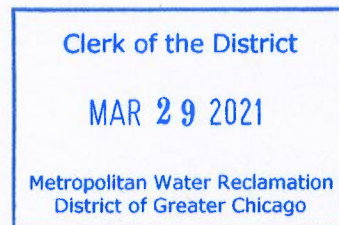


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Re: Resolutions to Notice of Procedural Deficiency

1. Payment of variance filing fee as required by 1101.2 and Appendix F of WMO: included in packed
2. A) Page 2 of Petition of Variance: Brett Duffy – SPACECO, Inc.
9575 W Higgins Road Suite 700
Rosemont, IL 60018

B) Attachment 2 included in Petition of Variance

C) Included on page 7 of the Petition of Variance. Article 501 (A-C) “A Development shall not”
3. Certification of publication included in submitted packed. Circulating in Chicago Sun Times on 3/26/21
4. Sworn affidavit included in submitted packet



IN RE: PETITION FOR VARIANCE OF
HOTEL MANNHEIM GROUP

Case No. WMO-VP-21-01
Property Address: 6810 Mannheim Road
Rosemont, IL 60018

The proposed Variance located on 6810 Mannheim Road in Rosemont, IL aligns with the Illinois Watershed Ordinance section 103. The new additions improve the conditions surrounding the floodplain. The proposed renovation does not create any additional pressure on surrounding area.

The Variance will improve all storm water runoff that will be captured on-site allowing for safe and effective evaporation. The leveling and implementation of improved draining technology of the parking lot will help the drainage of ground water on site – in line with the safe watershed mitigation practices outlined in the Watershed Ordinance. The Variance improves upon current conditions leading to an overall safer and environmentally friendly floodplain.

Hotel Mannheim Group

**6810 Mannheim Road
Rosemont, Illinois**

INTRODUCTION

The project site is located at 6810 Mannheim Road in the Village of Rosemont, Cook County, Illinois. The total contiguous ownership is 8.38 acres and the proposed development will disturb approximately 2.0 acres. The storm water analysis was performed based on the land plan prepared by the project architect, the topographic survey prepared by SPACECO Inc., in accordance with the requirements of the Watershed Management Ordinance (Ordinance) as adopted by the Metropolitan Water Reclamation District of Greater Chicago on October 3, 2013, and as amended to, and including May 16, 2019.

The Village of Rosemont is in support of this project. The scope of work surrounding the overall project seeks relief from the .5 acre trigger of drainage because the disruption in this case is a **reduction of use and thus not necessary for applied purposes of requiring such additional drainage**. The work on the north side of the existing building will be just resurface in the parking lot whereby the pitch is corrected. This will result in having all the water drains away from the building with installation of two new awnings to cover up the entrances of the hotels. The work on the south side will consist of demolition of the small addition that was previously and indoor pool. This pool will be removed entirely and replace into a flat surface area that is constructed of a material with drainage holes within it. There will be no additional plumbing capacities added to the site and thus no disruption to the current drainage schematic.

Under the proposed renovation all of the storm water will be captured on-site and allowed to evaporate, soak into the ground on-site, thus not triggering the need for additional drainage.

EXISTING CONDITIONS

Under existing conditions, the project site is a hotel facility with the associated roadways and utilities. The site is located directly north of Interstate 1-90, and on the west side of Mannheim Road. A 72" storm sewer traverses north to south on the east side of the site parallel to Mannheim Road.

There is no floodplain based on existing topography and a mapped floodway located on-site as delineated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 0219], effective August 19, 2008. The existing site drains to the 72" Village of Rosemont storm sewer and is ultimately tributary to the Willow-Higgins Creek. The project is located in a separate sewer area. The existing site drains to the 72" Village of Rosemont storm sewer and is ultimately tributary to the Willow-Higgins Creek.

There are no existing wetlands/waters of the U.S. located on the site.

PROPOSED CONDITIONS

General Storm water Information

The proposed development will include demolition of two existing buildings, hotel pool and patio area. The redevelopment of the site will include reconfiguring of the parking lot with associated storm sewer improvements, and two new porte-cochere entry ways for the hotel facility. New development area has a footprint of 2.0 Acres.

There is currently no storm water detention provided on the site. The MWRD ordinance has requirements for detention and retention on site disturbing more than 0.5 acres of land. The developer is requesting relief from the MWRD requirements and no detention or retention is proposed.

