

## Staff Responses to Council Questions 10/5/2021

### First Reading - B. Ordinance: Amending the Zoning Ordinance to Designate the Property at 2751-2761 Ogden Avenue as Planned Unit Development #65 and Authorize a Hotel and Restaurant Development

1. Hotel/Restaurant PUD - How will the existing wetland be affected by the proposed development? What steps or actions will be required of the petitioner to mitigate any impacts to the wetland?

- a. *The applicant undertook an extensive site planning analysis to minimize wetland and buffer impacts as much as possible. The wetland is approximately 42,000 square feet in size with only 2,500 square feet located on the subject property. The proposed development will fill approximately 1,400 square feet of the wetland to provide a drive aisle around the proposed hotel building that will allow patrons and first responders to access all sides of the proposed structure. The remaining 1,100 square feet will be avoided and preserved.*

*To mitigate this impact, a saturated bottom detention basin will be constructed on Lot 3. The naturalized basin will be planted with native wetland and prairie vegetation and the total size of the native plantings will be 19,200 square feet. The native plantings will provide an overall improvement in water retention/infiltration, filtration, sediment control, and wildlife habitat compared to current site conditions. Additionally, the developer will pay a fee in lieu to the DuPage County Wetland Banking Program. Information about the County's program can be found [here](#).*