## ILLINOIS POLLUTION CONTROL BOARD April 21, 2005

PEOPLE OF THE STATE OF ILLINOIS,	)	
Complainant,	)	
-	)	
V.	)	PCB 05-60
	)	(Enforcement - Water)
YOUSSI REAL ESTATE AND	)	,
DEVELOPMENT, INC., an Illinois	)	
corporation,	)	
	)	
Respondent.	)	

## OPINION AND ORDER OF THE BOARD (by N.J. Melas):

On September 27, 2004, the Office of the Attorney General, on behalf of the People of the State of Illinois (People), filed a complaint against Youssi Real Estate and Development, Inc. (Youssi). *See* 415 ILCS 5/31(c)(1) (2002); 35 Ill. Adm. Code 103.204. The People allege that Youssi violated Section 12(f) of the Environmental Protection Act (Act) and Section 309.103 of the Board's regulations. 415 ILCS 5/12(f); 35 Ill. Adm. Code 309.103. The People further allege that Youssi violated these provisions by failing to obtain a National Pollutant Discharge Elimination System (NPDES) stormwater discharge permit for Phase II construction activities. The complaint concerns development and construction activities at Youssi's 72.2 acre parcel of land called Prairie Meadow subdivision. The development is located at the corner of Dawson Lake Road and Caledonia Road in the Village of Timberlane, Boone County.

On March 10, 2005, the People and Youssi filed a stipulation and proposed settlement, accompanied by a request for relief from the hearing requirement of Section 31(c)(1) of the Act (415 ILCS 5/31(c)(1) (2002)). This filing is authorized by Section 31(c)(2) of the Act (415 ILCS 5/31(c)(2) (2002)). See 35 III. Adm. Code 103.300(a). The Board provided notice of the stipulation, proposed settlement, and request for relief. The newspaper notice was published in the *Rockford Register Star* on March 23, 2005. The Board did not receive any requests for hearing. The Board grants the parties' request for relief from the hearing requirement. See 415 ILCS 5/31(c)(2) (2002); 35 III. Adm. Code 103.300(b).

Section 103.302 of the Board's procedural rules sets forth the required contents of stipulations and proposed settlements. 35 Ill. Adm. Code 103.302. These requirements include stipulating to facts on the nature, extent, and causes of the alleged violations and the nature of Youssi's operations. Section 103.302 also requires that the parties stipulate to facts called for by Section 33(c) of the Act (415 ILCS 5/33(c) (2002)). The People and Youssi have satisfied Section 103.302. Under the proposed stipulation, Youssi admits the alleged violations and agrees to pay a civil penalty of \$5,000. The Board accepts the stipulation and proposed settlement.

This opinion constitutes the Board's findings of fact and conclusions of law.

## **ORDER**

- 1. The Board accepts and incorporates by reference the stipulation and proposed settlement.
- 2. Youssi Real Estate and Development, Inc. (Youssi) must pay a civil penalty of \$5,000 no later than May 21, 2005, which is the 30th day after the date of this order. Youssi must pay the civil penalty by certified check or money order, payable to the Environmental Protection Trust Fund. The case number, case name, and Youssi's social security number or federal employer identification number must be included on the certified check or money order.
- 3. Youssi must send the certified check or money order to:

Illinois Environmental Protection Agency Fiscal Services Division 1021 North Grand Avenue East P.O. Box 19276 Springfield, Illinois 62794-9276

- 4. Penalties unpaid within the time prescribed will accrue interest under Section 42(g) of the Environmental Protection Act (415 ILCS 5/42(g) (2002)) at the rate set forth in Section 1003(a) of the Illinois Income Tax Act (35 ILCS 5/1003(a) (2002)).
- 5. Youssi must cease and desist from the alleged violations.

## IT IS SO ORDERED.

Section 41(a) of the Environmental Protection Act provides that final Board orders may be appealed directly to the Illinois Appellate Court within 35 days after the Board serves the order. 415 ILCS 5/41(a) (2002); see also 35 Ill. Adm. Code 101.300(d)(2), 101.906, 102.706. Illinois Supreme Court Rule 335 establishes filing requirements that apply when the Illinois Appellate Court, by statute, directly reviews administrative orders. 172 Ill. 2d R. 335. The Board's procedural rules provide that motions for the Board to reconsider or modify its final orders may be filed with the Board within 35 days after the order is received. 35 Ill. Adm. Code 101.520; see also 35 Ill. Adm. Code 101.902, 102.700, 102.702.

I, Dorothy M. Gunn, Clerk of the Illinois Pollution Control Board, certify that the Board adopted the above opinion and order on April 21, 2005, by a vote of 5-0.

Drucky In. June

Dorothy M. Gunn, Clerk Illinois Pollution Control Board