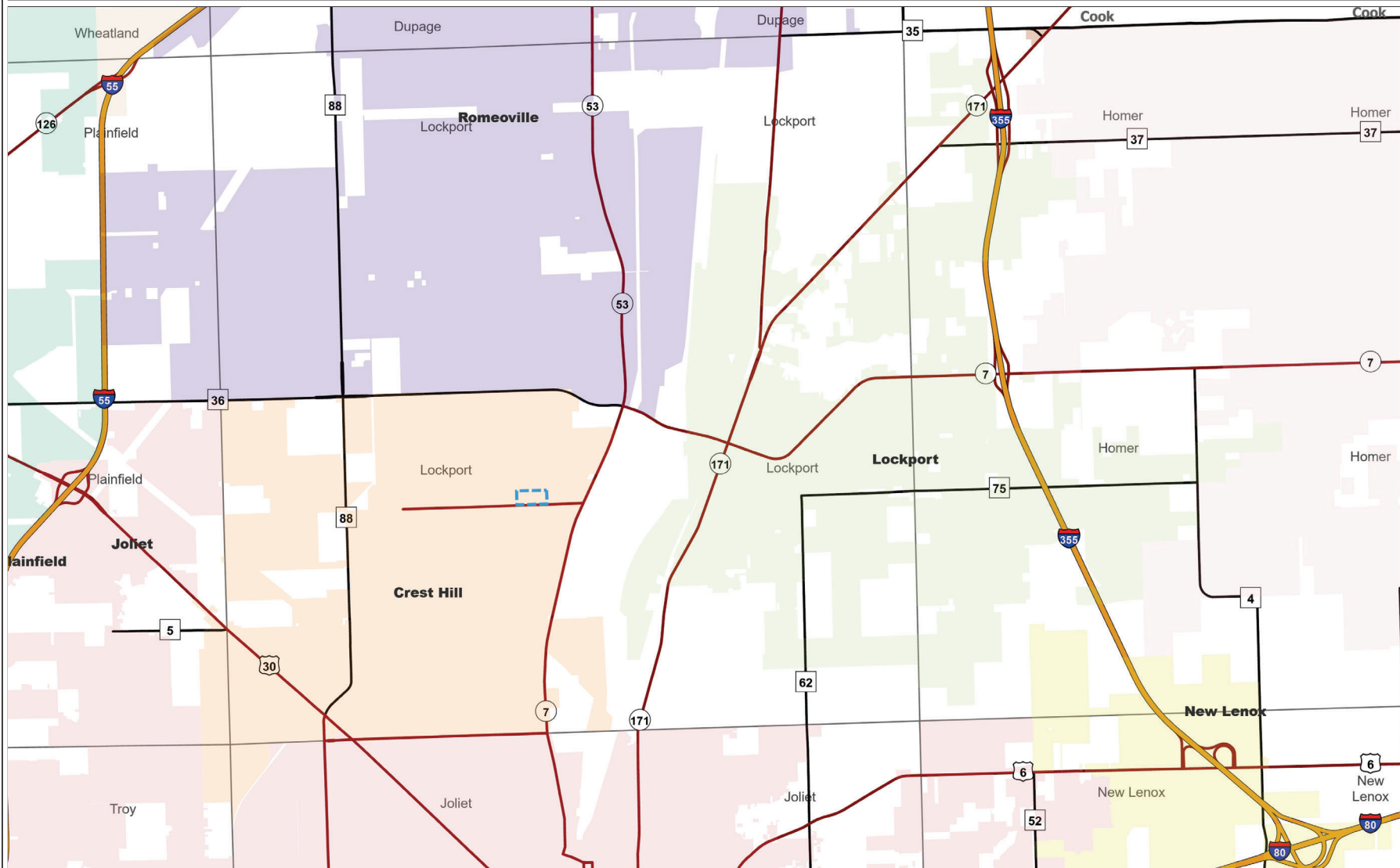
Interested parties wishing to comment on the proposed activity must do so in writing no later than **October 9<sup>th</sup>, 2024**. It is presumed that all parties receiving this notice will wish to respond to this public notice; therefore, a lack of response will be interpreted as meaning that there is no objection to the project as described.

This public notice is not a paid advertisement and is for public information only. Issuance of this notice does not imply Corps of Engineers endorsement of the project as described.

