

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE) SS.

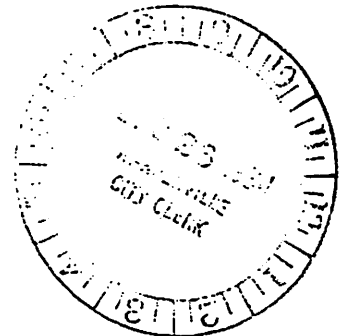
BEFORE THE WARRENVILLE
PLAN COMMISSION

IN THE MATTER OF:)
) "COUNTRY RIDGE"
)
Petition of Anden Corporation)
for a Special Use Permit pursuant)
to Flood Management Ordinance)
No. 395.)

REPORT OF PROCEEDINGS had and testimony
taken at the public hearing of the above-entitled
cause, before the WARRENVILLE PLAN COMMISSION, held
on Tuesday, the 4th day of December, A.D. 1984, at
the hour of 8:15 o'clock p.m., at the City's Municipal
Building, 28 W 630 Stafford Place, Warrenville,
Illinois.

BOARD MEMBERS PRESENT:

MR. FRANK BERNARD, Chairman.
MR. WALTER F. KISSEL, Member.
MS. ELISE M. BRIGHT, Member.
MR. GEORGE J. ARNOLD, Member.



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MR. CHARLES R. NEWMAN, Member.

MR. ROBERT DULLER, Member.

MR. JOHN O. DAVIS, Member.

MR. ERNEST MILLER, Staff Planner.

1 CHAIRMAN BERNARD: So at this point, we will now
2 begin public hearing number two.

3 I will give a copy of this transcript --
4 a copy of the Notice to the Court Reporter. If I may
5 read this here.

6 Notice is hereby given that public
7 hearing will be held by the Plan Commission of the
8 City of Warrenville on Tuesday December 4, 1984, at
9 8:15 p.m. at the Warrenville City Hall on Stafford
10 Place, Warrenville, Illinois, for the purpose of
11 considering the petition of Anden Corporation for a
12 Special Use permit pursuant to Flood Management
13 Ordinance No. 395.

14 This petition is filed with respect to
15 proposed lots 35, 36, and 37 in petitioner's proposed
16 Special Use planned unit development for single-family
17 residence which petition is the subject of a separate
18 public hearing and affects the following described
19 property:

20 That part of Lot 1 in Robert Bartlett's
21 Riverside, being a subdivision in Sections 27 and 28,
22 Township 39 north, range 9, east of the Third

1 Principal Meridian, according to the plat thereof
2 recorded April 16, 1948, as Document 543778, together
3 with that part of the west 1/2 of Section 27,
4 described as follows: commencing at the center of said
5 Section 27, thence south 88 degrees 51 minutes 00
6 seconds west along the east-west quarter section line
7 of said section 493.6 feet for a place of beginning,
8 thence south 10 degrees 31 minutes 01 seconds west,
9 125.80 feet; thence north 90 degrees 00 minutes 00
10 seconds west, parallel with the original north line of
11 the Patterman estate, 1149.25 feet to a point on the
12 easterly right-of-way line of Illinois Route 59
13 (Federal Aid Route Number 77), having been recorded
14 June 3, 1971, as document number 471-24124; thence
15 north 09 degrees 00 minutes 28 seconds west along said
16 easterly right-of-way line, 154.79 feet; thence north
17 05 degrees 18 minutes 14 seconds west, continuing
18 along said easterly right-of-way line, 698.45 feet to
19 a point on the north line of said Lot 1, in Robert
20 Bartlett's Riverside; thence south 89 degrees 40
21 minutes 19 seconds east along said north line 713.38
22 feet to the north east corner of said Lot 1; thence

1 south 48 degrees 57 minutes 09 seconds east along the
2 easterly line of said Lot 1, 191.63 feet to the south
3 east corner of said Lot 1; thence south 63 degrees 35
4 minutes 40 seconds east, 343.31 feet to a point in th
5 center of the west branch of the DuPage River; thence
6 north 64 degrees 35 minutes 17 seconds east in said
7 river, 215.76 feet to a point in the center of said
8 river; thence south 10 degrees 31 minutes 01 seconds
9 west, 543.78 feet to the point of beginning, in DuPage
10 County, Illinois, except that part as follows:

