

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: May 12, 2004

SUBJECT: BOT 04-05: 130 S. Main Street

Please present the attached item to the Board of Trustees for their review and approval at their May 20, 2004 meeting. A total of 0.70 acre-feet of stormwater detention volume will be required to develop the property for a medical office building. The petitioner requests a variation from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins" to provide 0.60 acre-feet off-site at the Village's Finley-Crescent detention basin.

The Redevelopment Agreement for this 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 entire balance of 0.60 acre-ft in the Finley-Crescent basin will be allocated to this project. The remaining 0.10 acre-ft (0.70 minus 0.60) will be provided on their property in an underground detention vault. The engineer's cost estimate for the vault is \$18,252.00. The Village will reimburse the owner for the vault from the stormwater detention fund for the East Branch DuPage River.

DuPage County has pre-approved the provision of off-site detention in the Finley-Crescent basin for downtown redevelopment. Therefore, a variation is not required from the Countywide Stormwater and Flood Plain Ordinance. A spreadsheet has been kept to document the volumes allocated for the various projects.

The public hearing for the variance has been advertised as required by Code. Staff recommends approval of the variance. Furthermore, a waiver of first reading is requested in order to accommodate the construction schedule.

DG:dg

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