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**MEMORANDUM**

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**TO:** Steven Gutierrez, Community Development Director

**FROM:** Gregory Kramer, Village Engineer *GK*

**SUBJECT:** Proposed Assisted Living-Memory Care Facility 1622 Willow Road

**DATE:** November 1, 2018

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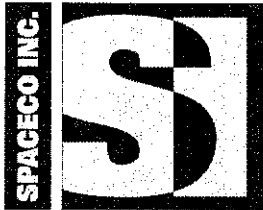
We have reviewed the Petitioners Application for the above referenced proposed development and offer the following comments:

**Flood Plain Status:** The existing building is located partially in the Special Flood Hazard Area Zone AE, commonly referred to as the floodplain. The proposed development will require that the building be formally removed from the floodplain via a process of having FEMA issuing a Letter of Map Revision based on Fill (LOMR-F). FEMA has issued a Conditional Letter of Map Revision based on Fill (CLOMR-F) based on a proposed repair plan for the current building which includes a ramp to below grade parking. The proposed development plan will eliminate this ramp and below grade parking so a revised CLOMR-F and ultimately a LOMR-F must be issued by FEMA to allow for the proposed building use. Since the current development plan is actually superior in terms of protecting the building basement against flooding, we do not anticipate that the developer will have a problem obtaining a LOMR-F

**Stormwater Management:** The proposed development will result in an additional 1,384 SF of added impervious surface area. Accordingly, stormwater detention will be required to mitigate the impact of the added impervious surfaces. The petitioners engineer proposes to provide the required storage volume by enlarging the existing compensatory storage basin on the east side of the building as well as taking credit for pipe storage volume in existing on-site storm sewers. A control structure with a restrictor is proposed to accomplish the on-site detention storage. This plan is acceptable.

**Utilities:** The proposed development will be adequately served by existing public infrastructure. We will, as part of the permitting process, evaluate the size of the existing water service since there will be an increase in the number of plumbing fixtures.

**Other Permitting Requirements:** The proposed development will require off-site improvements within the rights of way of both Willow Road which is under State jurisdiction and Linder Avenue which is under the jurisdiction of the County. Permits from both IDOT and the Cook County Division of Highways will be required.



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

October 30, 2018

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

**VIA EMAIL**

Mr. Gregory Kramer, Village Engineer  
Village of Northfield  
Email: gkramer@northfieldil.org

**RE: 1622 WILLOW STORMWATER DETENTION NARRATIVE**  
(SPACECO PROJECT No.: 10053)

Dear Greg,

We have calculated that the total increase in impervious surface area associated with the proposed development, both on and adjacent to the ownership parcel, will be 1,384 SF. Your ordinance requires detention storage with a controlled outlet to be provided if the net increase in impervious surfaces exceeds 1,000 SF. Accordingly, the Preliminary Engineering Plan as revised on 10/26/18 indicates that the on-site storage requirement will be met by storing water in two spots: 1) In a surface storage basin at the east end of the building, which also serves as a compensatory flood plain storage facility. As indicated in the Preliminary Detention Calculations dated 10/30/18, the existing basin must be regraded in order to obtain the required volume; 2) In 226' of existing 12" storm sewer which parallels the north wall of the building, as indicated both on the Preliminary Engineering Plan and in the Preliminary Detention Calculations. The required outlet control device for both these storage facilities will be installed in an existing storm sewer structure as indicated on the Preliminary Engineering Plan. We understand that there must be a minimum 2' deep sump in the control structure. If one does not already exist, the structure will be modified or replaced as necessary to provide the required sump.

Sincerely,  
SPACECO, Inc.

Gary A. Wiss, P.E.  
Vice President



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS	Lots 1 through 8, Block 7, Willoway Subdivision, as shown on the Plat recorded as Document No. 9568770, in the Office of the Recorder, Cook County, Illinois
	COMMUNITY NO.: 170133	
AFFECTED MAP PANEL	NUMBER: 17031C0232J	
	DATE: 8/19/2008	
FLOODING SOURCE: SKOKIE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.101078, -87.764255 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1-8	7	Willoway	1622 Willow Road	Structure	X (shaded)	625.2 feet	623.5 feet	--

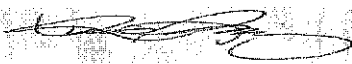
**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA  
CONDITIONAL LOMR-F DETERMINATION  
INTERVENING HIGH GROUND - NO FILL

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed structure(s) on the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

  
 Luis V. Rodriguez, P.E., Director  
 Engineering and Modeling Division  
 Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

#### **CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)**


Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

#### **INTERVENING HIGH GROUND - NO FILL PLACED (This Additional Consideration applies to the preceding 1 Property.)**

Although the subject of the determination is below the elevation of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), it is outside the Special Flood Hazard Area because of intervening high ground. Intervening high ground is natural high ground that exists between a property and/or structure and the flooding source, providing the property and/or structure protection against inundation from the base flood.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.



Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
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