11 That part of Lot 1 in Robert Bartlett's
12 Riverside, being a subdivision in Sections 27 and 28,
13 Township 39 north, range 9, east of the Third
14 Principal Meridian, together with that part of the
15 west half of said Section 27, described as follows:
16 commencing at the center of said Section 27; thence
17 south 88 degrees 51' 00" west along the east-west
18 quarter section line of said section, distance of
19 493.50 feet to a point; thence south 10 degrees 31'
20 01" west, a distance of 125.60 feet to a point; thence
21 north 90 degrees 00' 00" west, parallel with the
22 original north line of the Patterman estate, a

1 distance of 1149.25 feet to a point on the easterly
2 right-of-way line of Illinois Route 59 (Federal Aid
3 Route No. 77), having been recorded June 3, 1971, as
4 Document R71-24124; thence north 09 degrees 00' 28"
5 west along said easterly right-of-way line, a distance
6 of 154.79 feet; thence north 05 degrees 18' 14" west,
7 continuing along said easterly right-of-way line, a
8 distance of 154.79 feet; thence north 05 degrees 18'
9 14" west, continuing along said easterly right-of-way
10 line, a distance of 53.34 feet to a point; thence
11 south 90 degrees 00' 00" east, a distance of 606.85
12 feet for a place of beginning; thence north 00 degrees
13 00' 00" east, a distance of 270.00 feet; thence south
14 90 degrees 00' 00" east, a distance of 168.69 feet;
15 thence south 00 degrees 00' 00" west, a distance of
16 270.00 feet; thence north 90 degrees 00' 00" west, a
17 distance of 168.69 feet to the place of beginning, in
18 DuPage County, Illinois.

19 And it's concluded, that the records
20 with respect to Flood Management Special Use will be
21 available for examination at the City Hall. All
22 persons interested are invited to attend the hearing

1 and will be heard.

2 Okay, I guess I must repeat this for the
3 record.

4 The petitioner will be given an
5 opportunity to present his case. And then the Plan
6 Commission Members and any city officials will be
7 given a chance to ask questions. And the audience
8 will ask questions.

9 And then the audience will be given an
10 opportunity -- or anybody else -- will be given an
11 opportunity to speak in favor of this petition, and
12 then they will be given an opportunity to speak
13 against this petition.

14 And then the petitioner will make his
15 summation and that generally concludes the public
16 hearing.

17 And I better call the roll. Arnold?

18 MR. ARNOLD: Here.

19 CHAIRMAN BERNARD: Davis?

20 MR. DAVIS: Here.

21 CHAIRMAN BERNARD: Duller?

22 MR. DULLER: Here.

1 CHAIRMAN BERNARD: Newman?

2 MR. NEWMAN: Here.

3 CHAIRMAN BERNARD: Speer, absent. Kissel?

4 MR. KISSEL: Here.

5 CHAIRMAN BERNARD: Lytle, absent. Bright?

6 MS. BRIGHT: Here.

7 CHAIRMAN BERNARD: Bernard, here. Miller?

8 MR. MILLER: Here.

9 CHAIRMAN BERNARD: Okay.

10 The petitioner is represented here by
11 Mr. DeGrazia. Mr. DeGrazia you want to stand up and
12 be sworn in and give your name?

13 MR. DE GRAZIA: Yes, sir.

14 THE COURT REPORTER: Would you raise your right
15 hand, please?

16 (The oath was thereupon
17 duly administered to
18 the witness by the
19 Notary.)

20 MR. DE GRAZIA: My name is Jerry DeGrazia, for the
21 record, and I represent the Anden Corporation. I have
22 Exhibit No. 1 or A, the same tentative plat.

1 CHAIRMAN BERNARD: Okay.

2 MR. DE GRAZIA: So we can see the colors and so
3 forth.

4 CHAIRMAN BERNARD: We will call that A.

5 MR. DE GRAZIA: Exhibit B is the tentative plat
6 with an overlay of the flood plain on it. And that's
7 dated today. I'll put it down here.

