

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue)  \_\_\_\_\_  
Recommendations of Boards, Commissions & Committees (Green) \_\_\_\_\_  
Other Business (Pink) \_\_\_\_\_  
*Waiver of First Requested*

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: May 10, 2006 (B of T) Date: May 18, 2006

TITLE: BOT 06-07: 820 E. St. Charles Road

SUBMITTED BY: Department of Community Development *W. T. L.*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development staff transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner has requested a variation to grant relief from the Lombard Code of Ordinances Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", (DISTRICT #4)

The petitioner requests a waiver of the first reading.

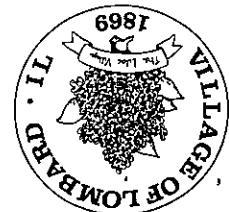
Staff recommends approval of the variation with conditions.

Fiscal Impact/Funding Source: None required.

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Date \_\_\_\_\_  
Village Manager X *W. T. L.*  
Date *5/10/06*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David P. Gorman, P.E., Development Engineer *DPG*

DATE: May 10, 2006

SUBJECT: BOT 06-07: Stormwater Variation for 820 E. St. Charles Road

Please present the attached items to the Board of Trustees for review and approval at their May 18, 2006 meeting. The petitioner, United Home Builders, has requested a variation from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins" to waive the requirement for on-site detention. A waiver of the first reading is requested.

Background:

The petitioner has applied for a building permit to pave a 21' x 63' (1,323 sf) area for additional parking stalls. The stalls are part of the petitioner's improvements to the property in order to move their business operations there. Village Code §151.55 requires 728 cf (0.017 ac-ft) of 100-yr detention. The Countywide Ordinance does not require a variation since the property is less than one acre. Village Code §151.57 requires a fee if a variation is granted. The detention fee would be \$2,706.88 (based on a rate of \$162,000 per ac-ft) plus a \$150 processing fee for a total of \$2,856.88.

Recommendation:

Staff recommends that the Board of Trustees approve the variation request to Subsection 151.55 for on-site detention with the condition that the fees be remitted as required by Subsection 151.57. The Ordinance has been drafted accordingly. The fees would be deposited into the Village's stormwater detention fund for the East Branch DuPage River watershed.

**VILLAGE OF LOMBARD  
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

**TO:** Board of Trustees  
**FROM:** Department of Community Development  
**PREPARED BY:** David P. Gorman, PE  
**HEARING DATE:** May 18, 2006  
**Development Engineer**

**TITLE**

**BOT 06-07; 820 E. St. Charles Road: Request for a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins".**

**GENERAL INFORMATION**

**Petitioner & Owner:**

United Home Builders  
738 S. Elizabeth Street  
Lombard, IL 60148

**PROPERTY INFORMATION**

**Property Identification Number:**

06-04-310-047

**Existing Land Use:**

Commercial Building

**Size of Property:**

0.48 acres

**Existing Zoning:**

B4 Corridor Commercial District

**Surrounding Zoning and Land Use:**

North: R2 Single Family Residential District  
South, East & West: B4 Corridor Commercial District

**SUBMITTALS**

This report is based on the following documents:

1. Letter dated 4/17/06 from United Home Builders to the Village of Lombard requesting a variation to pay a fee in lieu of providing on site detention.
2. Stormwater detention calculation dated 4/10/06 by David Gorman, PE, concluding that the proposed improvements will require 728 cf of detention per Village Code 151.55.

**DESCRIPTION**

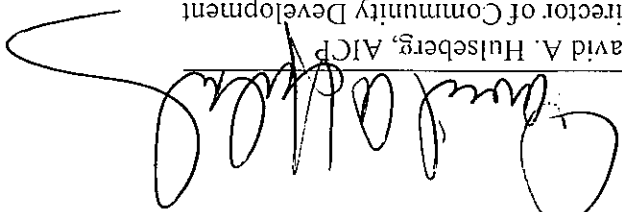
The petitioner has applied for a building permit to pave a 21' x 63' (1,323 sf) area for additional parking stalls. The stalls are part of the petitioner's improvements to the property in order to move their business operations there. Village Code §151.55 requires 728 cf (0.017 ac-ft) of 100-yr detention. The Countywide Ordinance does not require detention since the property is less than one acre. Village Code §151.57 requires a fee if a variation is granted. The detention fee would be \$2,706.88 (based on a rate of \$162,000 per ac-ft) plus a \$150 processing fee for a total of \$2,856.88. Runoff from the property travels through a storm sewer to Vista Pond. It then is pumped into the combined sewer. Due to the storage capacity of the pond and limited pumping rate into the combined sewer, there will be no increase in flood damages downstream of the property. There is no existing storm sewer on the property so the petitioner represents that the costs to install a basin for this small detention volume is a hardship warranting a variation. As required by Village Code §151.56 (G), the Director of Public Works has reviewed the petition and he has no objection to the variation request.

