MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: March 8, 2006

SUBJECT: **BOT 06-04: Stormwater Variation for 300 E. Roosevelt Road**

Please present the attached items to the Board of Trustees for review and approval at their March 16, 2006 meeting. The petitioner, McDonald's Corporation, has requested a variation from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins" to waive the requirement for on-site detention.

The petitioner has applied for a permit to reconstruct 0.54 ac of the property, including the building. Village Code requires 0.09 ac-ft of 2-yr detention for the project but the Countywide Ordinance does not require detention since the area disturbed by construction will be less than 25,000 sf. Village Code Subsection 151.57 requires a fee if a variation is granted by the Village Board to waive the requirement for on-site detention. The variation fee would be $14,580.00 (based on a rate of $162,000 per ac-ft) plus a $150 processing fee for a total of $14,730.00.

The proposed construction would increase the pervious area (green space) of the property from 16% to 21%. Stormwater runoff from the site travels through Southland Pond to Sugar Creek, and then to Salt Creek. There are no known flood damages downstream of the site so the improvements will not be problematic for downstream properties. However, the Village is considering some drainage improvements along Sugar Creek and the fees collected from this Ordinance could contribute to the funding.

<u>Recommendation:</u>
Staff recommends that the Board of Trustees approve the variation request to Subsection 151.55 for on-site detention with the condition that the fees be remitted as required by Subsection 151.57. The Ordinance has been drafted accordingly. The fees would be deposited into the Village's stormwater detention fund for the Salt Creek watershed.

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