8 CHAIRMAN BERNARD: Does this have contour lines on
9 it?

10 MR. DE GRAZIA: Yes.

11 CHAIRMAN BERNARD: Both of them do?

12 MR. DE GRAZIA: Yes.

13 MR. DAVIS: Can you stand it back there?

14 MR. DE GRAZIA: Sure. The area -- this is the
15 same site plan as before with an overlay in color of
16 the area that is in accordance with the flood plain
17 maps and the engineering studies flood plain.

18 By this dotted black line and the area
19 that is shown as green is the area that is flood prone
20 to floods that are identified by the Corps of
21 Engineers.

22 The area identified in blue is the

1 existing channel of the West Branch of the DuPage
2 River.

3 You will notice that portions of -- a
4 very small portion of Lot 34, a very small portion of
5 Lot 35, and a more substantial portion, but still
6 maybe less than 30 percent of Lot 36, and
7 approximately 30 percent or 35 percent of Lot 37 do
8 show that they are within the area of flood plain.

9 None of these lots, however, have the
10 house itself in the flood plain.

11 Also what we would be doing, and we
12 would work with the City Engineer and with our
13 engineer, we would eliminate and raise the ground
14 along these lots to raise it above the flood plain
15 elevation, which means that we would be taking a
16 certain volume of that area and taking it out of the
17 flood plain. That's a no no.

18 So what we will do is compensate that
19 volume in our detention area which will be located in
20 this area. (Indicating.)

21 A detention basin will -- as well as
22 take the water that is going to be generated by this

1 development, we will also take that volume of water
2 that we are taking away from that portion of the flood
3 plain and replacing it over here.

4 So the net result is that when this
5 development is complete, there will be no additional
6 opportunity for flooding than there would be if this
7 property was left in its natural state.

8 And that is the law, and we abide by the
9 law of the Village and the State in this respect. And
10 our engineering plans will reflect that.

11 There was a question -- and I'm not sure
12 if this really relates directly to the hearing -- but
13 there was a question from one of the homeowners about
14 flooding and about water.

15 Now, we don't have all the data in yet
16 at this time, but basically all water that will fall
17 on this site will be handled and carried into the
18 streets into a storm sewer system and carried to our
19 detention area.

20 And then it will be held and released at
21 a rate that is equal to what a normal runoff of this
22 site would be in the normal rain without it being

1 developed.

2 And, again, in accordance with the City
3 engineering requirements and the other requirements
4 that we have to -- the E.P.A. requirements, we will
5 not cause any additional flooding in any area around
6 it.

7 If you do have a problem on this side of
8 the road, I am somewhat -- I would be somewhat
9 surprised that we could cause it in any way, simply
10 because this property is lower than this side of the
11 road.

12 So if you have problems, those may be
13 caused by the storm sewer lines or swales in the
14 right-of-way in the State Highway, Route 59.

15 That concludes my presentation.

16 CHAIRMAN BERNARD: Thank you.

17 Are there any questions by the Plan
18 Commission?

19 Kissel?

20 MR. KISSEL: You are talking about a detention
21 area, bt there isn't any evidence of that on this
22 plat.

1 MR. DE GRAZIA: No, it wouldn't show it on the
2 site plan.

3 It will be located within the open space
4 area though.

5 MR. NEWMAN: Would the detention area -- could it
6 be considered an expansion of the small lake or pond
7 that you have there?

8 In other words, it would basically be an
9 enclosed type of storage facility, right?

10 MR. DE GRAZIA: Yes.

11 MR. NEWMAN: In the form of a pond?

12 MR. DE GRAZIA: Or dry detention.

13 Basically, we haven't gotten into the
14 final engineering on the site yet, obviously, but what
15 we would try to do is probably detain the water in
16 this area in a natural way.

17 We want to leave it as a dry detention
18 so we do not tear out or have to tear out the existing
19 growth. There are some, you know, good-sized trees
20 and so forth in the area. And we would not want to
21 cause that to, you know -- because any detention that
22 you are going to have on the site of 20 acres, the

1 duration of the holding of that water is not going to
2 be very long.

3 You know, if you hold the water too long,
4 obviously, you will kill, you know, certain types of
5 plants that are -- that aren't used to being under
6 water.