If you have any questions, please contact Erich M. Ceisel of my staff by telephone at (312) 846-5533, or email at [Erich.M.Ceisel@usace.army.mil](mailto:Erich.M.Ceisel@usace.army.mil). **It should be noted that ALL comments received by this office (via hard copy or electronic) will only be accepted with the full name and address of the individual commenting.** You can also visit our website at <http://www.lrc.usace.army.mil/Missions/Regulatory.aspx> for more information on our program.



# WILL COUNTY GIS DATA VIEWER - LOCATION MAP



## Legend

- Roadways**
  - Federal
  - State
  - County
  - Local and Private
- Surrounding Counties**
- Townships**
- Municipalities**
  - City of Aurora
  - Village of Beecher
  - Village of Bolingbrook
  - Village of Braceville
  - City of Braidwood
  - Village of Channahon
  - Village of Coal City
  - City of Crest Hill
  - Village of Crete
  - Village of Diamond
  - Village of Elwood
  - Village of Frankfort
  - Village of Godley
  - Village of Homer Glen
  - City of Joliet
  - Village of Lemont
  - City of Lockport
  - Village of Manhattan
  - Village of Minooka
  - Village of Mokena
  - Village of Monette
  - City of Naperville
  - Village of New Lenox
  - Village of Orland Park
  - Village of Park Forest
  - Village of Peotone
  - Village of Plainfield
  - Village of Rockdale
  - Village of Romeoville
  - Village of Shorewood
  - Village of Steger
  - Village of Symerton
  - Village of Tinley Park

