

AMcGURR, Ltd. consulting engineers

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24 January 2001

Plan Commission
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Re: Review of Draft Comprehensive Plan
Glen Ellyn, Illinois
AML File No. 007.567

Dear Mr. Dunn:

We have made a review of the draft *Comprehensive Plan* prepared by Trkla, Pettigrew Allen & Payne, Inc. and Parsons Transportation Group dated December 2000. The following are our suggestions for changes or additions.

1. The DuPage River does not appear on any of the maps. However, the text refers to it several times.
2. In the *Commercial, Retail and Office Development (Page 1-8)* there is no mention of stormwater management as there is in *Housing and Residential Areas*.
3. In the *Goals and Objectives for Community Facilities (Pages 1-9 or 10)* there should be an objective to encourage consolidated (regional) stormwater detention facilities, such as Lake Ellyn or Panfish Park, perhaps on a smaller scale similar to the one suggested below for Five Corners.
4. The following are comments about *Table 1: Potential Development Sites*:
 - a. The topography of Area 20 would place any stormwater management facility to its far west. According to special management area maps that portion of the site is in the flood plain of the East Branch of the DuPage River and contains wetlands. This would greatly restrict its use as a stormwater detention area. While the upland area of the site could be used for stormwater management, the area tributary to it is relatively small. Therefore, this site has little potential to be a consolidated stormwater management site. Note they are using the term *consolidated* to refer to stormwater detention facilities that we have referred to as *regional* in the past. These are stormwater management facilities that would provide stormwater detention for more than one development, preferably for more than 10 acres.
 - b. Area 23 is a wetland bank owned by DuPage County. It, therefore, should be shown as existing open space on *Figure 18*. It should be stricken from this list. There are areas containing wetlands adjacent to it in private ownership that might be considered for expansion of the wetland bank.
 - c. Area 36 has potential as a site for a regional or consolidated stormwater management facility.

Civil
Storm Water Management

Municipal

Traffic

Land Development
Construction Scheduling

Engineering
Land Planning

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5. In the *Five Corners Target Area* the topography, particularly north of the intersection, is quite severe. This will make on site stormwater detention somewhat challenging. Therefore, it would be desirable to provide a consolidated (regional) stormwater management facility in the low area near the northeast corner of the block containing *Site C*. This facility at Emerson and Forest Avenue would be much better sited than the previously proposed, and rejected, facility at the southwest corner of Emerson Avenue and Main Street as a part of the proposed Walgreen development. The area directly tributary to the Emerson-Forest site is much greater. It also does not impact frontage on Main Street. Note that the area east of Forest Avenue has severe drainage problems due to a relatively undefined drainage swale flowing southeast. We suggest that the following sentence be added to the second paragraph of the *Site C* narrative on Page 3-44: *A consolidated stormwater storage facility should be considered in or adjacent to Site C.*
6. Split figures, such as *Figures 10, 11, 12, 13, 14, 15, and 16*, should be placed on facing pages so that the entire figure can be seen at once. Split text, which in some cases already occurs, is easier to read.
7. Consecutive page numbers are quicker to find than restarting numbering with each section. Section dividers could be colored, tabbed, or heavier; if it is felt there is a need for them to stand out.

If you have any questions, please call our office.

Sincerely yours,
A.McGURR, Ltd., P.C.



A. W. McGurr, P.Eng.
Village Engineer
Village of Glen Ellyn

Cc: R. L. Dunn
R. J. Minix
S. J. Williams
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