7 MR. NEWMAN: Okay, the real crux of what I was
8 getting to is related to the fact that if you are
9 collecting water from the streets, okay, and you are
10 going to put it in the storage retention pond, one of
11 the concerns that I would have on a -- not even really
12 that long-term basis, but on a long-term basis would
13 be silting in of that pond to a point where it really
14 doesn't have the capacity to -- it would continue to
15 store.

16 In other words, you are collecting water
17 from the street and there is a certain amount of dirt
18 and dust that is collected and it gets in this
19 drainage system and you would presume that going into
20 a pond of any significant size.

21 By the time that the water had a chance
22 to flow through a restrictor, a great deal of that

1 silt would --

2 MR. DE GRAZIA: Different philosophy, it drops it.

3 This occurs in every detention pond any
4 place in the world, in Summerlakes and Emerald Green,
5 if they have them. I assume they have a detention
6 pond.

7 And I'm not saying it's a pond. I'm
8 saying it's a dry detention area. But there would be
9 a certain amount of siltation.

10 But in the design of the storm sewer
11 system, there will be silt traps where the manholes
12 are. And those are cleaned, on a regular basis, by
13 the City just as in any other development in the City
14 of Warrenville.

15 And on a site this size, you know, the
16 initial shock of sediments that you will see is going
17 to be during construction and slightly just a little
18 bit after construction.

19 Like I said, we will try to keep some of
20 this area green and also try to be very careful in our
21 dirt work to save the trees.

22 You will have houses and streets which

1 are going to be impervious to drive and sidewalks and
2 you will have sod pretty much the rest of the area or
3 thick grass.

4 And after the development has matured,
5 we expect, let's say in 18 months, your amount of
6 siltation -- the siltation rate becomes very, very
7 minimal. It's there, but I mean it can be taken care
8 of with the silt traps.

9 And, again, it is a condition that
10 occurs in every other development of any size anywhere
11 else in the world.

12 CHAIRMAN BERNARD: George?

13 MR. ARNOLD: Your water will be draining into --
14 will be going into the DuPage River?

15 MR. DE GRAZIA: Yes. That is correct.

16 MR. ARNOLD: So, then, actually the river itself
17 will be getting its high volume. No matter what, it
18 will be getting the water.

19 MR. DE GRAZIA: Like anyplace else, the actual
20 amount of water, over a period of time, is going to be
21 probably greater, the actual total amount, because
22 it's not going to go into the ground quite as quick.

1 I mean because it's going to be impervious areas.

2 So that amount of water that used to go,
3 you know -- a percentage of it that was falling here,
4 always went into the ground, or most of the time went
5 into the ground, now 100 percent would go into the
6 gutter and maybe some of it would evaporate. But most
7 of it would go into a conduit into the detention basin
8 and finally out.

9 The concept of detention is to hold that
10 water for a period of time so that the river, the
11 streams, the -- whatever you want to call it -- aren't
12 shocked by that rush, so that the river can actually
13 handle more water but over a longer period of time.

14 And when you do these things all over
15 the place, and they are measured, and it's a -- you
16 know, I went through this last night.

17 It's a very involved process, the
18 dynamics of it, and when it's working right, and we
19 hope our engineer and your engineer and other
20 engineers in other places that are upstream from you,
21 have done this right so that all this starts coming in
22 like, you know, a bunch of little trains.

1 So that the water flows out through the
2 river at a rate that doesn't shock the system, and
3 that's basically the concept of it.

4 And in this development, whether I build
5 this development, where you approved 63 lots, or 50,
6 or what have you, any time you develop, you are going
7 to have more water going out.

8 But what you do is restrict it over a
9 period of time so that at any one-time rate is no
10 larger than it would be in a normal situation.

11 MR. ARNOLD: What I was getting at is the lots you
12 were describing 35, 36, and 37; these look like a very
13 critical area.

14 If there is 7,400-some square feet and
15 you say you are going to cut it out 30 percent, that's
16 a sizable amount.

17 MR. DE GRAZIA: I'm not going to cut --

18 MR. ARNOLD: I'm talking about the 100-year flood.
19 I mean you will be eliminating a part of that lot then
20 with the flooding, right?

