

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: August 9, 2004

SUBJECT: BOT 04-11: 309 & 315 W. St. Charles Road (Walgreens)

Please present the attached items to the Board of Trustees for their review and approval at their August 19, 2004 meeting. The petitioner, Bradford Real Estate, has requested variations from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins" to waive the requirement for on-site detention.

The 1.15-acre property is the former location of a gas station. A Walgreens store is proposed for the property. The project would require 0.51 ac-ft of stormwater detention. However, due to soil contamination from the past use, the petitioner has asked the Illinois EPA for permission to leave the soils undisturbed. Part of the contamination is beneath St. Charles Road. The petitioner has requested that the Village enter into a Highway Authority Agreement instead of removing the soils (and road pavement) at this time. Dave Dratnol is handling that negotiation and will present the Agreement to the Village Board for approval before this stormwater variation would be approved.

An on-site stormwater detention system (i.e. either an above-ground basin or underground pipes) would only be possible if the contaminated soils were completely removed from the site and adjacent right-of-way. This is the main reason for the variation request.

Runoff from this site during heavy rains will be go to the Finley-Crescent Basin, west of this site. Furthermore, there is no known flooding downstream of the site. Therefore, there is no anticipated problem to allow the property to be developed without on-site detention.

A variation is also required from the DuPage Countywide Stormwater and Floodplain Ordinance. The County's Stormwater Committee voted on August 3rd, 2004 to grant the variation provided that a fee in-lieu-of detention is paid to the Village.

Recommendation

Staff recommends that the Board of Trustees approve the variation with the condition that the typical processing fee of \$150.00 and fee-in-lieu of detention amount of \$82,620.00 be deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed. Approving the variation with this condition would be consistent with past variations.

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