**FINDINGS AND RECOMMENDATIONS**

Staff recommends that the variation be approved with these conditions:

1. That the normal fee of \$150.00 to process the variation (§151.56.D) shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed.
2. That the normal fee in-lieu-of detention amount of \$2,706.88 (§151.57) shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed.

Inter-Departmental Review Group Report approved by:

  
David A. Hulseberg, AICP  
Director of Community Development

**Proposed Parking Area at 820 E. St. Charles Road**

Stormwater Detention Volume Required:  
(at 0.10 cfs/acre release rate)

1323 s.f. of additional pavement area proposed.  
 $\frac{0.55 \text{ acre-ft/acre per DuPage County's "Figure 3" for 100\% impervious area.}}{727.65 \text{ c.f. detention required}}$

Calculated by Dave Gorman, PE  
Village of Lombard  
4/10/2006

**UNITED HOME BUILDERS, INC.**  
738 S. Elizabeth St.  
Lombard, Illinois 60148  
(630) 627-6244  
(630) 627-6303 Fax

April 17, 2006

Mr. David P. Gorman, P.E.  
Village of Lombard  
255 E. Wilson Ave.  
Lombard, Illinois 60148

RE: 820 E. St. Charles Road - Permit Application No. 06-476

Dear Mr. Gorman:

I am aware that the Village of Lombard typically requires stormwater detention for certain projects within the Village. However, since the remodeling project at 820 E. St. Charles Road does not require any underground utility work to be performed, I

respectfully request a variation for this requirement and would prefer to post a cash fee in lieu of on site detention. This cash fee would be for both present and future parking stalls. The presently proposed parking stalls would require 416 cf of detention with an in lieu of fee of \$1,547.11, plus an administrative fee of \$150.00, and proposed future parking stalls requiring another 312 cf of detention or an additional in lieu of fee of \$ 1,159.77.

Should you require further documentation or have any further questions, please call me @ 630-627-6244. I thank you for your time in this matter.

Sincerely,



Robert H. Mueller, President  
United Home Builders, Inc.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE GRANTING A VARIATION OF THE LOMBARD CODE OF ORDINANCES CHAPTER 151 "FLOOD CONTROL"; SUBSECTION 151.55 "RETENTION/DETENTION BASINS"

(BOT 06-07; 820 E. St. Charles Road, Lombard, IL)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Code of Lombard, Illinois, and;

WHEREAS, a request has been made for the Village of Lombard to grant a variation from Chapter 151 "Flood Control"; Subsection 151.55 "Retention/Detention Basins"; and;

WHEREAS, a public hearing has been conducted by the Board of Trustees on May 18, 2006 pursuant to appropriate and legal notice; and

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of staff and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: That a variation is hereby granted from the provisions of Chapter 151 of the Code of Lombard, Illinois, for the property described in Section 2 below to waive the requirement to provide 728 cf (0.017 ac-ft) of detention for the 1,323 s.f. area to be paved for a parking lot expansion on the subject property.

Section 2: That this ordinance is limited and restricted to the property located at 820 E. St. Charles Road, Lombard, IL and legally described as follows:

LOT 1 IN ROSE'S PLAT OF CONSOLIDATION, RECORDED AS DOCUMENT NO. R87-135515, IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

CONTAINING 20,700 SQ. FT. (0.48 ACRES)

PIN: 06-04-310-047

Section 3: That this ordinance shall be subject to the following conditions:

- A. That the normal fee of \$150.00 to process the variation (§151.56.D) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.
- B. That the normal fee in-lieu-of detention amount of \$2,706.88 (§151.57) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.

Section 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

William J. Mueller, Village President

ATTEST:

Brightie O'Brien, Village Clerk