1:72,224



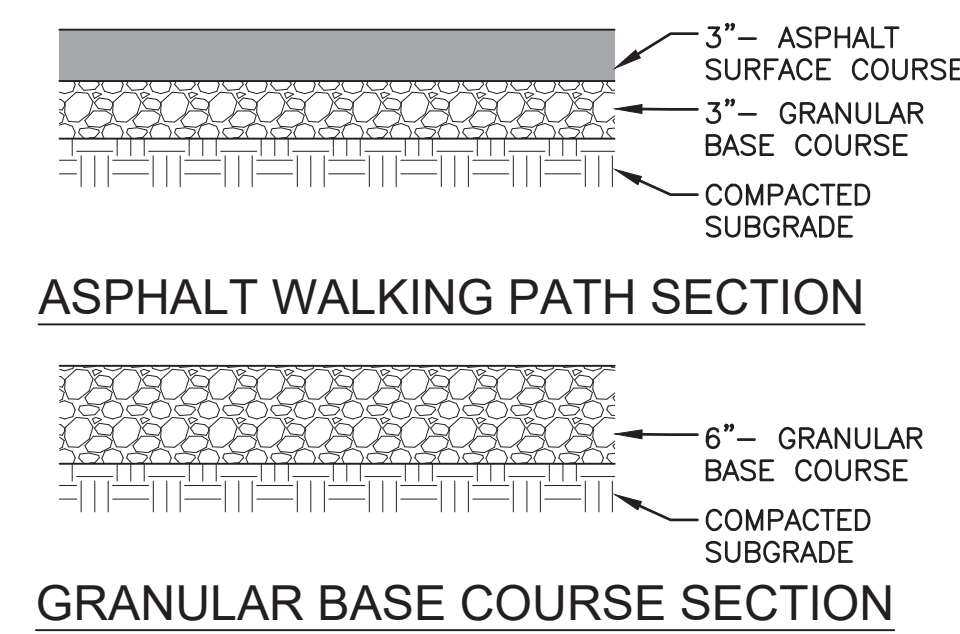
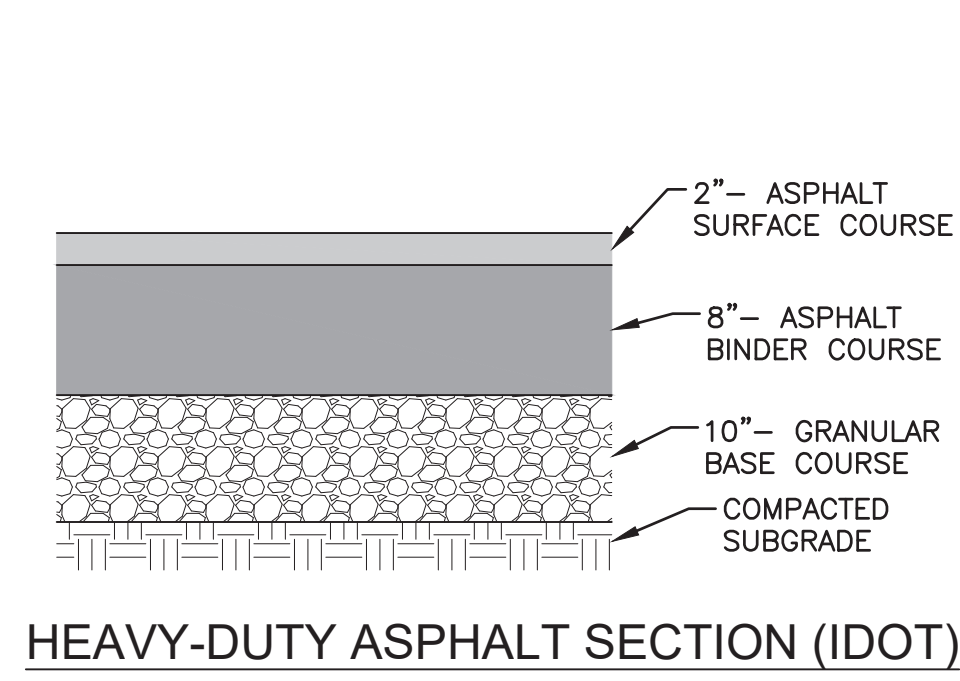
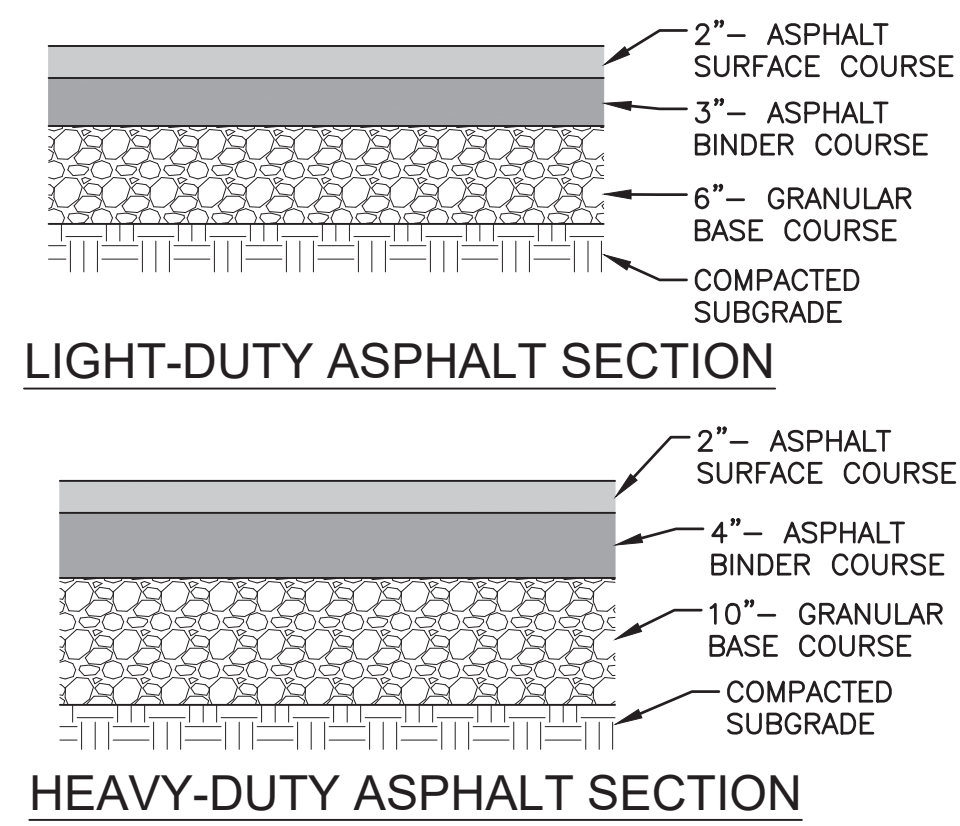
