

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David P. Gorman, P.E., Development Engineer

DATE: August 23, 2004

SUBJECT: BOT 04-14: 1111 N. DuPage Avenue (American Excelsior)

Please present the attached items to the Board of Trustees for their review and approval at their September 2, 2004 meeting. The petitioner, IHC Construction Companies LLC, has requested a variation from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins" to waive the requirement for on-site detention.

The petitioner has applied for a permit to expand the existing parking lot. Village Code requires 0.032 ac-ft of detention for the project but the Countywide Ordinance does not require detention since the parking lot addition of 2,525 sf is less than 25,000 sf. Village Code Subsection 151.57 requires a fee if a variation is granted by the Village Board to waive the requirement for on-site detention. The fee would be \$5,166.00 (based on a rate of \$162,000 per ac-ft) plus a \$150 processing fee for a total of \$5,316.00.

There is no known flooding downstream of the site so the improvements will not be problematic for downstream properties.

Recommendation:

Staff recommends that the Board of Trustees approve the variation request to Subsection 151.55 for on-site detention with the condition that the fees be remitted as required by Subsection 151.57. The Ordinance has been drafted accordingly. The fees would be deposited into the Village's stormwater detention fund for the Salt Creek watershed.

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cc: David A. Hulseberg, AICP, Director of Community Development