

**AGENDA
CITY OF ST. CHARLES
PUBLIC HEARING MEETING
RAYMOND ROGINA, MAYOR**

**TUESDAY, SEPTEMBER 8, 2015 – 6:55 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

- 1. Call to Order**
- 2. Roll Call**
- 3. Stormwater Ordinance Variance for the First Street Redevelopment Project Phase III**
 - A. Presentation of “Notice of Public Hearing”
 - B. Public Comment
- 4. Adjournment**

PUBLIC HEARING TUESDAY, SEPTEMBER 8, 2015

STORMWATER ORDINANCE VARIANCE FOR THE FIRST STREET REDEVELOPMENT PROJECT PHASE III

A request for a variance to the Stormwater section of the St. Charles Municipal Code has been submitted by the City of St. Charles. An application has been filed that identifies the unique characteristics of the project and supports the variance request to the following sections:

- 9-85: LOWEST OPENING and
- 9-5: DEFINITIONS: FPE OR FLOOD PROTECTION ELEVATION

The variance requested is to reduce the allowable minimum flood protection elevation of the proposed buildings from the 100-year flood elevation plus 3 feet to the 100-year flood elevation plus 2 feet.

Narrative:

The Stormwater Ordinance requires the finished floor elevation of buildings adjacent to the Fox River to be at or above the elevation of the 100-year floodplain + 3 feet. Back in 2006, a variance was approved to lower the allowable finished floor elevation to the 100-year floodplain + 2.3 feet (this elevation is equal to the 500-year floodplain). Since 2006, the economic conditions have dictated a different type of development on this site. To facilitate this new development, we are now asking for a variance to the 100-year floodplain + 2 feet. We believe this variance is necessary to have the proposed buildings relate to the existing roadways/sidewalks which will provide a more pedestrian oriented project. It should be noted that the proposed 100-year +2 feet finished floor flood protection elevation that we are requesting is identical to every other property within the county not adjacent to the Fox River.

The required findings of fact per the Kane County Ordinance are determined to be satisfied. The hearing notice was published in accordance with Ordinance requirements and all property owners within 250 feet received a letter from the City.