



2. Plat of Resubdivision, prepared by Gentile & Associates, dated June 22, 2006.

## **DESCRIPTION**

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. This petition is proceeding concurrently with another petition to resubdivide the one existing parcel into two. This would be a major subdivision as defined by Village Code since the area is over one acre. Stormwater detention is normally required by Village Code for major subdivisions. Furthermore, a fee in lieu of detention is normally required if a variation is sought to waive the requirement for on-site detention. Such detention is not required per the Countywide Ordinance since the area is less than three acres.

A variance to waive the requirements on-site detention and any fee in lieu of detention was previously approved for this property by Ordinance No. 5792 on January 5, 2006. However, that prior variation is no longer valid since the proposed subdivision has been reconfigured to remove the property at 42 S. Glenview Avenue. Therefore, Ordinance No. 5792 will be repealed before this variation is voted on by the Board of Trustees.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **Public Works and Community Development Departments**

There is currently one house on the parcel to be resubdivided. The construction of a second house would not add much more runoff since the house would be designed, as is typical, to drain the driveway and front half of the roof to the St. Charles Road right-of-way.

The Private Engineering Services and Public Works Engineering Divisions both support the requested variation to waive the Village Code requirement for detention provided that the following condition is added to the approval of the variation request:

The \$150 administrative fee for variation as well as the \$150 administrative fee for the repealed Ordinance No. 5792 shall be remitted for deposit into the Village's stormwater detention fund for the East Branch DuPage River Watershed.

The Directors of Community Development and Public Works both concur with the engineers' recommendation.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above considerations, staff recommends approval of the variation with the following condition:

The \$150 administrative fee for variation as well as the \$150 administrative fee for the repealed Ordinance No. 5792 shall be remitted for deposit into the Village's stormwater detention fund for the East Branch DuPage River Watershed.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Asst. Village Manager and Dir. of Community Development

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cc. Petitioner