

MEMORANDUM

To: Elaine Ramesh, Village Trustee
Fritz Gohl, Village Trustee
Robert Kosin, Village Administrator

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From: Daniel J. Strahan, P.E., CFM
Gewalt Hamilton Associates

Date: May 18, 2012

Re: 20 Steeplechase Road
Exception Application- Updates

At the April meeting, the Village Board chose to defer discussion of the exception application for 20 Steeplechase Road to the May 21st meeting, due to concerns from downstream property owners that were not present during the Plan Commission meetings. The following is an update regarding our correspondence with the applicant and neighbors since the April meeting:

- Lake County Stormwater Management Commission completed their review of the application, issuing the permit on April 26, 2012. The Lake County Watershed Development Ordinance establishes thresholds for all types of permits as to when detention of runoff is required; no detention or runoff reduction was required for this particular scope of work. In cases where formal detention is not required, design features such as dry wells, rain gardens, or infiltration swales are often utilized to reduce runoff and increase infiltration, though neither the Village Code nor the Lake County WDO would require that these measures be used for this scope of work.
- Our office was instructed to meet with Harlan and Michael Miller, the property owners at 11 County Line Road, to discuss the anticipated drainage impacts from the proposed development. I have contacted Mr. Miller on several occasions and a meeting was scheduled on two separate occasions, but both had to be cancelled. Mr. Miller's work schedule affords little availability to meet either during the day or in the early evening.
- The existing runoff volume for this watershed was calculated previously in anticipation of a culvert replacement under Steeplechase Road. The existing 10-year critical storm release rate is 3.70 cubic feet per second (cfs). Adding the additional impervious area proposed did not reflect any increase in this runoff rate due to the way the modeling software rounds the curve number, which is the input parameter affected by increased impervious area. Doubling this increase in impervious area resulted in a value of 4.00 cfs. Therefore it would be reasonable to suggest that the proposed project would increase the existing release rate by approximately 0.1-0.2 cfs. Please note this increase is due to the project as a whole, and not the increase in elevation which is the subject of the exception application.

cc: Board of Trustees