

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: December 28, 2005

SUBJECT: BOT 06-01: 525 West St. Charles Road & 42 South Glenview Avenue, Stormwater Detention Variation

Please present the attached items to the Board of Trustees for their review at their January 5, 2006 meeting. 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.

The subject petition is proceeding concurrently with another petition to resubdivide two existing 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 1.52 acres. Stormwater detention is normally required by Village Code for major subdivisions. Furthermore, a fee in lieu of detention is normally required to waive the requirement for on-site detention. Detention is not required per the Countywide Ordinance since the area is less than three acres.

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 the front half of the roof to the St. Charles Road right-of-way. However, the lot on Glenview Avenue will have sufficient area 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 on a curving right-of-way.

There is mapped floodplain on the lot on Glenview Avenue. 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.

Recommendation:

Staff recommends that the Board of Trustees approve the variation request to Subsections 151.55 and 151.57 to waive the requirements for on-site detention and any fee in lieu of detention. However, the approval should be conditioned as follows:

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.

Please call me at x-5973 if you have any questions.

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