



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

**LETTER OF TRANSMITTAL**

DATE: February 24, 2021

SENT VIA:

PROJECT NO: 200516

STANDARD MAIL

ATTENTION: Clerk of the District

FEDEX

SUBJECT: MWRD Variance Submittal  
Village of Schaumburg Urban Park

UPS

HAND DELIVERY

TO: Metropolitan Water Reclamation District of Greater Chicago  
100 East Erie Street  
Chicago, Illinois 60611

Clerk of the District  
**MAR 01 2021**  
Metropolitan Water Reclamation  
District of Greater Chicago

**WE ARE SENDING YOU ATTACHED:**

COPIES	DATE	NO.	DESCRIPTION
1	2/22/21		Petition of Variance – 90 NDW Urban Park, Village of Schaumburg

**THESE ARE TRANSMITTED AS CHECKED BELOW:**

<input checked="" type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> FOR REVIEW AND COMMENT
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**REMARKS:**

COPY TO:

BY: Donald R. Dressel, PE  
Vice President

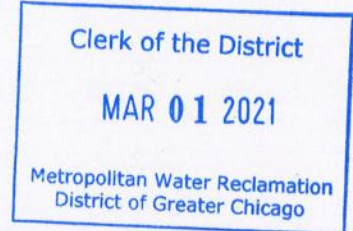
## PETITION OF VARIANCE

Per the MWRD Watershed Management Ordinance Article 11 Section 1101.3

"3. variance petition shall, at a minimum, contain the following:"

A. The co-permittee's notarized signature on the petition:

Co-Permittee: Village of Schaumburg  
101 Schaumburg Court  
Schaumburg, IL 60193

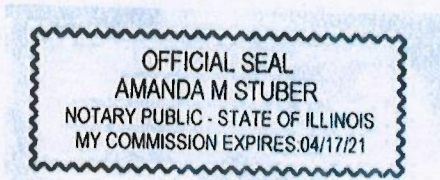


I hereby consent to the filling of this petition for variance from the provisions of the Metropolitan Reclamation District of Greater Chicago, Watershed Management Ordinance as indicated below:

Dated this 22<sup>th</sup> day of February 2021

A handwritten signature in blue ink, appearing to be "M. H...", written over a horizontal line.

Subscribed and sworn to me this 22<sup>th</sup> day of February 2021



A handwritten signature in blue ink, "Amanda M. Stuber", followed by the date "2/22/21".  
(Notary of Public)

B. A letter of no objection to the variance request from the Permittee

See attached

C. The names and addresses of all professional consultants advising the Co-Permittee regarding the petition:

90 NDW Urban Park  
Village of Schaumburg

Cassandra Rice  
Site Design  
688 S. Michigan Avenue  
Chicago, IL 60605

Donald Dressel  
Christopher B. Burke Engineering, Ltd.  
9575 W, Higgins Road, Suite 600  
Rosemont, IL 60018

D. The address(es), plat of survey and legal description of the Site.

Attached.

E. The names and address(es) of all owners of record of any property holding within two-hundred fifty (250) feet of the site where the project is or will be located.

Attached

F. A detailed statement of the specific feature(s) or characteristic(s) of the project or proposed project that requires a variance and prevent it from complying with this Ordinance.

Attached

G. The specific provision(s) of this Ordinance from which a variance is being requested, the precise variation being sought, and a detailed statement of any alternative or less extensive variance, if any, that would also allow the project to be permitted and completed.

Attached

H. A detailed statement describing how the requested variance satisfies each of the criterion provided in 1103.1 of this Ordinance.

Attached

90 NDW Urban Park  
Village of Schaumburg

**Attachments:**

1. Item B
2. Item D
3. Item E
4. Item F
5. Item G
6. Item H

90 NDW Urban Park  
Village of Schaumburg

**ITEM B**



## VILLAGE OF SCHAUMBURG

ENGINEERING AND PUBLIC WORKS DEPARTMENT / 714 PLUM GROVE ROAD  
SCHAUMBURG, IL 60193 / PHONE: 847.923.6616 / MHALL@SCHAUMBURG.COM

February 19, 2021

Don Dressel  
Christopher B. Burke Engineering, Ltd.  
9575 W. Higgins Road, Suite 600  
Rosemont, IL 60018

**RE: 90 North District West Park / MWRD Detention Variation Request / Letter of No Objection from Permittee**

To Whom It May Concern:

The Village of Schaumburg as Permittee of the 90 North District West (90NDW) Park Project, is hereby providing this Letter of No Objection regarding the request for an MWRD detention variation request and provide the following responses (in **BOLD**) to the required variance application questions:

1. Certification from the local NFIP administrator that the project complies with the local NFIP ordinance or has obtained a variance from the local Ordinance.

