DuPage Business Center
Formally known as the DuPage County Technology Park

600 acre site

2003 – Design began.

2005 – Permitted through DuPage County and City of West Chicago.

2007 – Regional stormwater management facilities and associated mass grading completed.
Permitting

Regional ponds assumed 90% impervious coverage for fixed tributary areas.

Naturalized wet bottom pond with enhanced riparian buffer and native plantings.

3-year M&M period completed on all regional ponds.
2007 Construction

Fabyan Parkway

Fabyan Parkway
South of Fabyan Parkway

Regional facility, twin 36 inch equalizer pipes under gas main.

Serves 150 acres of tributary area.

100-year storm sewer south of Fabyan Parkway.

Maximize buildable area

Maintain wetland hydrology to the east.

Christopher B. Burke Engineering, Ltd.
South of Fabyan Parkway
Infrastructure Construction

2007 Construction complete
  Stormwater management, sanitary, roadways, utilities, etc.

Pad-ready sites met all County and City permitting requirements and are ready for user construction.

2007 – 2014
  Site marketing for development
  Build-to-Suit
New User

2014 Development Permit from the City

Partial Waiver Community
County and City Requirements

2008

Best Management Practice Manual
Scoring system (1-3) for BMP components (vegetated swales, infiltration, etc.)

BMPS < 2.5 → Limitations are addressed through additional BMP(s)

2012

County Ordinance incorporates the use of Post Construction Best Management Practices

Volume control

Constituents of concern
Existing Conditions Met Most Constituents of Concern

Volume control (met)

TSS – settling basin (met)

Nutrients – wet detention and naturalized wetland shelf (met)

Limitation = Hydrocarbons
Limitations of Existing Regional Ponds

Hydrocarbons – low flows

Regional or site specific solution?

How do we meet the requirement to serve full 150 acre tributary area?

Is each user required to install site specific BMPs?

Development could be 1 site or 20 sites.
Requires future users to follow suit.

Additional installation cost to users.

Long term maintenance cost.
Regional Solution

Site Inflow

- 12 Acres Tributary to Drainage Treatment Swale BMP
- 90 Acres Tributary to Drainage Wetland Bottom Treatment BMP
- Previously Developed
- Option 2: Site Specific Mechanical BMP for Hydrocarbon Removal
- Option 3: Required Mechanical BMP for Hydrocarbon Removal
- 20 Acres Tributary to Drainage Treatment Swale BMP and Pond 1 Wetland Bottom Treatment BMP
- Energy Dissipating and Sediment Basin Area
- Pond 1
Two options
Rip-rap only
Clay base with rip-rap cap
Pond dewatering – discharging into east basin
Vegetation removal
Vegetation removal and clay placement
Construction of wetland shelf
Construction of rip-rap berm
Top soil re-spread
Seed and blanket of slopes
Seed and blanket of slopes and wetland shelf
Naturalized Buffer Area

Area will undergo 3 year M&M plan:

Goal → FQI = 20 and C= 3.5

Existing FQI = 29.9 and C=3.5

FQI of 20 or greater is considered high quality aquatic resource.
Construction photos courtesy of:

Thanks to:

DuPage Business Center