21 MR. DE GRAZIA: No. What I'm doing here is I will
22 raise the ground there to take it out of the flood

1 plain. I'm taking it out of the flood plain.

2 So now the ground -- let's say the
3 700-foot contour is going to be over here around this
4 little pond so that the ground is going to be raised --
5 and actually --

6 MR. ARNOLD: You are raising that two or three
7 feet then?

8 MR. DE GRAZIA: Actually, we are raising it, at
9 the greatest, two feet, and most likely about 18
10 inches, an average of 18 inches.

11 We are talking about -- I am going to
12 raise the ground that much. Now, the volume that I
13 have done over that stretch, you know, let's say it
14 takes about as much as this -- I have to put it
15 somewhere else. I'm going to carry it over and I'm
16 going to put it over in here. So that I will have
17 capacity over capacity for here to handle that amount
18 of water.

19 And it will be held so that, you know,
20 all the numbers work out and that when all -- push
21 comes to shove, no more water will be going through
22 there at any one time.

1 MR. ARNOLD: In a good heavy storm that will fill
2 up in ten seconds.

3 MR. DE GRAZIA: Well, you know, I have to believe
4 in the engineers. You know, you pay an engineer in
5 your City.

6 And this is a great improvement over
7 what probably most subdivisions that you have had over
8 the years, up until, let's say, 10 or 12 years ago.

9 CHAIRMAN BERNARD: Mr. DeGrazia, that pond that
10 you have in green, that's a retention pond. You have
11 got water in that all the time, right?

12 MR. DE GRAZIA: No, that is not a retention pond.

13 CHAIRMAN BERNARD: That's a detention pond?

14 Just for the benefit of the audience,
15 there are two types of water storage, detention pond
16 or retention, detention or retention.

17 Detention, I always remember it, it
18 starts with the letter D and that's dry all the time.
19 And when there is a rain, it would fill up.

20 The retention pond is one that would be,
21 for the most part, wet all the time.

22 And you say yours are going to be both

1 detention ponds?

2 MR. DE GRAZIA: This will be a detention pond.

3 CHAIRMAN BERNARD: And the one in the upper
4 right-hand corner?

5 MR. DE GRAZIA: This?

6 CHAIRMAN BERNARD: Yes.

7 MR. DE GRAZIA: That's just a pond. I'm not
8 changing anything there.

9 CHAIRMAN BERNARD: But for all --

10 MR. DE GRAZIA: It will stay wet.

11 CHAIRMAN BERNARD: It will stay wet?

12 MR. DE GRAZIA: Yes.

13 CHAIRMAN BERNARD: I see, okay.

14 MR. NEWMAN: You had said something a second ago
15 that you would fill in the flood plain and you are
16 going to take that -- basically take that soil from
17 the low area in the middle of the site.

18 MR. DE GRAZIA: No, not actually. I mean I can do
19 a little trading here.

20 What I will do, as I push in these
21 streets, there will be some excess clay, and I will
22 just put it over here.

1 MR. NEWMAN: That's fine. Where does the
2 compensatory storage come from?

3 MR. DE GRAZIA: Okay, what I will do is build a
4 little, you know, rise so that when the water comes
5 flowing out of that little draw --

6 MR. NEWMAN: Do you realize -- I'm not speaking --
7 I'm speaking as a Plan Commission Member, but you
8 realize that you have to provide compensatory storage
9 within the flood plain. You cannot provide it in the
10 detention area.

11 MR. DE GRAZIA: Well, if that's the requirement,
12 all I will do is some cutting along here. I have no
13 problem.

14 MR. NEWMAN: They are fairly specific about
15 retaining that floodway.

16 MR. DE GRAZIA: I understand that.

17 MR. ARNOLD: What is built to the -- what is to
18 the east of you there where the retention pond is?

19 MR. DE GRAZIA: Here? (Indicating.)

20 MR. ARNOLD: Yes.

21 MR. DE GRAZIA: I'm not sure what that is.

22 It's woods. I think that's flood plain.

1 I think the flood plain goes like this here.

2 (Indicating.)

