

MEMORANDUM

TO: William T. Lichter
Village Manager

FROM: David A. Hulseberg, AICP
Assistant Village Manager/ Director of Community Development

DATE: October 4, 2007

SUBJECT: **PC 07-28: 1420 S. Meyers Road – Request for Continuance**

At the September 6, 2007 meeting, the President Board of Trustees continued the first reading of all actions associated with PC 07-28 to the October 4, 2007 meeting to allow staff time to work with Fellowship Reformed Church to finalize the annexation agreement. Staff is still working to finalize the annexation agreement and requests that all actions associated with PC 07-28 be continued to the October 18, 2007 meeting.

BACKGROUND:

Initially, the annexation agreement was to provide the Village with an 80' by 80' easement to construct a booster pump station. The preliminary engineering studies indicated that the easement would be sufficient for constructing a typical 40' by 40' booster pump station. As the Village's contract engineer is further along in the engineering design, staff became aware that the booster pump station will need to be larger in order to accommodate a generator inside the building. Placing the generator inside, as opposed to outside, will greatly reduce the noise impact on surrounding properties. The booster pump station is designed at 38' by 58', which will not fit within the initial 80' by 80' easement, given DuPage County's 30' front yard setback requirement.

Staff has been working with Fellowship Reformed Church to finalize an agreement which would provide for a larger easement area for the booster pump station. Essentially, the Village will pay \$154,370 for an 80' by 98' easement. This amount is based on the same cost per square foot as the original easement agreement (\$126,000 for 80' by 80'). The Fellowship Reformed Church will formally approve the annexation agreement at their October 16, 2007 Consistory meeting.

Staff has consulted with DuPage County regarding the zoning approvals for the booster pump station. The DuPage County Zoning Administrator has reviewed the revised site plan and has indicated that a new public hearing would not be required, provided that the County Development Committee determines that the plans are essentially in accord with the approved site plan. The matter will go before the County Development Committee at their October 2, 2007 meeting.

RECOMMENDATION:

The President and Board of Trustees make a motion to **continue** the first reading of all actions associated with PC 07-28 to the October 18, 2007 Village Board Meeting.

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