

Staff Responses to Council Questions

01/14/2020

Item 8. A. ORD 2019-8439 An ordinance authorizing special uses to provide off-site parking over 1,000 feet away from the use served and establish an accessory use before the principal use is established at 4110 Finley Road

What would happen to the parking lot property if the tenant in the office/warehouse building were to vacate the premises or cease operations?

Condition #2 in the ordinance requires that within two years of the buildings being vacated, the owner of 4110 Finley Road must either construct a new building on the subject property or remove the parking lot and restore the site to green space.

How will traffic from the parking lot affect the traffic system on Finley?

The system should be minimally impacted. Based on the Traffic Engineer's review of the traffic study and presentation at Plan Commission (where Amazon representatives provided additional information), Amazon has had similar locations in operation and have designated "waves" where the demand is not all at once. This spreads the impact on the system as compared to all the traffic being added in a peak hour. The traffic will be stop controlled at a single access point for entering and a separate single point for exiting. This will force any traffic delay onto the drive entrance itself. Additionally, DuPage County provided specific requirements based on sight distance and the addition of left turn lanes to allow for the traffic entering the site to separate from the traffic on Finley. Overall there will be some additional delay in the peak hour, but this alternative was deemed less impactful than the by-right office usage.

What is the service/delivery area for this tenant?

The service area is a 30 minute drive time. The geographic area covered is fluid as it is also based on demand and the location of other distribution facilities.

The property upon which Bridge Point has been constructed contained wetlands. Please explain how the wetlands were managed or mitigated with this development.

The Bridge Point development impacted two small areas within the wetland buffer. It did not impact the wetland. To mitigate the impact on the wetland buffer, the contractor installed a prairie seed mix and native plantings within the impacted wetland buffer.

How does the Village work with DuPage County and the State of Illinois to identify and address traffic issues on County and State roads such as Butterfield, Ogden, Finley and Cross?

The Village has a long standing working relationship with multiple contacts at both DuPage County and the Illinois Department of Transportation. Village staff escalates issues to the appropriate contacts and works through issues on an as needed basis. As an example, Village staff met with DuPage County to discuss the area of Cross/Warrenville/Finley north of Ogden Avenue and discussed existing development, future development, and possible improvements to be made long term.

Item 8. B. ORD 2019-8395 An ordinance vacating a certain portion of a public alley right of way (a portion of a public alley adjacent to and in between the properties located at 304 Prairie Avenue and 4736 and 4740 Florence Avenue)

When did the Village implement the practice of calculating the value of land for right-of-way vacations? Since the implementation of this practice, have all vacation petitions been handled in the same manner?

The Village implemented the current practice for residential properties in 2015. Since that time, all residential vacation petitions have been handled in the same manner.

Attachments

No rEmarks for this week