

## MEMORANDUM

**TO:** William T. Lichter, Village Manager

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

**DATE:** February 8, 2006

**SUBJECT: BOT 06-06: Stormwater Variation for 7-37 E. St. Charles Road**

Please present the attached items to the Board of Trustees for their review and approval at their February 16, 2006 meeting. The petitioner, New Urban Lombard, LLC, has requested a variation from Chapter 50 "Combined Water and Sewer System", Section 50.026 "Prohibited Connections" in order to discharge stormwater runoff into a combined sewer.

### **Background:**

The proposed project is a condominium/retail building on 0.91 acres of previously developed property. The site had been 81% impervious so Village Code will require 2-yr detention for the development. There had been no detention previously. Therefore, the proposed conditions will release runoff at a more controlled rate than before. Also, the proposed underground detention vault will hold runoff on-site when the combined sewer is flowing full.

Water quality improvements will also be required, such as prefabricated unit or filter baskets in each of the catch basins, to remove 80% of total suspended solids. Such measures are expected as part of our NPDES II permit, regardless of the fact that the runoff will currently enter a combined sewer.

The DuPage Countywide Stormwater and Floodplain Ordinance does not apply to this project since the property is less than one acre.

### **Recommendation:**

The Director of Community Development and the Director of Public Works recommend that the Board of Trustees approve the variation to Section 50.026 with the condition that stormwater quality measures, as approved by the Director of Community Development, shall be required to remove 80% of total suspended solids.

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cc: David A. Hulseberg, AICP, Director of Community Development