

## Developments Exempt from WMO Provisions:

- Agriculture and gardening activities that do not involve filling, grading, or construction of levees;
- In-kind replacement of pervious area;
- Pavement maintenance, repair, or in-kind replacement;
- Utility maintenance, repair, or in-kind replacement, excluding qualified sewer construction;
- Projects involving the modification of a septic system, potable water service line, or utility that serves an existing structure;
- Projects solely within Lake Michigan, certified by a professional geologist or a structural or professional engineer, licensed in the state of Illinois, that has obtained approval from the Corps and IDNR and does not include qualified sewer construction;
- Projects undertaken solely by state and federal agencies, excluding qualified sewer construction;
- Public flood control projects, excluding qualified sewer construction;
- All development within the City of Chicago, unless it involves:
  - An outfall to a waterway or Lake Michigan;
  - Connections to an MWRD sewer, interceptor, or TARP structure.

**For more details** see complete definitions for Development, Flood Protection Areas, and Qualified Sewer construction in the Watershed Management Ordinance, Appendix A.

## WMO: A Quick Guide for Developers

This pamphlet is an introduction for developers to the requirements and permit compliance process of the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance.



### Metropolitan Water Reclamation District of Greater Chicago

#### Board of Commissioners

Kari K. Steele  
*President*

Barbara J. McGowan  
*Vice President*

Frank Avila  
*Chairman of Finance*

Brian A. Perkovich  
*Executive Director*

Cameron Davis  
Kimberly Du Buclet  
Marcelino Garcia  
Josina Morita  
Debra Shore  
Mariyana T. Spyropoulos

[mwrdd.org](http://mwrdd.org) 312.751.6633



Established in 1889, the MWRD is an award-winning, special purpose government agency responsible for wastewater treatment and stormwater management in Cook County, Illinois.

Updated 7/24/19



**Metropolitan Water Reclamation District of Greater Chicago**

# A Quick Guide for Developers



# Watershed Management Ordinance

## Managing Stormwater

The WMO aims to protect public health, safety, and welfare, and Cook County homes and businesses from flood damage by managing and mitigating the effects of development and redevelopment on stormwater drainage. It provides uniform minimum stormwater management regulations for Cook County that are consistent with the region.

## How it Works

The WMO establishes rules and guidelines for development to ensure that flooding problems are not exacerbated. Permits are required prior to start of construction for new projects as described inside.

## Single Family Homes

The WMO was not intended to regulate most single family homes. When a new development is located in or near a Flood Protection Area, a permit may be required. See "WMO: A Quick Guide for Homeowners" and the WMO.

## Permit Application Process

Please visit [wmo.mwrdr.org](http://wmo.mwrdr.org) to download the following resources:

- Permit forms;
- Submittal checklists;
- Permitting flowcharts.

If you have further questions about the WMO application process or require a written permit determination, please contact us at:

Metropolitan Water Reclamation  
District of Greater Chicago  
Local Sewer Systems Section  
111 East Erie Street  
Chicago, IL 60611-2893  
312.751.3255

## Permit Fees

The base fees include the following:

Watershed Management Permit: \$1,100

NRI ('Short Form' permit): \$250

Earthwork/Foundation Limited Permit: \$2,100

Facility Connection Authorization: \$1,000 (within City of Chicago)

Permit Revision: \$500

Single Family Home: No Fees

Resubmittals: No Fees

Additional fees may be required depending on the type of development. Please visit [wmo.mwrdr.org](http://wmo.mwrdr.org) for information on other required fees.

## Review Times

Initial submittal review for developments not within Flood Protection Areas will be complete within 30 working days. Initial submittal review for developments within Flood Protection Areas will be complete within 30 working days. Resubmittal review time is 10 working days.

## Permits are Required for:

### Development (Grading, Paving, Excavation, Etc.)

- Development of more than 0.5 acres (some exemptions apply);
- Reconfiguration of existing major or minor stormwater systems that alters the service area of a district-permitted detention facility;
- Modifications to the control structure or storage volume of a district-permitted detention facility.

### Flood Protection Areas (Floodway, Floodplain, Wetlands, Riparian Environments)

- Development within a Flood Protection Area or an indirect impact to a wetland;
- Development of residential buildings within 100-feet of the regulatory flood plain.

### Qualified Sewer Construction (Sanitary or Combined Sewers)

- Qualified sewer within a combined sewer area tributary to either a combined sewer or a waterway;
- Qualified sewer construction within MWRD's service area.

### MWRD Impacts

- Direct connections to an MWRD interceptor, reservoir, facility, or TARP structure;
- New or reconstructed outfalls to waterways or Lake Michigan.

## For More Information

please visit [wmo.mwrdr.org](http://wmo.mwrdr.org)  
or contact the MWRD at 312.751.3255  
or [WMOInbox@mwrdr.org](mailto:WMOInbox@mwrdr.org)