

Staff Responses to Council Questions

February 14, 2017

7. Consent Agenda

B. Resolution: Authorize Submittal of Grant Application to the County of DuPage for the 2017 CDBG Disaster Recovery Grant Program

Please provide a summary of the scope of the planned Stormwater improvements. Is land acquisition included in the project?

The proposed project scope includes stormwater infrastructure to convey stormwater runoff safely away from houses to Lacey Creek as well as storage volume to further alleviate flooding of homes and streets. This project was identified in the 2014 Stormwater Project Analysis conducted by WBK Engineering. This area lacks adequate stormwater infrastructure. Runoff is conveyed mainly by shallow ditches. In many areas, runoff travels across private property between houses, especially from Belle Aire to Seeley between 4209 and 4217 Seeley. In addition, a 20" clay pipe currently conveys runoff to the north between 1456 and 1500 Virginia. This clay pipe has reached the end of its useful life and needs to be replaced or abandoned. During larger storms, like the April 2013 storm event, runoff rushed between these houses. Further downstream to the northwest, a tributary to Lacey Creek begins to form (north of Virginia Street). During the April 2013 storm event, houses, yards, and streets flooded in this area.

Funding for this project is included in the 2017 Stormwater Fund - Project SW-080. This project represents an effort to provide permanent public infrastructure improvements that will alleviate flooding.

The proposed project includes the acquisition of two vacant lots. The property owners have been contacted and are interested in selling to the Village. Staff has obtained appraisals for the properties and the cost is included in the total budget submitted with the grant application.

9. First Reading

A. Ordinance: Approve a Redevelopment and Land Purchase Agreement with ReUrban Partners, LLC

The Developer is expected to substantially complete the project as evidenced by a Certificate of Occupancy by 8/31/18. In the absence of a modification to the agreement, what can the Village do (what are the options) if the Developer fails to meet the agreement?

The Village would work with the Developer/Owner to bring the project to completion and enforce all applicable codes.

The Developer is expected to keep a pedestrian way 5 ft wide during the construction of the façade. Should the Agreement further require full pedestrian access all during construction?

For this type of facade renovation project, the Village requires pedestrian access to remain open during the entire length of construction. This is handled as part of the building permit process.

Please describe the effect on Main St vehicle traffic and highlight any closures. How long? How often?

The proposed improvement to the building should have no discernible impact to traffic on Main Street. The only impact would be the installation of a new water service. The water main is located on the east side of Main Street and impacts will likely include very short term (less than one week) disruption to pedestrian traffic and parking in front of the property. Staff will work with the property owner to minimize impacts.

ATTACHMENTS

There are no rEmarks this week.