**The 90NDW Park Project complies with the local NFIP ordinance.**

2. Certification that the local NFIP administrator has advised the applicant regarding any impact the proposed variance may have on NFIP insurance premiums or eligibility.

**The local NFIP administrator has advised the applicant regarding impacts that the variation request may have on insurance premiums or eligibility.**

3. Certification that the permittee has no objection to the variance request.

**The Village of Schaumburg, as permittee, has no objection to the variation request.**

The Village of Schaumburg has no objections to this MWRD detention variation request. Should you have any questions, please feel free to contact me at (847) 923-6616.

Sincerely,

VILLAGE OF SCHAUMBURG

A handwritten signature in blue ink, appearing to read 'Michael Hall'.

Michael Hall  
Director of Engineering & Public Works

90 NDW Urban Park  
Village of Schaumburg

**ITEM D**

01-14-2014-000  
 02-14-2014-000  
 03-14-2014-000  
 04-14-2014-000  
 05-14-2014-000

# PLAT OF DEDICATION

## LANDMARK DRIVE DEDICATION DESCRIPTION

THAT PART OF OUTLOT A IN TOWNE CENTER AT MERIDIAN PLAT OF SUBDIVISION RECORDED SEPTEMBER 13, 2018 AS DOCUMENT NO. 1825613044.

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT A THENCE ALONG EASTERLY LINES OF SAID OUTLOT A AND WESTERLY LINES OF PARKSIDE DRIVE AS DEDICATED BY DOCUMENT INSTRUMENTS FOR THE NEXT THREE COURSES, THENCE SOUTH 03 DEGREES 40 MINUTES 34 SECONDS WEST, 150.00 FEET TO A POINT OF TANGENCY THENCE SOUTHWESTLY 45.043 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 104.645 FEET AND WHOLE CHORD BEARS SOUTH 08 DEGREES 40 MINUTES 00 SECONDS EAST, 447.14 FEET TO A POINT OF TANGENCY THENCE SOUTH 21 DEGREES 02 MINUTES 35 SECONDS EAST, 78.11 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 21 DEGREES 02 MINUTES 35 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID OUTLOT A AND A WESTERLY LINE OF SAID PARKSIDE DRIVE, 45.043 FEET, THENCE NORTH 61 DEGREES 49 MINUTES 18 SECONDS WEST, 1.27 FEET, THENCE WESTERLY 258.11 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET AND WHOLE CHORD BEARS NORTH 19 DEGREES 59 MINUTES 00 SECONDS WEST, 342.38 FEET TO A POINT OF COMPOUND CURVATURE, THENCE NORTHWESTERLY 10.37 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 266.00 FEET AND WHOLE CHORD BEARS NORTH 06 DEGREES 54 MINUTES 34 SECONDS WEST, 10.37 FEET TO A POINT ON A WEST LINE OF SAID OUTLOT A, THENCE NORTH 03 DEGREES 28 MINUTES 37 SECONDS EAST, ALONG SAID WESTERLY LINE, 22.55 FEET TO A POINT ON A NORTHERLY LINE OF SAID OUTLOT A, THENCE SOUTH 84 DEGREES 19 MINUTES 25 SECONDS EAST, ALONG SAID NORTHERLY LINE, 13.32 FEET TO A POINT ON A WESTERLY LINE OF SAID OUTLOT A, THENCE NORTH 03 DEGREES 19 MINUTES 37 SECONDS EAST, ALONG SAID WESTERLY LINE, 45.043 FEET, THENCE SOUTHEASTERLY 23.66 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 234.00 FEET AND WHOLE CHORD BEARS SOUTH 40 DEGREES 30 MINUTES 13 SECONDS EAST, 24.00 FEET TO A POINT OF COMPOUND CURVATURE, THENCE SOUTHWESTLY 10.37 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT,

ALGONQUIN ROAD  
(VARIOUS RIGHT-OF-WAY WIDTH)

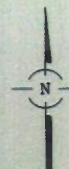
RECORDED  
 Doc# 20220906103 Fee \$135.00  
 AMPL. FEE: \$9.00 COPY FEE: \$1.00  
 RECORDED BY: ROBERT A. ROBERT  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 10/16/2020 11:07 AM PG: 1 OF 1

BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES  
ARE MEASURED UNLESS OTHERWISE  
NOTED.

