

**Staff Responses to Council Questions**  
**May 15, 2012**

**8. First Reading A-D. Ordinance (Walgreens)**

*Will truck traffic be permitted on Woodward Avenue?*

Truck traffic will be permitted on Woodward south of the proposed entrance drive for Walgreens. Truck traffic will not be permitted on Woodward north of the site. The Special Use Ordinance contains a condition that prohibits left turns from the site onto northbound Woodward Avenue for all vehicles, which includes trucks.

*Has Village staff received the Kane - DuPage Soil & Water Conservation District Report on the subject site? Will the concerns and recommendations of the report be addressed? If so, how and when will they be addressed?*

Yes, staff reviewed the report prior to the Plan Commission hearings. The report notes that the site is designated for "Local Commercial" land uses by the County, recognizing that further development of the properties is anticipated. The report refers to the site's soil and drainage characteristics, which are typical for the area, and makes several recommendations to address concerns during the construction process. All of the recommendations to accommodate redevelopment as suggested by the Conservation District are already required and codified by the Village's Stormwater Ordinance, Site Management Ordinance and Building Code. For example, the report recommends that the applicant provide erosion control measures during construction (such as installation of silt fences). All of the District's recommendations will be implemented, as they are already required by the Village's code, and will be checked during building permit review and implemented during construction.

**Non Agenda**

*A recent article in Triblocal states that the Village expects to lose \$260,000 on the sale of the property at 5237 Benton. Please provide an explanation of the project and how the purchase and re-sale of the property affected the project budget.*

The Village is not losing money on the sale of the property at 5237 Benton Street. The sale of the property provides \$205,000 of revenue not expected or planned for when the project was originally contemplated.

The Benton Avenue Drainage improvements alleviate stormwater flooding in the area of Benton Avenue between Summit Street and Randall Street. This project was identified as a high priority in the Village's Watershed Infrastructure Improvement Plan. The project included the construction of an underground detention facility, new storm sewer to improve drainage of the roadway, removal and replacement of curb and gutters and grinding and resurfacing of the roadway. To construct the detention facility, the Village had to purchase property at 5237 Benton Street. The initial plans called for the Village to demolish the existing house on the property, to construct an above-ground detention facility and to continue to own and maintain all of the property purchased for this project. The Village revised the plans to allow the construction of an underground detention facility on the south portion of the property only, which allowed the Village to sell the north portion of the property and return it to private ownership on the property tax rolls.

The Village sold the property for \$205,000. The sale of the property reduced the net cost of the project. The additional revenue will be placed in the Stormwater Fund and will be used to construct additional stormwater management improvements. The table below compares the project budget to the actual expenses.

	<b>Budget</b>	<b>Actual</b>		<b>Savings Compared to Budget</b>
		Purchase Price	\$463,000	
		Re-Sale Price	(\$205,000)	
<b>Land Acquisition</b>	\$700,000	Net Price	\$258,000	\$442,000
<b>Construction</b>	\$950,000		\$662,662	\$287,338
<b>Total</b>	<b>\$1,650,000</b>		<b>\$920,662</b>	<b>\$729,338</b>