



## Memorandum

**DATE:** December 21, 2015

**TO:** Jennifer Ganser, Assistant Director of Community Development

**FROM:** Jana Bryant, Private Development Engineer *JB*

**SUBJECT:** Forest Preserve District of DuPage County December 18, 2015 letter

In regards to the Forest Preserve District's comment about the reduced setback concern for the parking lot, the area where this would occur adjacent to the Forest Preserve District's property is less than 30-ft of curb. The rest of the curb nearest to the Forest Preserve District's property varies from the required 10-ft to around 50-ft that should more than make up for the 30-ft of the 3-ft less distance than is required by Village code.

In regards to the Forest Preserve District's comment in regards to the grading and the berm, the current plans that have been submitted are preliminary engineering plans. Final grading design will not occur until Final Engineering Plans are prepared and submitted. The Preliminary Engineering Plans were requested by the Village to a greater detail than normal, due to special management concerns on the property during our preliminary discussions with the petitioner. Final engineering plans will include the detailed information in regards to the detailed elevations of the underground stormwater detention facility and will be reviewed at that time. The stormwater release from the site will be reviewed during Final Engineering Review and will need to comply with the DuPage County Stormwater Ordinance, which includes BMPs requirements for the site. Based on existing 2-ft contours, the majority of this site currently drains toward the Broadview Slough by sheet drain or through the eastern Route 53 ditch line. As this property also contains special management areas, and the Village is a partial waiver community, DuPage County will be reviewing the plans for compliance with the special management areas of the County Stormwater Ordinance. As Village staff was concerned with the effects of the wetlands on the site plan, there have already been meetings with County staff, the petitioner, their engineer, and Village staff in regards to the wetland and buffer impacts to the site plan.