IR = IRON ROD  
IP = IRON PIPE  
MB = MEASURED

PARK & RIGHT-OF-WAY  
SQUARE FEET ACRES  
PROPOSED DEDICATION 501.443 11.562



## UNDERLYING PROPERTY DESCRIPTION

LOTS 9A AND OUTLOT A IN TOWNE CENTER AT MERIDIAN PLAT OF SUBDIVISION RECORDED SEPTEMBER 13, 2018 AS DOCUMENT NO. 1825613044, IN COOK COUNTY, ILLINOIS.

COUNTY OF COOK 153

WE, SPACED, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 04-00187 DO HEREBY CERTIFY THAT WE HAVE PREPARED THE PLAT HEREON GRABER FOR THE PURPOSE OF DEDICATING THE PROPERTY HEREON AND FOR GRANTING THE EASEMENT AREAS AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID DEDICATIONS/EASEMENTS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

GIVEN UNDER OUR HAND AND SEAL THIS 13<sup>TH</sup> DAY OF AUGUST, 2020.

IN ROSEMONT, ILLINOIS.

*Robert A. Robert*  
ROBERT A. ROBERT, P.E., L.S.  
LICENSE EXPIRES 11-30-2020

VALID ONLY IF EMBOSSED SEAL AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.

REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS NOT SHOWN.



SUBMITTED BY AND RETURN TO:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PREPARED FOR:  
THE PARTNERS, L.L.C.  
401 WEST SUPERIOR STREET, SUITE 200  
CHICAGO, IL 60654

PROGRESS PARKWAY  
HEREFORER DEDICATED FOR PUBLIC  
USE PER DOCUMENT 1429510244

LOT 2  
MST CORPORATE CENTER  
RECORDED MARCH 21, 2014  
AS DOCUMENT 1409016015

REVISIONS:



CONSULTING ENGINEERS	DATE: 06/08/2020
SITE DEVELOPMENT ENGINEERS	JOB NO: 9243.08
LAND SURVEYORS	FILENAME: 9243-08DED-01
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60016 Phone: (847) 694-4040 Fax: (847) 694-4045	SHEET 1 OF 1