Site Runoff Requirements

The project is located in a separate sewer area, and the site drains to the 72" Village of Rosemont storm sewer and is ultimately tributary to the Willow-Higgins Creek.

The following table is a breakdown of the existing and proposed on-site areas. This is a holistic view and does not distinguish between detained, unrestricted, and native plantings.

Site Condition	Areas			
	Pervious Ac.	Impervious Ac.	Total Ac.	% Impervious
Existing	0.49	1.51	2.0	76
Proposed	0.19	1.81	2.0	91

There is no upstream area tributary to the site. There is no depressional storage on site.

GRANTING OF A VARIANCE:

Development shall not:

- A. Increase flood elevations or decrease flood conveyance capacity upstream or downstream of the property holding
- B. Pose any increase in flood velocity or impairment of the hydrologic and hydraulic functions of streams and floodplains unless a water resource benefit is realized
- C. Unreasonably or unnecessarily degrade surface or ground-water quality

The District may grant a variance when it is consistent with the general purpose and intent of this Ordinance and when the project meets the requirements in 501.1 A-C of this Ordinance and the petition demonstrates all of the following conditions:

1. Granting the variance neither alters the essential character of the area involved, nor alters existing stream uses;
2. Failure to grant the variance would create an unreasonable hardship on the applicant; **ECONOMIC HARDSHIP ALONE SHALL NOT CONSTITUTE UNREASONABLE HARDSHIP;**
3. The variance to be granted is the minimum necessary and there are no other means by which the alleged hardship can be avoided or remedied to a degree sufficient to permit the reasonable continuation of the project;
4. The applicant's circumstance are unique, not self-imposed, and do not represent a general condition or problem;
5. The project is unique when compared to other projects that have met the provisions of this Ordinance;
6. A development proposed within a flood protection area is unable to be constructed outside the floor protection area; and
7. Granting the variance shall not result in any of the following:
 1. Increase in the regulatory floodplain elevation, unless a CLOMR is issued by FEMA;
 2. Additional threats to public safety
 3. extraordinary public expense
 4. nuisance, fraud, or victimization of the public; or
 5. conflict with existing laws or ordinances

Per Section 103 of the Illinois Watershed Ordinance, granting of this variance adheres to and improves upon the purposes of this ordinance:

- A. Protecting the public health, safety, and welfare, and reducing the potential for loss of property due to flood damage;**
 - 1. though correction of the pitch on existing parking lots, and the creation of a flat surface area constructed with of a material with drainage holes within it.
- B. Managing and mitigating the effects of urbanization on stormwater drainage throughout Cook County;**
 - 1. by safely dispersing stormwater runoff captured on-site allowing for the runoff to evaporate or soak into the ground on site thus not triggering the need for additional drainage
- C. Protecting existing and new development by minimizing the increase of stormwater runoff volume beyond that experienced under existing conditions and by reducing peak stormwater flows;**
 - 1. there will be no alterations to existing characteristics and essential characters within the watershed nor impeded on the existing MWRD ordinance
- D. Promoting responsible land use practices in Cook County, particularly within floodplains and floodways;**
 - 1. Failure to grant the variance necessitating a period for FEMA to approve said modifications is not responsible land use
 - 1. FEMA has indicated granting licenses is secondary priority to disaster relief – could cause excessive delays to a construction site – per definition of FEMA page A-6
- E. Protecting existing water resources, including lakes, streams, floodplains, wetlands, and groundwater from detrimental and unnecessary modification in order to maintain their beneficial functions;**
 - 1. There is no floodplain based on existing topography and mapped floodway located on-site delineated by FEMA
- F. Reducing or mitigating the environmentally detrimental effects of existing and future runoff in order to improve and maintain water quality;**
 - 1. As no new additional plumbing capacities added to the site thus no disruption to the current drainage schematics
- G. Preserving and enhancing existing riparian environments;**
 - 1. The proposed variance will have no altering affect on existing riparian environments, if anything improve upon by implementing new drainage technology
- H. Controlling erosion and the discharge of sediment from all sources including, but not limited to, stormwater facilities, waterways, developments, and construction sites;**
 - 1. There is a temporary status on the site, while under construction – failure will cause even greater erosion risk as temporary parameters are not as affective as permanent implementation of proposed offsetting draining infrastructure