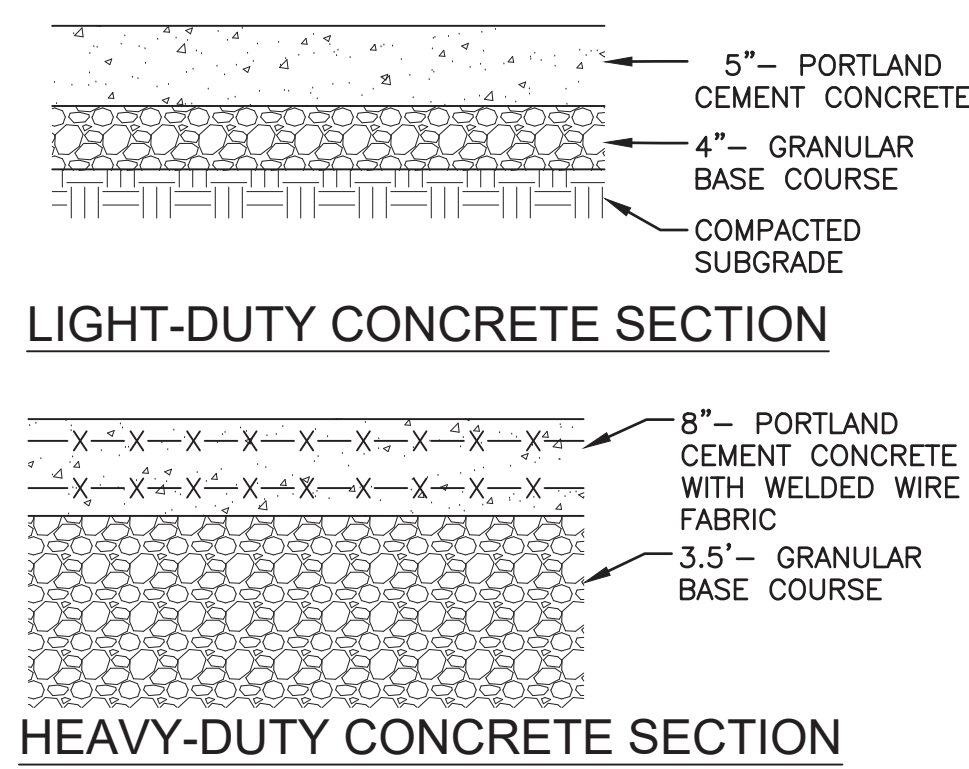
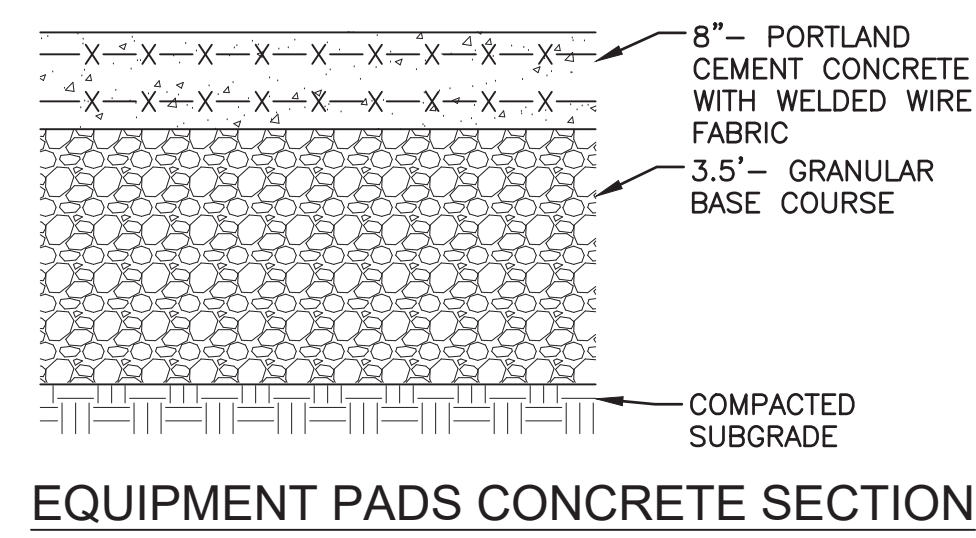
0 1.14 2.3 Miles

