



February 13, 2014

Ms. Kathleen Therese Meany
President, Board of Commissioners
Metropolitan Water Reclamation District of Greater Chicago
100 East Erie Street
Chicago, IL 60611

Dear Commissioner Meany,

NAIOP, the Commercial Real Estate Development Association, is a professional real estate organization with chapters located throughout North America. NAIOP was founded in 1967 and represents commercial and industrial developers, property owners, real estate professionals and investors. Members of NAIOP are responsible for much of the development of office and commercial property in North America and the Greater Chicago Metropolitan Area.

The Chicago chapter of NAIOP has been closely following the developments of the proposed Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance (WMO) process. Our letter dated March 14, 2013 outlined our concerns at the time. We have since reviewed the latest version of the draft WMO dated October 3, 2013 and would like to present additional points.

Re-development of existing property for many suburban communities is crucial for their economic stability. The impacts of the WMO will at the very least slow the rate of re-development in these communities and will negatively impact Cook County as developments and tax dollars are taken outside of the County.

We understand that responsible stormwater management and water quality is important to everyone within Cook County but we are requesting that the MWRD review the proposed WMO and consider a more balanced approach. We believe that less restrictive detention requirements and the implementation of Best Management practices can be incorporated into the new WMO without negatively impacting re-development.


In order to mitigate the potential economic impacts of the WMO, we are requesting the following be considered as an alternate to the proposed provisions of the ordinance:

1. Maintain the site allowable release rate of 0.3 c.f.s. per acre in perpetuity
2. Strike section 502.19. It is unreasonable for the District to require a developer to extend a storm sewer outfall off-site to a waterway or separate storm sewer. Extension of a sewer could require the developer to construct sewer on land that is not directly under their control. This requirement could put a constraint on a property which would make it impossible to comply with the ordinance and therefore not be able to be developed or re-developed.
3. Limit the volume control to the first ½" of rainfall

4. Allow standard isolated wetland impacts up to 0.25 acres without a practicable alternatives analysis.
5. Wetland mitigation be required for standard wetland impacts greater than 0.25 acres
6. Eliminate the farmed wetland provisions from the ordinance
7. Provide a provision that allows detention facilities to be constructed in the buffer for standard wetlands and up to 50% of the buffer for high quality wetlands.
8. For the design of stormwater detention facilities, use the 10 year flood elevation of the receiving stream as the tailwater condition
9. Increase the existing development plans list to expire 3 years from the date of the ordinance.

We request that you re-consider the parameters of the proposed WMO and work with the real estate community to develop more suitable alternatives to the proposed WMO requirements. We would appreciate an opportunity to meet with you and further discuss these issues. We will contact you in the next week to schedule a time to talk.

Very Truly Yours,



Grady Hamilton, President, NAIOP Chicago



Kevin Matzke, Legislative Chair, NAIOP Chicago

cc:

Michael A. Alvarez
Frank Avila
Barbara J. McGowan
Cynthia M. Santos
Debra Shore
Mariyana T. Spyropoulos
Kari K. Steele
Patrick D. Thompson