



CITY OF PARK RIDGE

M E M O R A N D U M

DATE: August 23, 2013
TO: Member of the Planning and Zoning Commission
FROM: Sarah Mitchell, City Engineer
RE: Stormwater Management Ordinance and Fee in Lieu of Detention

It was asked at the previous Planning and Zoning meeting that staff provide information regarding the City's Stormwater Management Ordinance and fee in lieu of detention.

The City's stormwater management ordinance is Article 11-3 of the Municipal Code and the fee in lieu of detention is in Article 20-7 (see attached).

These ordinances apply to both commercial and residential development within the city. All commercial development must comply with the ordinance, as well as any residential development greater than one acre, and other developments such as parking lots, accessory structures, and additions.

Our ordinance defines a specific allowable release rate from the subject property based on the area of the site. The peak storm runoff from the site is based on the area, type of surface, and design storm. The required detention volume for the site can be calculated once the allowable release rate and peak runoff are determined.

Ideally, The Engineering Division would like all development subject to our ordinance to provide the required detention volume as determined by the calculations. However, there are situations where the required detention volume cannot be provided and a fee in lieu of detention must be paid by the developer. The fee amount is based on the difference in volume between the required detention volume and the volume of detention that the site is able to provide. The fee is \$30 per cubic foot of required detention volume that is not provided onsite, or 5% of the project construction cost, whichever is less. This fee is deposited in the sewer construction fund and is used for future sewer improvement projects.

The fee in lieu of detention is more commonly utilized in smaller commercial developments. Smaller site areas drive the release rate so low that it can only be obtained by having a restrictor (outlet) much smaller than our 3" minimum. Often small commercial sites generally have a building footprint that occupies most of their site; underground detention beneath the building is not recommended.

Larger commercial sites typically provide a combination of onsite storage and fee in lieu. Sites larger than 4 acres are usually able to provide all of their required detention onsite and are encouraged to do so.

Generally, any site larger than 1 acre must provide partial or complete onsite detention. Our goal is always to maximize the amount of onsite detention provided by a development. The fee is charged only

Our Mission:

THE CITY OF PARK RIDGE IS COMMITTED TO PROVIDING EXCELLENCE IN CITY SERVICES IN ORDER TO UPHOLD A HIGH QUALITY OF LIFE, SO OUR COMMUNITY REMAINS A WONDERFUL PLACE TO LIVE AND WORK.

after all reasonable onsite detention is provided. The developer's Engineer and the City Engineering staff work closely throughout the design process to ensure that the development complies with our ordinance. A project's stormwater management plan must be approved by the Engineering Division prior to the issuance of the City Building permit.

cc: Wayne Zingsheim, Director of Public Works
Jim Testin, Director of Community Preservation and Development
Jon Branham, City Planner

Attachments: Municipal Code Article 11-3 "Stormwater Management"
Municipal Code Article 20-7-1 "Stormwater Detention Fee"

ARTICLE 20

ADMINISTRATIVE PROCEDURE

CHAPTER 7 PUBLIC WORKS FEES

(Ord. 2006-49, 6/19/06, S24)

SECTION

20-7-1	Storm Water Detention Fee
20-7-2	Construction Right-of-Way Permits
20-7-3	Water Taps
20-7-4	Water Meters
20-7-5	Sewer Connection Fee for New Construction
20-7-6	New Water Service Connection Fee
20-7-7	Tap Inspection Fee
20-7-8	Parkway Tree Care
20-7-9	Utility Plan Review Fee

20-7-1 STORM WATER DETENTION FEE

When required by 11-3-9, the developer or owner shall pay to the City, a fee in the amount of thirty dollars (\$30.00) per cubic foot of required storm water detention not provided; however, such fee shall not exceed five percent (5%) of the construction cost of the development as determined by the Director of Public Works.

(Ord. 2006-49, 6/19/06, S24) (Ord. 2011-04, 1/17/2011)

20-7-2 CONSTRUCTION RIGHT-OF-WAY PERMITS

Unless otherwise provided by law, franchise, license or similar agreement, upon issuance of any permit for construction on a City Right-of-Way, the applicant shall pay a Permit Fee of:

1. Seventy five dollars (\$75.00) for each inspection required by the Director of Public Works for every
 - a. Opening in any Right-of-Way;
 - b. Construction of curb and gutter, driveway approach, sidewalk, sprinkler system, or Freestanding Facility;