

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on November 28, 2005:

1. Letter dated November 28, 2005 from Lincoln & Maple Partners, Inc. requesting a variation from stormwater detention requirements.
2. Plat of Resubdivision, prepared by Gentile & Associates, dated November 22, 2005.

DESCRIPTION

The petitioner, Lincoln Maple Partners, Inc., has requested a variation from Chapter 151: "Flood Control"; Subsections 151.55 "Retention/Detention Basins" and 151.57 "Detention Variance Fee Program" to waive the requirements for on-site detention and any fee in lieu of detention. This petition is proceeding concurrently with another petition to resubdivide the parcels to create a third buildable lot on St. Charles Road. This would be a major subdivision as defined by Village Code since the area is over one acre. Stormwater detention is normally required by Village Code for major subdivisions. Furthermore, a fee in lieu of detention is normally required if a variation is sought to waive the requirement for on-site detention. Such detention is not required per the Countywide Ordinance since the area is less than three acres.

INTER-DEPARTMENTAL REVIEW COMMENTS

Public Works and Community Development Departments

There are currently two houses on the parcels to be resubdivided. The construction of a third house would not add much more runoff since the house would be designed, as is typical, to drain the driveway and front half of the roof to the St. Charles Road right-of-way. However, the lot on Glenview Avenue would have sufficient area in an R2 District to be subdivided in the future into two lots if the Village were to grant a future variation for frontage width, as has been done recently for other lots that are on a curving right-of-way.

The Private Engineering Services and Public Works Engineering Divisions both support the requested variation so that no detention shall be required to resubdivide the lots as proposed in this petition or to build a third house within the boundaries of the resubdivision. However, if a fourth house is proposed in the future by subdividing Lot 3 (42 S. Glenview), then detention shall be provided at that time for all development, existing and proposed, within the boundaries of the SUB 05-07 resubdivision. That detention volume would be 0.5016 acre-ft, based on a detention

rate of 0.33 acre-ft/acre per DuPage County's "Figure 3" for 28% impervious area. As an alternative to providing the detention on-site, a fee in the amount of \$81,259 could be paid, based on \$162,000/acre-ft per Section 151.57. The Directors of Community Development and Public Works both concur with this recommendation from the engineers.

The petitioner has been advised that the latest Flood insurance Rate Map dated 12/16/04 identifies 100-yr floodplain on Lot 3 (42 S. Glenview). This floodplain is due to a flat backwater from the East Branch of the DuPage River, rather than a restriction of storm sewer capacity. Therefore, there is no concern regarding the minor amount of runoff that may be generated solely by a third house on St. Charles, particularly since most of the proposed impervious area would drain to the storm sewer on St. Charles Road.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, staff recommends approval of the variation with the following conditions:

1. The \$150 administrative fee for variation shall be remitted for deposit into the Village's stormwater detention fund for the East Branch DuPage River Watershed.
2. If a fourth house is proposed in the future by subdividing Lot 3, then either 0.5016 acre-ft of detention shall be provided on-site or a payment of \$81,259 shall be paid into the Village's stormwater detention fund for the East Branch DuPage River Watershed.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

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cc. Petitioner