

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

Month: December 2019

Project Status:

- **A.1. CBBEL:**
 - Phase 1a Archaeological Reconnaissance Survey (Phase 1a Survey) report in-progress;
 - Supplemental Wetland delineation field work for LFA JD corridor is complete;
 - Revised supplemental wetland report for LFA JD corridor is complete;
 - Wetland delineation is at 90% complete for the original primary sites;
 - Wetland delineation is at 80% complete for the CSS Site;
 - Threatened and Endangered Species draft report complete;
 - Stream Habitat Assessment of Niespodziany Ditch is complete;
 - Submitted wastewater utility master plan review comments;
 - Finished draft wastewater agreement outline;
 - Continued correspondence and coordination with LFA regarding Jurisdictional Determination (JD) report and access agreements for Wetland Delineations.
- **A.4. LFA:**
 - LFA continued coordination with Army Corp of Engineers and CBBEL on JD site visits. Continued modeling impacts to Rodgers-Clark Ditch for the Bendix Woods Stormwater Management Project. Worked with the County, CSS and AEP regarding the proposed rail development. Reviewed draft of master plan.
- **A.5. LEHMAN:**
 - Participated in various conference call and meetings regarding the project;
 - Met on zoning and processing meeting with project team;
 - Reviewed master plan draft;
 - Researched comprehensive plan amendments and update requirements;
 - Design concepts for gateway entries.

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- **A.6. LOCHMUELLER:**
 - Review draft updates to master plan;
 - Worked on environmental review of fiberoptic design;
 - Completed modification of internal transportation improvements.
- **A.7. ANTERO:**
 - Draft of master plan provided to County;
 - Coordinated meetings and integrated plan review comments;
 - Updated concept plan;
 - Coordinated other elements of project, including response to interested developers.

Data Collection Status:

- **A.1. CBBEL:**
 - N/A
- **A.4. LFA:**
 - N/A
- **A.5. LEHMAN:**
 - N/A
- **A.6. LOCHMUELLER:**
 - N/A
- **A.7. ANTERO:**
 - N/A

Relevant Report Summary:

- **A.1. CBBEL:**
 - N/A
- **A.4. LFA:**
 - N/A
- **A.5. LEHMAN:**

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- Continue to refine the Land Use Plan “Core Development” area as a result of the planning generation;
- Continued the narrative of the Land Use components of the master plan documentation.
- **A.6. LOCHMUELLER:**
 - N/A
- **A.7. ANTERO:**
 - Working on draft master plan updates and comments.

Project Schedule:

- **A.1. CBBEL:**
 - Phase 1a Archaeological Reconnaissance Survey (Phase 1a Survey) report expected to be complete by the end of January 2020;
 - Finish wetland delineation field work on prime sites and CSS site (On-Hold until Spring and dependent on access agreements);
 - Potential meeting with USACE Representative in Spring 2020 to complete JD review;
 - Continue development of stormwater management strategy – focus on Urban Drain and / or impact fee approach. Potential coordination with Kankakee River Basin Commission;
 - Confirm we have the most up to date Air Quality Map – last updated on August 27, 2019;
 - Upon request by the County, set up meeting with DNR and IEC Conservation Group to discuss ILF Program;
 - Draft Project Completion Work Plan (dependent on access agreements):
 - Spring 2020 - finish prime site and CSS site wetland delineations (or other priority areas) and schedule JD inspections with regulatory agencies upon completion of the wetland delineations. No wetland delineation until April 1st;
 - Three (3) Weeks after completion of Wetland Delineation - Update wetland geodatabase and prepare wetland delineation site reports;

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- Finalize wetland/environmental strategy (site specific);
- Finalize stormwater management strategy (site specific).
- Amendment No. 1 has been approved for additional Environmental and Utility Services.
- **A.4. LFA:**
 - Budgets and schedules are tracking on the various projects.
- **A.5. LEHMAN:**
 - N/A
- **A.6. LOCHMUELLER:**
 - N/A
- **A.7. ANTERO:**
 - Draft master plan delivered, and comments addressed. Coordinating with SJC on public meetings, etc.

Document Production:

- **A.1. CBBEL:**
 - Revised JD Wetland Report – complete and submitted to LFA;
 - Wetland Delineation Report for CSS site (dependent on access) – in progress;
 - Prepare approach outline for Stormwater Management (Urban Drain) – in progress;
 - Wastewater Utility Agreement Approach Outline – complete / update as needed;
 - Supplemental Wetland Delineation Report for JD report along Ditch corridor (LFA) – complete;
 - Threatened and Endangered Species report – complete;
 - Stream Habitat Assessment for the Niespodziany Ditch – complete;
 - Air Quality Map – current version dated August 27, 2019.
- **A.4. LFA:**
 - Exhibits for Rodgers-Clark Ditch indicating results from modeling efforts.

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- **A.5. LEHMAN:**
 - N/A
- **A.6. LOCHMUELLER:**
 - Broadband permitting submissions prepared.
- **A.7. ANTERO:**
 - Working on final Master Plan draft.

Team Coordination:

- **A.1. CBBEL:**
 - Need property access for remaining wetland delineation field work;
 - Continue coordination with LFA and Army Corp for JD / Environmental Permitting;
 - Coordination with team to complete the Wastewater Utility Agreement Approach;
 - Coordination with team to complete the Stormwater Management Strategy;
 - Wetland mitigation strategy meeting with DNR and IEC Conservation Group.
- **4. LFA:** Continue coordination with CBBEL on JD and with CSS/AEP.
 - N/A
- **A.5. LEHMAN:**
 - Relevant Report Summary:
 - Continue to refine the Land Use Plan “Core Development” area as a result of the planning generation;
 - Continued the narrative of the Land Use components of the master plan documentation.
- **A.6. LOCHMUELLER:**
 - Coordinating with utilities and INDOT on broadband project.
- **A.7. ANTERO:**
 - Coordinating all aspects of the project;
- Submitted progress draft master plan for team comments.