

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: July 29, 2004

SUBJECT: BOT 04-08 & BOT 04-09: 401 W. St. Charles Rd. & 130 S. Main St.

Please present the attached items to the Board of Trustees for their review and approval at their August 19, 2004 meeting. The petitioners have requested variations from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins" to provide off-site detention at the Village's Finley-Crescent Basin. BOT 04-08 should precede BOT 40-09 on the agenda.

BOT 04-09: 130 S. Main Street

A total of 0.70 ac-ft of stormwater detention volume is required to develop the Elmhurst Hospital site at 130 S. Main Street. A previous variation was granted by Ordinance 5494 on May 20, 2004 to provide 0.60 ac-ft in the Finley-Crescent Basin. The remaining 0.10 ac-ft was to be provided on-site since the Basin's balance had been depleted after deducting the 0.60 ac-ft. However, as explained below for BOT 04-08, an additional 0.10 ac-ft has recently been made available. This ordinance would approve a variation to provide the remaining 0.10 ac-ft in the Finley-Crescent Basin.

The Redevelopment Agreement for the Elmhurst Hospital project states that the Village shall provide the required stormwater detention at an off-site location at no cost to the owner. As such, the Village had indicated its willingness to reimburse the Hospital for the cost of installing on-site detention pipes. Based on numerous recent projects, the anticipated cost was \$20,000. However, the contractor has given a much higher quote of \$76,640. Therefore, it is in the Village's interest to provide the remaining 0.10 ac-ft in the Finley-Crescent Basin.

BOT 04-08: 401 W. St. Charles Road

I reexamined the detention volumes allocated in the Finley-Crescent Basin for various projects following a July 12th meeting that Dave Hulseberg and I had with DuPage County staff. County staff explained that their interpretation of the Countywide Stormwater & Floodplain Ordinance is that areas that are not "affecting" (i.e. changing) runoff volume or other characteristics do not meet the definition of "development" and, thus, do not require stormwater detention. The County also sent a letter to this effect. This interpretation enables Village to remove a volume of 0.10 ac-ft from the basin for the Telesis Design Group's parking lot project at 401 W. St. Charles Road. The interpretation does not change the volumes for any other projects.

The basin currently has 0.17 ac-ft deducted from its volume for the entire site. However, the drainage characteristics did not change for the pavement and building so these should not have been included in the aggregate area disturbed. The attached pre- and post-improvement plans indicate that only 5,588 sf area of new pavement was constructed. Based on DuPage County's Unit Area Detention Volumes method, this area requires 0.07 ac-ft of detention. Therefore, the attached Ordinance would approve a variation to provide 0.07 ac-ft off-site at the Finley-Crescent Basin for 401 W. St. Charles Road. Thus, this frees up a balance of 0.10 ac-ft that may be used for the Elmhurst Hospital project.

Below are tables that summarize these volumes:

<u>Project</u>	<u>Total Req'd</u>	<u>Prov'd On-Site</u>	<u>Prov'd in F-C Basin</u>
Telesis Project in '00	0.17	0.00	0.17
BOT 04-08 for Telesis	0.07	0.00	0.07 (0.17- 0.10)
Elmhurst Hospital Project in May '04	0.70	0.10	0.60
BOT 04-09 for Elmhurst Hospital	0.70	0.00	0.70 (0.60+ 0.10)

DuPage Countywide Ordinance

DuPage County has pre-approved the provision of off-site detention in the Finley-Crescent basin for downtown redevelopment. Furthermore, the Telesis site is smaller than one acre so the Countywide Ordinance does not apply to that site. Therefore, a variation is not required from the Countywide Stormwater and Flood Plain Ordinance for either variation. A spreadsheet has been kept to document the volumes allocated for the various projects. These variations will deplete the Basin's available balance.

Recommendation

Public hearings for the variances have been advertised as required by Code. Staff recommends approval of the variances. Furthermore, a waiver of first reading is requested for both in order to accommodate the construction schedule for the Elmhurst Hospital project.

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