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**Disclaimer of Warranties and Accuracy of Data:** Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to [gis@willcountyillinois.com](mailto:gis@willcountyillinois.com).

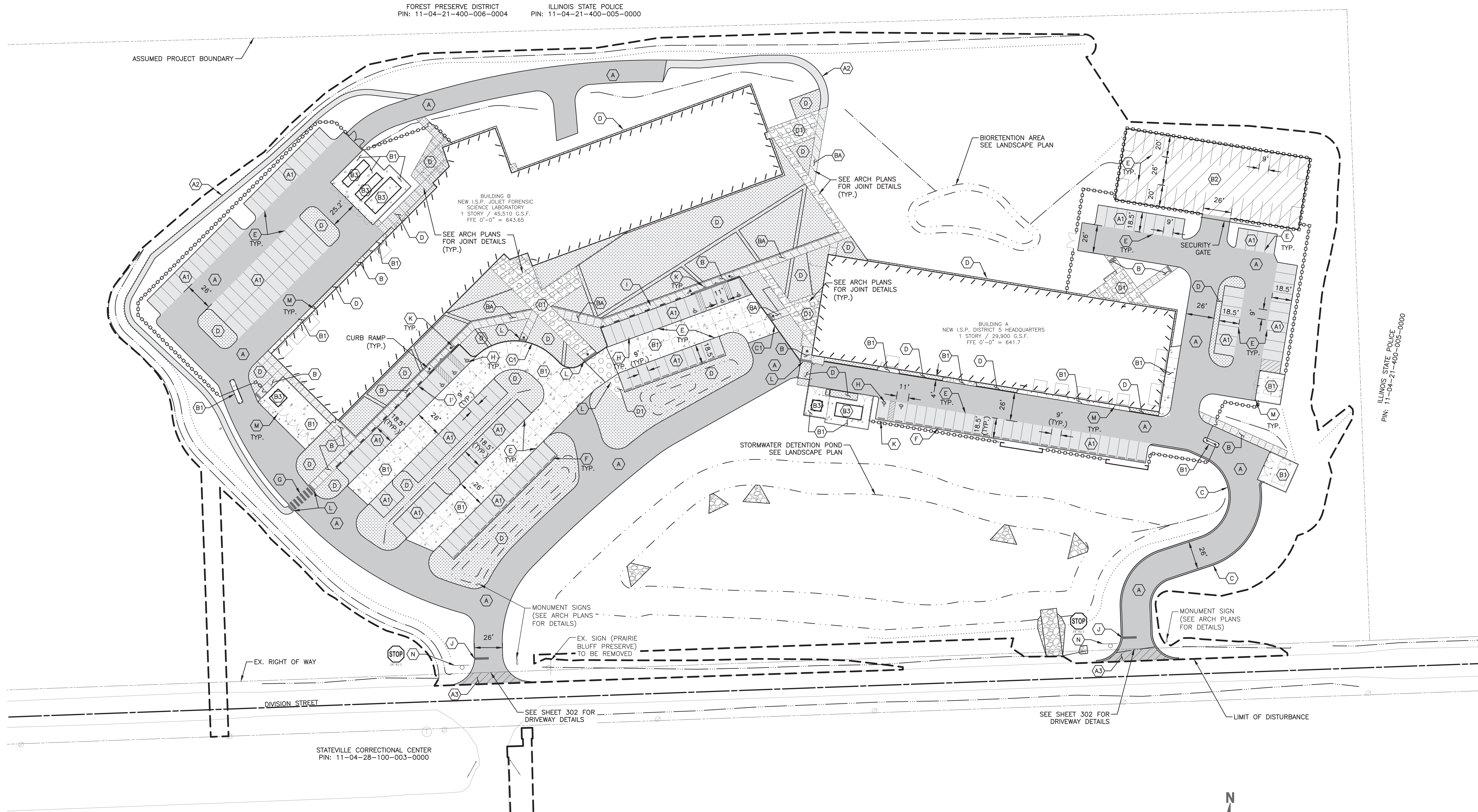
## Notes





- LEGEND:**
- BUILDING (EXPOSED FOUNDATION WHERE SHADED)
  - HEAVY-DUTY ASPHALT (SEE DETAILS)
  - LIGHT-DUTY ASPHALT (SEE DETAILS)
  - ASPHALT WALKING PATH (SEE DETAILS)
  - HEAVY-DUTY ASPHALT PAVEMENT WITHIN IDOT RIGHT OF WAY (SEE DETAILS)
  - CONCRETE SIDEWALK (LIGHT-DUTY CONCRETE)
  - CONCRETE SIDEWALK (SEE ARCH PLAN FOR JOINTING & PATTERN)
  - CONCRETE PAVEMENT (HEAVY-DUTY CONCRETE)
  - GRANULAR BASE COURSE
  - EQUIPMENT PADS
  - COMBINATION CONCRETE CURB & GUTTER TYPE B-6.12
  - CONCRETE CURB TYPE B-6
  - LANDSCAPE/HARDSCAPE AREA (SEE LANDSCAPE/ARCH PLANS)
  - SPECIALTY SIDEWALK (SEE ARCH PLANS)
  - 4" WHITE PAVEMENT MARKINGS
  - CONCRETE PARKING BUMPER
  - CROSSWALK MARKING PAINT (24" WHITE)
  - ADA PAVEMENT MARKINGS (SEE DETAILS)
  - CONCRETE SIDEWALK INTEGRAL CURB WHERE SHOWN
  - 24" WHITE STOP BAR PAVEMENT MARKING
  - ADA PARKING SIGN
  - DETECTABLE WARNING FIELD
