

## MEMORANDUM

**TO:** Wesley B. Anderson, P.E., Director of Public Works  
**FROM:** Nick Hatfield, P.E., Development Engineer  
**DATE:** March 20, 2007  
**SUBJECT:** Combined Sewer Connection Variance – 701 S. Main St.

Attached, please find the preliminary site plan for the proposed Elmhurst Sleep Center, which will be located at 701 S. Main Street. The nearby utilities are also presented on the attached Looking Glass print out. The parking lot drainage, as well as the Main Street and Harding Road curb inlets, are currently connected to the combined sewer system that runs north along Main Street to Harding Road, and then west along Harding Road. The previous building, now demolished, was a single story medical office building, with parking off of Main Street. The new building will be a two story sleep center, again with parking off of Main Street. As the nearest separated storm sewer on Main Street is approximately 300' to the north and the separated storm sewer along Harding Road is 200' to the west, the developer for this site is requesting a variance from Village Code Section 50.026, to allow for the new building and parking lot drainage to connect to the combined system.

Based on previous discussions, it is my understanding that Public Works will no longer authorize any such variances. With that in mind, I would still like to highlight the benefits that this new development will provide in this area, and then ask for your final decision on the proposed development:

- 1.) The new site will detain the 100-Yr storm volume.
- 2.) Retention basins are generally safety hazards as well as mosquito breeding areas.
- 3.) Runoff from the site currently goes to the same combined sewer.
- 4.) The maximum runoff rate will be 0.10 cfs/acre.
- 5.) A water quality unit will be provided to remove floatables and 80% TSS.
- 6.) A backflow preventer will be installed to prevent any potential back up from the combined sewer onto the property.
- 7.) The development will also provide positive drainage along the eastern property, to alleviate standing water along the common lot lines with 704 and 710 S. Charlotte Street.

**The variance is:** ☐ **Approved**    **Conditions:** *The Village may direct or execute a modification to the stormwater detention system without prior approval by and at the sole cost of the property owner if the Village's stormwater model or events determine that runoff from this property contributes to a downstream violation of the Village's NPDES permit requirements. Such modification shall be subject to liens and shall not to exceed ten thousand dollars (\$10,000).*

☐ **Denied**

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Wesley B. Anderson, P.E., Director of Public Works

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attachments