90 NDW Urban Park  
Village of Schaumburg

**ITEM E**

Property Owners Within 250' of Parcel Requesting MWRD Detention Variation

4.) Veridian Development

5.) Northgate Development

3.) Boler Company

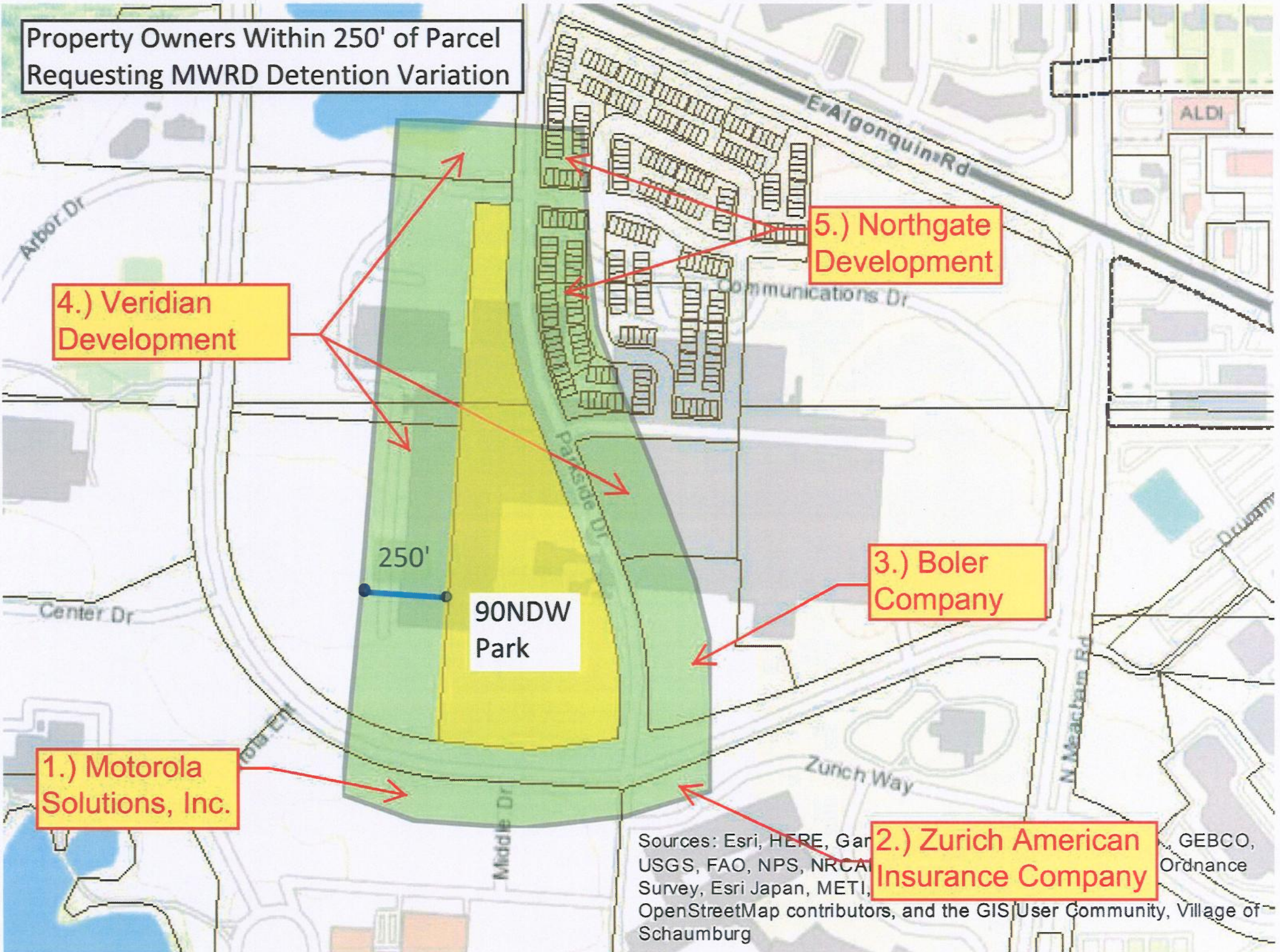
1.) Motorola Solutions, Inc.

2.) Zurich American Insurance Company

90NDW Park

250'

Sources: Esri, HERE, Garmin, USGS, FAO, NPS, NRCAN, Survey, Esri Japan, METI, OpenStreetMap contributors, and the GIS User Community, Village of Schaumburg



**Property Owners Within 250' of Parcel Requesting MWRD Detention Variation**

**1.) Motorola Solutions, Inc.**

2000 Progress Parkway  
Schaumburg, IL 60196

**Owner:**

Stonemont Financial Group  
3280 Peachtree Road NE, Suite 2770  
Atlanta, GA 30305

**2.) Zurich American Insurance Company**

1299 Zurich Way  
Schaumburg, IL 60196

**Owner:**

Stonemont Financial Group  
3280 Peachtree Road NE, Suite 2770  
Atlanta, GA 30305

**3.) Boler Company**

2021 Parkside Drive  
Schaumburg, IL 60173

**Owner:**

Boler Properties, LLC  
2021 Parkside Drive  
Schaumburg, IL 60173

**4.) Veridian Development**

Various locations  
Schaumburg, IL 60173

**Owner:**

TUF Properties, LLC  
401 West Superior Street  
Chicago, IL 60654

**5.) Northgate Development**

Various locations  
Schaumburg, IL 60173

**Owners:**

DR Horton Inc. - Midwest  
750 East Bunker Court, Suite 500  
Vernon Hills, IL 60061

Andrew Oh  
2331 Parkside Drive  
Schaumburg, IL 60173A

**Property Owners Within 250' of Parcel Requesting MWRD Detention Variation**

Venkata Geetha Bijjtam  
2333 Parkside Drive  
Schaumburg, IL 60173

Siva Kalapatatu  
2335 Parkside Drive  
Schaumburg, IL 60173

Kanta & Chaman Bhatia  
2337 Parkside Drive  
Schaumburg, IL 60173

Anu Mistry  
2339 Parkside Drive  
Schaumburg, IL 60173

Dustin Cavida  
2341 Parkside Drive  
Schaumburg, IL 60173

Chinmay Patel  
2343 Parkside Drive  
Schaumburg, IL 60173

## ITEM F

The proposed urban park consists of 10.37 acres. The site previously consisted of nearly 100% impervious surfaces. As part of the initial development phases, the developer removed all impervious surfaces, and the site was mass graded before transferring the property to the Village of Schaumburg. The site can now be classified as a pervious surface. It is the Village's position that sufficient detention storage volume was provided under MWRD Permit 18-150 for the removal of the prior impervious surfaces and the mass grading of the proposed urban park site.

