

Staff Responses to Council Questions

May 19, 2015

5. Consent Agenda

E. Motion: Approve the FY15-16 Budget for the Downers Grove Downtown Management Corporation

What has been the SSA portion for the last 5 years?

2011	\$238,718
2012*	\$239,425
2013	\$240,383
2014	\$238,701
2015	\$240,158

* In 2012, the special service area also received a one-time distribution of \$9,351 based on a County audit of its records from previous years and determination that additional revenues were due to this SSA.

Why is \$239,000 an estimate?

At the time the Downtown Management Corporation was developing its budget, the Village had not yet received information from the County on the actual SSA distribution. That information has since been provided and the actual amount that the Downtown Management Corporation can expect in FY2015 from the SSA is \$240,158.

7. First Reading

E. Resolution: Approve Final Plat of Subdivision with Exceptions for 1350 35th Street

Please provide an explanation of the stormwater management system.

The petitioner is managing stormwater in two ways. The first is to manage off-site stormwater which flows through the site. To address this, the petitioner will construct a stormwater basin within the outlot. This basin will collect stormwater that is running off of the Saratoga Grove property and retain it for a period of time. The new basin will slowly release the stormwater through a vegetated swale along the west property line into a swale within the 35th Street right-of-way. Once in the 35th Street swale, the water will run to the east and enter the existing catch basins to be piped to the south side of 35th Street.

The other component is to manage stormwater that falls on-site, which will be collected within individual Post Construction Best Management Practices (PCBMPs) on each parcel, commonly known as facilities such as rain gardens and drywells. Once the water enters these PCBMPs, any overflow will run into a series of perforated pipes that run along the southern edge of the property. This water will then be directed to the storm system in 35th Street and conveyed south.

What is the status of the stormwater management system on the Saratoga Grove property? Is it functioning properly? What options are there to require improvements to that system?

The stormwater management system at Saratoga Grove appears to be well maintained and is operating as designed and previously approved. The Village is not aware of any improvements that would be required or needed on that system.

This is already a stormwater/flooding problem. Additional construction tends to exacerbate the problem. Will the stormwater provisions (detention) prevent adding to the stormwater to the surrounding area (self-contained), help the situation, or possibly exacerbate the situation?

It is staff's finding that the proposed development will improve the current situation. Currently, the tributary area flows towards 35th Street; in the future, it will be slowed, detained, and directed to the stormwater system in place along 35th St.

F. Ordinance: Amend Certain Provisions of the Downers Grove Zoning Ordinance

How does the special use warehousing provision that allows "consumer ready products" prevent the warehousing of items that might be considered dangerous or have some safety concerns?

The proposed text amendment includes additional approval criteria that ensures the proposed use will not be injurious to adjacent building tenants via noise, odor, vibration or other environmental factors. The Village can use this criteria to review and address any safety concerns the proposed product may have. Additionally, the Village building and fire codes have standards relating the storage of goods that may be considered dangerous.

I. Ordinance: Authorize a Special Use for 1200 75th Street to Permit Construction of a Drive-Through

Are there other potential designs for a drive-thru that would reduce or minimize the traffic conflicts?

The existing layout of the site precludes the construction of a drive-through that would reduce or minimize the traffic conflict.

Are there any other similarly designed drive-thrus in the Chicago metro area?

The BP Gas Station at 4314 Main Street has a car wash entry lane that bisects a parking area.

At the Plan Commission meeting, the applicant presented multiple drive-throughs with unique turning movements. However, none of these properties have the exact configuration as the proposal under consideration. The presentation included the following sites:

- 4026 Roosevelt Road, Hillside
- 7878 N. Western Avenue, Chicago
- 641 N. Roselle Road, Roselle
- 4201 Mannheim Road, Schiller Park
- 1202 Naper Boulevard, Naperville

- 535 W. Roosevelt Road, Maywood
- 1520 Ogden Avenue, Downers Grove
- 2405 W. Ogden Avenue, Chicago
- 1111 Warren Avenue, Downers Grove

Would approval of this petition create a legal precedent?

Every Special Use application is viewed on its own and must meet the standards of approval. However, this approval could be used in support of future petitions to demonstrate meeting standards.

Online Comments

There are no rEmarks this week.