  - FIXED STEEL BOLLARD
  - STOP SIGN

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL UNHATCHED AREAS WITHIN THE LIMITS OF DISTURBANCE SHALL BE RESTORED IN ACCORDANCE WITH THE LANDSCAPE PLANS.
  - BUILDING OUTLINES SHOWN PROVIDED BY RADA ARCHITECTS. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. ALL BUILDING INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.
  - EXISTING TOPOGRAPHIC INFORMATION FROM COLLINS ENGINEERS, INC. FIELD WORK OBTAINED ON 07/06/2021 & 07/13/2021.
  - SEE LANDSCAPE PLANS FOR LANDSCAPE DETAILS WITHIN SITE LIMITS OF DISTURBANCE.



NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

COLLINS ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY, OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF COLLINS ENGINEERS, INC.



REVISIONS		
No.	Date	Description
1	07/26/22	ISSUE FOR 100% DD
2	03/27/23	ISSUE FOR 50% CDs
3	08/21/23	ISSUE FOR 100% CDs
4	01/26/24	ISSUE FOR BID

DRAWN:	PREPARED:
TRACED:	APPROVED:
CHECKED:	APPROVED:



**Capital Development Board**  
Building a Better Illinois

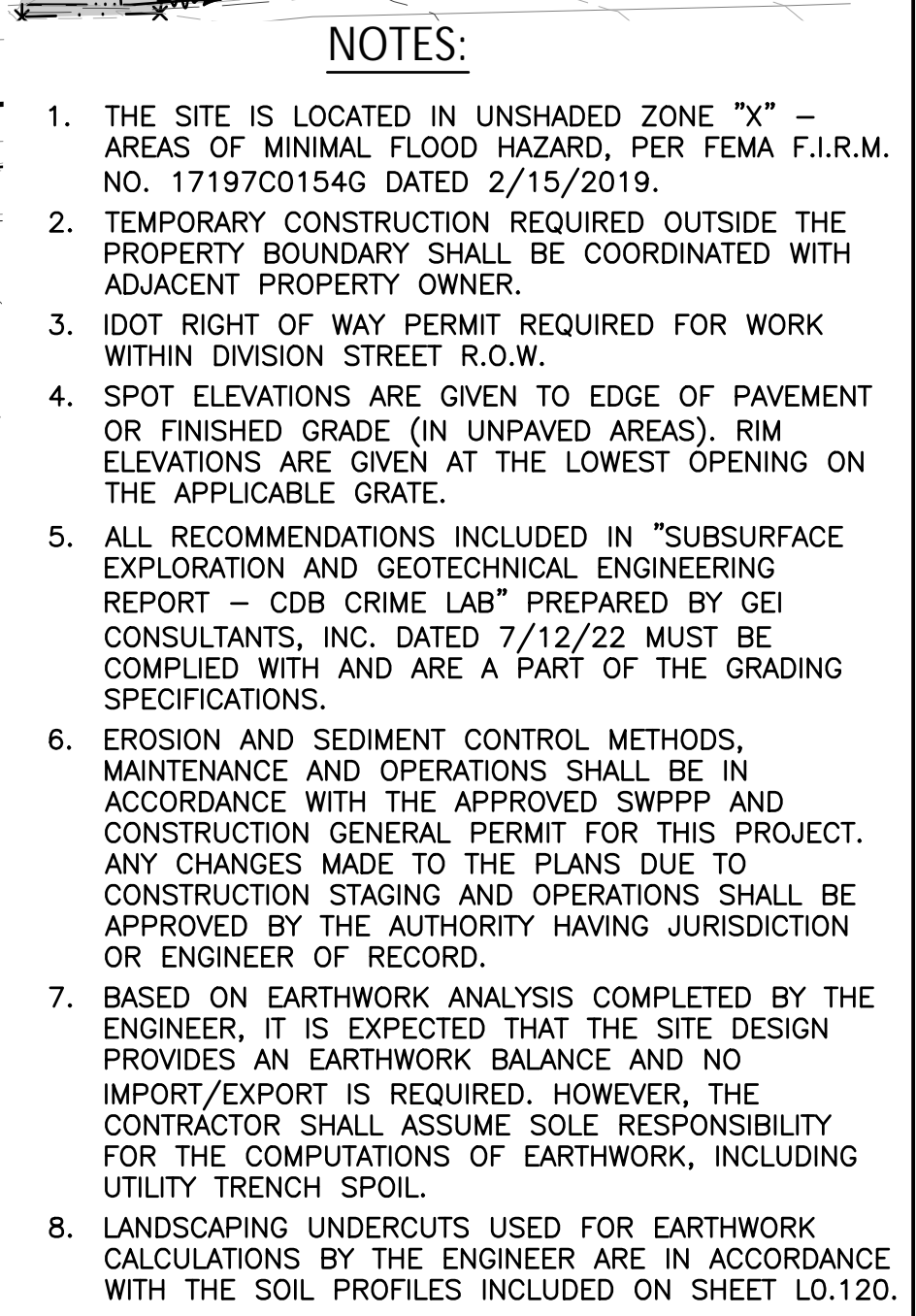
State of Illinois  
**JB PRITZKER, GOVERNOR**  
**Illinois Capital Development Board**