3 MR. ARNOLD: Right where your finger is, down in
4 that area, are there any homes in that area?

5 MR. DE GRAZIA: Yes.

6 MR. ARNOLD: By raising that land up there, will
7 you be affecting any drainage down there for those
8 homes?

9 MR. DE GRAZIA: No. No, in fact, if anything, I
10 am diverting it. I am diverting it this way. Because
11 I'll be -- this lot -- actually, I don't really have
12 to fill it up.

13 I mean, really, if you -- and this will
14 be right with the engineer. I don't really have to
15 fill it up. I can leave it here. It will be
16 somebody's back yard that will get a litte wet.

17 MR. ARNOLD: But you can deny that, too, as far as
18 that goes if you want to get down to technicalities,
19 because if that's in a flood plain, you can't build in
20 a flood plain.

21 MR. DE GRAZIA: That's why I'm here.

22 MR. ARNOLD: You are not doing us a favor.

1 MR. DE GRAZIA: No, no, I'm just saying how you
2 can handle it. It can be handled either way. It's up
3 to, you know, your engineer.

4 I'm asking -- I fully understand, that's
5 why I'm here at the public hearing.

6 It can be handled here and it can be
7 handled here. (Indicating.) That's up the engineer.

8 If it's to your -- if you feel that we
9 are doing the right thing --

10 MR. MILLER: I don't think it's been mentioned for
11 the record yet, what is the level of the 100-year
12 flood plain that we are talking about?

13 MR. DE GRAZIA: The level is 699.75 feet at this
14 location. It changes, of course, you know, up and
15 down the street. At this location it's 699.75.

16 MR. MILLER: So in the vicinity of Lots 35, 36 and
17 37, is that what you are talking about?

18 MR. DE GRAZIA: That's correct.

19 MR. MILLER: Also, you have mentioned this other
20 detention area. It really hasn't been located very
21 well. Is it between Lots 9 and 31?

22 MR. DE GRAZIA: Yes, sir, between Lots 9, 10, and

1 31.

2 And we may -- again, this depends on
3 engineering -- we may do something with this little
4 pond higher up.

5 MR. MILLER: South of Lot 11?

6 MR. DE GRAZIA: Which is south of Lot 11, yes, sir.

7 MR. MILLER: One other question.

8 The storm water drainage from all of the
9 roads in your proposed subdivision here, would all of
10 this drainage go into one of these ponds or drainage
11 areas that you are talking about before it goes into
12 the river?

13 MR. DE GRAZIA: Yes.

14 MR. MILLER: So, in other words, the storm water
15 that would be generated, let's say, along Lots 33
16 through 36, would be going over to this drainage area
17 between Lots 9 and 31 before it goes into the river,
18 or would it be going directly into the river?

19 MR. DE GRAZIA: Probably -- I don't want to answer
20 that specifically because I am not sure. But I think
21 it could be done, yes, I mean if you adjusted -- if we
22 couldn't do it -- let's say the back yards of Lots 32

1 through 36, 37, went to the -- directly into the river,
2 we would compensate again more detention into these
3 detention basins.

4 In other words, I am making a statement
5 that the amount of water that falls on this side on
6 these lots is going to come into here, and we will
7 design it for that.

8 If it happens that -- and, again, this
9 is up to the engineer -- that the backs of these Lots
10 32 through 37, actually flow out to the river, then so
11 be it.

12 But we will make sure that, again, that
13 amount of detention is also added into the detention
14 basin. So the net result is no, no problem.

15 MR. MILLER: You still haven't quite gotten to
16 what I was trying to get at.

17 Between Lots 35 and 56 within the
18 right-of-way it has an elevation of 702 feet according
19 to this, the existing elevation.

20 MR. DE GRAZIA: Uh-huh.

21 MR. MILLER: At the -- if you go northwest of
22 there, towards the end of the cul-de-sac adjacent to

1 Lot 31 you have an elevation of 710 feet, which is
2 higher.

3 So either you would have to adjust or
4 install some sort of storm sewer that would burrow
5 down fairly deeply into the ground going northwest in
6 order to get over to your detention area between Lots
7 9, 10, and 31, or there would have to be some kind of
8 outfall at the low point on the --

9 MR. DE GRAZIA: No, the water that comes here off
10 of these lots here and the front of these lots, will
11 be collected by catch basins and brought this way.
12 (Indicating.)