MWRD Permit 18-150 included the expansion of the existing stormwater management basin (North Pond) to provide sufficient detention storage volume for the proposed tributary development.

MWRD permit 18-150 allocated 3.8 acre-feet of detention storage volume for the ultimate development of the proposed urban park. The North Pond has been expanded in accordance with MWRD Permit 18-150 conditions.

The Village of Schaumburg hired a consultant to prepare urban park plans based on the assumption that all required detention storage volume had been provided in the North Pond. With the adoption of the new Watershed Management Ordinance (WMO) on May 7, 2020, the requirements associated with detention storage became larger due to the higher Illinois State Water Survey (ISWS) Bulletin 75 rainfall depths and lower release rates. Because the urban park has been designed assuming all required detention storage volume was accommodated in the North Pond, there is no land available in the urban park for supplying additional detention storage volume.

The new WMO would require detention storage for the disturbance of non-impervious surfaces and new impervious surfaces. Based on this, the proposed Ultimate Urban Park development would require approximately 1.9 acre-feet of detention storage. Under MWRD permit 18-150, the site was mass graded, therefore, the Village of Schaumburg believes the only additional detention storage volume required by the May 7, 2020 WMO requirements should be for the urban park's new impervious surfaces.

90 NDW Urban Park  
Village of Schaumburg

In conjunction with the current WMO, MWRD has developed a nomograph based on the ISWS Bulletin 75 rainfall depths. This nomograph provides a way to estimate required detention storage volume based on the percent imperviousness of a proposed development site.

The nomograph indicates that an impervious surface requires a detention storage volume of 0.48 acre-feet per acre of the impervious surface.

The following are the urban park ultimate conditions proposed impervious surface area and the required detention storage volume based on the ISWS Bulletin 75 MWRD's detention storage volume of 0.48 acre-feet per acre:

- Ultimate (Proposed Impervious Area =  $\pm 84,606$  sf or 1.94 acres)
  - Required Detention Storage Volume =  $(1.94 \text{ acres} \times 0.48 \text{ acre-feet/acre}) = 0.93 \text{ acre-feet}$

90 NDW Urban Park  
Village of Schaumburg

### **ITEM G**

The Village of Schaumburg requests relief from Section 504.2 – “The area of development shall be used to calculate the gross allowable release rate”. The Village of Schaumburg is requested the use of only the proposed new impervious surface to determine required detention storage volume. This is the least extensive variance that can be requested that would allow the project to be permitted and constructed.

**ITEM H**

- A. Granting the variance neither alters the essential character of the area involved nor alters existing stream uses;  
***The variance will not alter the character of the area and does not impact any stream.***
- B. Failure to grant the variance would create an unreasonable hardship on the applicant; economic hardship alone shall not constitute unreasonable hardship;  
***The Village has gone forward with the development of the proposed urban park assuming that the required detention storage volume has been provided in the expanded North Pond.***
- C. 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;  
***Because the proposed urban park plan was developed and approved prior the May 7, 2020 WMO, it does not have sufficient area to support a stormwater management basin.***
- D. The applicant's circumstances are unique, not self-imposed, and do not represent a general condition or problem;  
***This is the Village's only urban park.***
- E. The project is unique when compared to other projects that have met the provisions of this Ordinance;  
***This a unique situation, the prior WDO would allow an urban park to be constructed without providing detention storage.***
- F. A development proposed within a flood protection area is unable to be constructed outside the flood protection area; and  
***The proposed park is not located in a flood protection area.***
- G. Granting the variance shall not result in any of the following:
- (1) Increase in the regulatory floodplain elevation, unless a CLOMR is issued by



90 NDW Urban Park  
Village of Schaumburg

FEMA;

***The proposed urban park will not result in a n increase a regulatory floodplain.***

- (2) Additional threats to public safety;  
***The urban park will not threaten public safety.***
- (3) Extraordinary public expense;  
***The variance will reduce the amount of public expense.***
- (4) Nuisances, fraud, or victimization of the public; or  
***The proposed variance will not result in the above.***
- (5) Conflict with existing laws or ordinances."  
***The proposed variance is not in conflict with existing laws or ordinances.***