

## Call (847) 918-5260 for more information.

### What is a Watershed Development Permit and why is it important?

The Watershed Development Ordinance (WDO) is the regulatory tool to unify stormwater management standards throughout the county as it relates to **new development**. The goal of the WDO is to limit flooding and water quality problems, and to protect natural resources like wetlands. Being proactive limits the need for future tax dollars to mitigate flooding, and water quality and natural resource impacts.

A Watershed Development Permit indicates a proposed development meets minimum federal and state floodplain regulations, and countywide standards in the Lake County Watershed Development Ordinance (WDO).

SMC can delegate WDO authority to a Certified Community to administer the WDO within the community's own boundaries. To find out if you live in a Certified Community, call your municipality, or SMC at (847) 918-5260. A list of Certified Communities and Enforcement Officers (EOs) is also available on SMC's website.

SMC administers the WDO and issues permits in Non-Certified Communities. The Lake County Planning, Building and Development (PB&D) Department administers the WDO in unincorporated areas.

### How do I know I need a Watershed Development Permit?

The WDO regulates new development including government projects, residential, commercial and industrial development, as well as some home additions and the redevelopment of existing sites.

New development meeting one or more of the "Typical Development Requiring a Permit" criteria requires a Watershed Development Permit. There are instances where a development may be exempt from certain portions of the WDO.

### How much is a permit review going to cost?

Certified Communities and PB&D set their own fee schedules to review permits. Contact the appropriate entity for current fee schedules.

SMC has a fee schedule for permit reviews for geographic areas not covered by Certified Communities or PB&D. Fee schedule is available by calling (847) 918-5260 or view on SMC's website.

### Typical development requiring a Watershed Development Permit

- 1. The project is in a floodplain or a floodprone area.**
- 2. The project may impact a wetland.**
- 3. The project will disturb more than 5000 sq. ft. of soil.**
- 4. The project will modify site drainage.**

### I need a permit. Where do I go?

If you plan to develop in a Certified Community, obtain a permit application from your municipality. If you plan to develop in an unincorporated area of the county, contact PB&D for a permit.

If you plan to develop in a Non-Certified Community, contact SMC. The Watershed Development Permit, along with a submittal checklist and fee schedule are available on SMC's website.

### Contact Information, Resources

**Lake County Stormwater Management Commission (SMC)**  
(847) 918-5260  
333-B Peterson Rd., Libertyville, IL 60048  
*WDO and WDO Permit, Checklists, Fee Schedule, Scheduling a Pre-Application Meeting*  
[www.co.lake.il.us/smc/regulatory/wdo/docs.asp](http://www.co.lake.il.us/smc/regulatory/wdo/docs.asp)

*List of Certified Communities, Enforcement Officer Contacts*  
[www.co.lake.il.us/smc/regulatory/certcom.asp](http://www.co.lake.il.us/smc/regulatory/certcom.asp)

**Lake County Planning, Building and Development (PB&D)**  
18 N. County St., 5/6th FL, Waukegan, IL 60087  
(847) 377-2600  
*Types of Development Needing Permits, Fee Schedule, Department Contacts*  
[www.co.lake.il.us/planning/review](http://www.co.lake.il.us/planning/review)

## Where To Get A Watershed Development Permit For New Construction

#### 1. Do you need a permit?

(see "Typical Development Requiring a Permit")

**YES**

#### 2. Are you developing in an unincorporated area?

**YES**

Call Lake Co. Planning, Building & Development at 377-2600.

**NO**

Go to question 3.

#### 3. Are you developing in a Certified Community?

**YES**

Call your municipality and ask for the WDO Enforcement Officer.

**NO**

Call SMC at 918-5260.

## What if I don't obtain a Watershed Development Permit?

The Watershed Development Ordinance (WDO) is countywide and applies to all development meeting certain "threshold" criteria.

SMC (for Non-Certified communities), Lake County Planning, Building & Development (PB&D for unincorporated Lake County), or the Certified Community, within its municipal boundaries, has the authority to halt construction at a site if a Watershed Development Permit has not been obtained or the activity is not in compliance with the WDO.

SMC and PB&D (within their jurisdiction), and the Certified Community (within its jurisdiction) can also assess fines on development in violation of the WDO.

## In addition to the permit application, what else will I need to submit?

The WDO classifies development into minor, major, or public road development. Each classification requires specific information such as an existing site plan, a soil erosion and sediment control plan, and a drainage plan with engineering analysis documentation.

The WDO describes application requirements and SMC's checklist will help you in this process. You can find a Submittal Checklist on SMC's website.

In addition, **SMC strongly suggests a pre-application meeting to assist with permitting requirements for your project.** To schedule a pre-application meeting, call us at (847) 918-5260.

If your proposed development is covered by a Certified Community or PB&D, obtain your permit application through that entity as either may require additional information.

## Does the Watershed Development Permit take the place of a local building permit?

No. The Watershed Development Permit does not necessarily take the place of a local building permit. However, a Certified Community may have included the Watershed Development Permit within its own current site development or building permit procedures, so check with your community.

You may contact SMC first for technical assistance on applicable permits needed.

## Where can I get a copy of the WDO and Watershed Development Permit?

Both the WDO and the Watershed Development Permit application are available on SMC's website (address on front panel of brochure). You can also purchase a hard copy of the WDO for \$25.

The permit application can also be obtained from a Certified Community or PB&D. The WDO is available to review at municipalities, PB&D and in your local library reference section.

## Where can I find any and all permit application forms I might need for my development?

SMC is regularly in contact with local building departments, and during the pre-application process.

SMC, PB&D, Lake County Health Department, and Lake County Division of Transportation all have permitting responsibilities. These entities are working together to establish a streamlined process for all permitting activities. One goal is to establish a website for the public that would detail what permits are required for certain development activities, checklists for permit submittals, fee schedules, etc. The website, once available, will be advertised and linked from County of Lake and SMC websites.

## Who is the Lake County Stormwater Management Commission?

The Lake County Stormwater Management Commission (SMC) is a countywide agency charged with coordinating resources and projects to reduce flood damages, improve water quality, and protect natural resources. One way it accomplishes these goals is through the Watershed Development Ordinance and Watershed Development Permit.

The SMC Board of Commissioners is made up of six County Board members and six mayors. There are currently 18 staff members.

Monthly board meetings are held on the first Thursday of every month starting at 6:30 p.m. at the SMC office.

# Getting a Watershed Development Permit

Information for developers and homeowners on what a Watershed Development Permit is, how to know if you need one, and where to go to get it.



## STORMWATER MANAGEMENT COMMISSION

333-B Peterson Road  
Libertyville, IL 60048

Phone: (847) 918-5260

Fax: (847) 918-9826

[www.co.lake.il.us/smc/default.asp](http://www.co.lake.il.us/smc/default.asp)

Office hours:

M-F 8:00 a.m. - 4:30 p.m.