13 They will go directly to the -- and
14 there will be some grading, you know, to bring this
15 down.

16 But the actual street -- what you are
17 concerned about is the actual street -- will be going
18 up slightly and the actual drainage will be going down
19 under the street. That's what will actually happen,
20 yes.

21 MR. MILLER: Actually Lot 31 is kind of a high
22 point between the cul-de-sac and the natural drainage

1 area where you are talking about.

2 MR. DE GRAZIA: That's correct. And we will have
3 to cut and install a sewer through there.

4 MR. MILLER: Okay.

5 MR. DE GRAZIA: Now, you can see -- in fact, there
6 is in the engineering plans, the copy that we had
7 exhibited at the last hearing, I think they will show
8 that.

9 CHAIRMAN BERNARD: You know maybe we are beating a
10 dead horse. At what point will we see what --

11 MR. KISSEL: I have a question.

12 What is this labeled drainage and access
13 using? What is that regarding -- in regard to your
14 last statement?

15 MR. DE GRAZIA: It's not -- we are not putting
16 water -- we are not letting the water go directly in
17 this --

18 CHAIRMAN BERNARD: We are losing the people here.
19 Open this up a little bit.

20 Okay. Any other questions?

21 (No response.)

22 CHAIRMAN BERNARD: All right. Any questions here

1 on this side? Any questions?

2 I have one question. Do either one of
3 you aldermen, do you recall, does the City have some
4 sort of program where they would go around cleaning
5 out the various catch basins from the silting and so
6 forth?

7 MR. WHEELER: We will have, Frank, when we get the
8 sewer cleaning machine, which is a part of this sewer
9 grant, the E.P.A. grant.

10 CHAIRMAN BERNARD: But that is going to be for the
11 sanitary sewers.

12 MR. WHEELER: No, both for sanitary and city-wide.

13 CHAIRMAN BERNARD: So then this condition of
14 silting isn't going to create a whole new series of
15 problems for the City other than --

16 MR. WHEELER: Right now the only way when they
17 plug up -- they go in and they take it out with a
18 bucket or they rent a cleaning machine to get it out.

19 But in the future when they have the
20 sewer cleaning machine, we will use the sewer cleaning
21 machine to take it out.

22 CHAIRMAN BERNARD: Okay.

1 MR. ARNOLD: Are these dedicated streets?

2 MR. DE GRAZIA: Yes.

3 CHAIRMAN BERNARD: Are there any questions from
4 anybody in the audience in regard to the handling of
5 the water and the drainage and so forth?

6 Yes, ma'am? Will you stand and give
7 your name?

8 MS. LATAL: Yes, I'm Edith Latal.

9 Once again my specific area of concern
10 is Lots 1 through 8. And I don't really understand
11 the drainage. And our house, we have a downspout
12 which is directed away from the house towards the back
13 yard.

14 And will all of these houses have
15 downspouts directed away from their house and towards
16 us when we are 30 feet away? I mean where will the
17 water go?

18 MR. DE GRAZIA: They will have drain spouts, but,
19 again, in accordance with the requirements of the
20 City, we have to grade these lots and there will be a
21 swale that will catch the water before it gets to your
22 property and carry it back into the system to our

1 detention basin.

2 I can guarantee you, you will not be
3 affected by the drainage.

4 CHAIRMAN BERNARD: Any other questions?

5 Yes, sir.

6 MR. KNOLLHOFF: Walter Knollhoff.

7 You mentioned the water on the site
8 itself, the 21 acres, whatever it may be.

9 What about the water that crosses that
10 site at this time? Because all the water from the
11 west side of 59, per se, from Branch to Batavia Road
12 to Riverside Drive plus, goes through that property.
13 What's going to happen to that?

14 MR. DE GRAZIA: If there is water, it comes from --
15 if there is a flow and the natural flow, you know --

16 MR. KNOLLHOFF: There is very definitely.

17 MR. DE GRAZIA: -- it comes across the road, we
18 have to have it pass through. We have to accept it
19 and send it through.