**PAVING & MARKING PLAN**  
CONSTRUCT NEW CRIME LAB  
ILLINOIS STATE POLICE  
19422 & 19444 DIVISION STREET  
CREST HILL, WILL, ILLINOIS

PROJECT NO: 291-000-018  
DATE: 08/21/2023  
SHEET NO: **C0.301**  
OF ( ) SHEETS






THE DEVELOPMENT SITE MAY CONTAIN ACTIVE AGRICULTURAL DRAIN TILES, WHICH HAVE NOT BEEN LOCATED. IF ACTIVE TILES WHICH SERVE OFF-SITE UPLAND AREAS ARE FOUND DURING THE COURSE OF CONSTRUCTION, DRAINAGE SERVICE MUST BE MAINTAINED. NOTIFY A/E OF ANY TILES FOUND, AND NOTE ANY TILES ON THE RECORD DRAWINGS.



COLLINS ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY, OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF COLLINS ENGINEERS, INC.

\*BASED ON FIELD DELINEATION BY KRISTI SHERFINSKI OF HELIANTHUS, LLC ON MARCH 14, 2024 AND SURVEYED BY COLLINS ENGINEERS, INC. ON MARCH 18, 2024.

SCALE: 1" = 40'

REVISIONS			DRAWN:	PREPARED:	 <p><b>COLLINS ENGINEERS</b> 550 West Jackson Boulevard Chicago, IL 60601 Phone: 312.704.9300</p>	 <p><b>JADA ARCHITECTS</b> JADA ARCHITECTS LLC (LTD) OFFICE 1000 W. JACKSON ST. SUITE 1000 CHICAGO, IL 60601 TEL: 312.704.9300 FAX: 312.704.9300</p>	 <p><b>Capital Development Board</b> Building a Better Illinois</p>	State of Illinois <b>JB PRITZKER, GOVERNOR</b> <b>Illinois Capital Development Board</b>	OVERALL GRADING PLAN	PROJECT NO: 291-000-018
No.	Date	Description	MDG/GEM	MDG/GEM					DATE: 01/26/2024	
1	07/26/22	ISSUE FOR 100% DD								
2	03/27/23	ISSUE FOR 50% CDs								
3	08/21/23	ISSUE FOR 100% CDs	MDG/GEM	MDG/GEM						
4	01/26/24	ISSUE FOR BID								