20 MR. KNOLLHOFF: Well, you are talking about making
21 changes in levels and so forth, I don't know how it
22 can.

1 Country Ridge wasn't supposed to cause
2 any problems, but it has.

3 MR. DE GRAZIA: It's causing problems for you?

4 MR. KNOLLHOFF: Yes.

5 MR. DE GRAZIA: I can't merely speak for --

6 MR. KNOLLHOFF: I can show you. Right on the
7 corner of the property we are talking about.

8 MR. DE GRAZIA: Again, we will meet all require-
9 ments of your Ordinances, Drainage Ordinances, your
10 engineering requirements, subdivision requirements, as
11 any other developer or any other builder in the City.

12 It's your law, and they are meant to
13 protect the situation.

14 MR. KNOLLHOFF: I was told it wouldn't happen, but
15 it did.

16 MR. DE GRAZIA: Well, let's hope that, you know,
17 you --

18 MR. KNOLLHOFF: Well, okay, it's a part of your
19 problem, too, because it is into the corner, the
20 southwest corner of that property.

21 CHAIRMAN BERNARD: We are sort of getting off the
22 question, and we are sort of getting on to the

1 comments.

2 And we can have the time for comments in
3 just a few minutes.

4 Are there any other questions? Somebody
5 isn't certain about something? Is there something you
6 would like to clarify? Just ask the question.

7 (No response.)

8 CHAIRMAN BERNARD: Okay, are there any more ques-
9 tions from anyone on the Plan Commission?

10 (No response.)

11 CHAIRMAN BERNARD: At this point is there anybody
12 who would like to speak in favor of the granting of
13 this petition for the flood plain permit?

14 (No response.)

15 CHAIRMAN BERNARD: Is there anybody in the
16 audience who would like to speak against the granting
17 of a flood plain permit?

18 (No response.)

19 CHAIRMAN BERNARD: At this point -- I shouldn't
20 forget. I would like to enter into the record Exhibit
21 C, which is Mr. DeGrazia's, petition for the Special
22 Use Permit, his application, which he has paid, and

1 which outlines very much the same thing as was on his
2 other petition for the P.U.D.

3 Also under Exhibit D, I would like
4 to -- for Exhibit D, I would like to enter the
5 Kane-DuPage Soil and Water Conservation District
6 Report. And this is a report, incidentally, that's
7 secured by the developer any time he has a piece of
8 property that is in the flood plain. This Kane-DuPage
9 soil report must be secured.

10 And they have their comments on the
11 conditions of the soil and so forth.

12 Anybody who would like to take a look at
13 this is free to do so.

14 Okay. There was nobody in favor and
15 nobody against. So at this point, Mr. DeGrazia, you
16 may make your summation.

17 MR. DE GRAZIA: Yes, very briefly, I am requesting
18 a Flood Plain Permit simply to allow me to develop
19 these Lots 35 through 37; and a solution as to how it
20 would be done, whether we left it as is, and have back
21 yards floods every -- you know, whenever it floods --
22 or put it in a detention basin.

1 That's basically the issue, not the
2 issue or the rest of the questions that's come up.

3 Those are engineering issues relative to the
4 subdivision.

5 Basically I am requesting that you would
6 consider it favorable to allow me to develop those
7 lots.

8 I will not impair the flooding or
9 increase it in any way whatsoever.

10 Thank you.

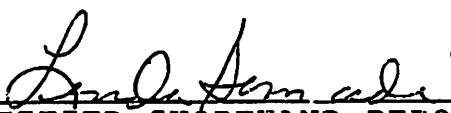
11 CHAIRMAN BERNARD: Okay. That concludes public
12 hearing number two.

13 (Which were all the
14 proceedings had and testimony
15 taken at the above-entitled
16 cause.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

I, LINDA SAMADI, C.S.R., Notary Public,
duly qualified and commissioned for the State of
Illinois, do hereby certify that I reported in short-
hand the proceedings had and testimony taken at the
hearing of the above-entitled cause, and that the
foregoing transcript is a true, correct and complete
report of the entire testimony so taken at the time
and place hereinabove set forth.



CERTIFIED SHORTEHAND REPORTER
Notary Public

My commission expires
September 24, 1986.