

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: December 20, 2004 (B of T) Date: January 6, 2005

TITLE: BOT 04-20: 315 Eisenhower Lane South, Stormwater Detention Variation

SUBMITTED BY: Department of Community Development *Dalt*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development staff transmits for your consideration its recommendation regarding the above-referenced petition. This 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 #3)

The petitioner requests a waiver of the first reading.

Staff recommends approval of the variation with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):  
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X *W. T. Lichter* Date *12/21/04*

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.



## ANALYSIS

### SUBMITTALS

This report is based on the following documents:

1. Plans entitled "Break Thru Enterprises, Inc. Remodeling, Architectural Site Plan, Sheet No. AS0.0" by Ridgeland Associates, Inc., last revised on December 7, 2004 with a hand-drawn revision made by the petitioner on December 15, 2004 showing that the parking lot landscape island shall remain.
2. Calculation dated December 20, 2004 by David Gorman, PE, Development Engineer for the Village of Lombard concluding that the proposed improvements will require 0.026 ac-ft per Village Code 151.55.
3. Letter dated December 20, 2004 from J.P. Salemi, Inc. to the Village of Lombard requesting a variation to pay a fee in lieu of providing on site detention.

### DESCRIPTION

The proposed development consists of a parking lot addition associated with a renovation of the interior of the building. The parking lot expansion requires stormwater detention according to Village Code. The petitioner has requested a variation to waive the requirement for on-site detention with the condition that a fee in lieu of detention will be remitted.

### ENGINEERING

Village Code requires 0.026 ac-ft of detention for the project but the Countywide Ordinance does not require detention since the parking lot addition of 2,034 sf is less than 25,000 sf. Village Code Subsection 151.57 requires a fee if a variation is granted by the Village Board to waive the requirement for on-site detention. The fee would be \$4,160.00 (based on a rate of \$162,000 per ac-ft) plus a \$150 processing fee for a total of \$4,310.00.

There is no known flooding downstream of the site so the improvements will not be problematic for downstream properties.

The Private Engineering Services (PES) Division of the Department of Community Development has reviewed the requested variation. Per Subsection 151.56 (G), the Director of Public Works has also reviewed the requested variation and provided the following comments:

Board of Trustees  
Re: BOT 04-20  
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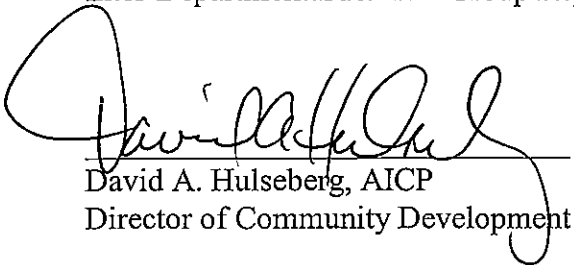
1. That the normal fee of \$150.00 to process the variation (151.56.D) shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed.
2. That the normal fee in-lieu-of detention amount of \$5,166.00 (151.57) shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed.

### **FINDINGS AND RECOMMENDATIONS**

Staff recommends that the variation be approved with these conditions:

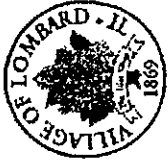
1. That the normal fee of \$150.00 to process the variation (§151.56.D) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.
2. That the normal fee in lieu of detention amount of \$4,160.00 (§151.57) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.

Inter-Departmental Review Group Report approved by:



David A. Hulseberg, AICP  
Director of Community Development

DAH/DG:dg h:\cd\worduser\bot\04\04-20\staff report.doc  
c. Petitioner



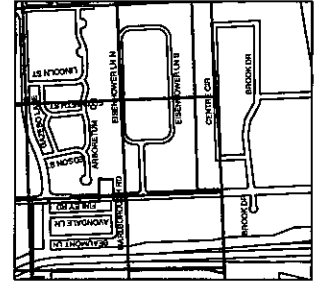
VERSION 6  
APRIL 2004  
PRINTED BY: DGP

**ATTENTION TO ALL INDIVIDUALS USING THE MAP:**  
Although the Village of Lombard has made every effort to accurately depict the location of all utilities, in some instances utility locations have had to be approximated based upon very old or incomplete records. As such, the use of this map should not be a substitute for actually physically locating the utilities prior to any construction in the area of said utilities or any attempted connection thereto.

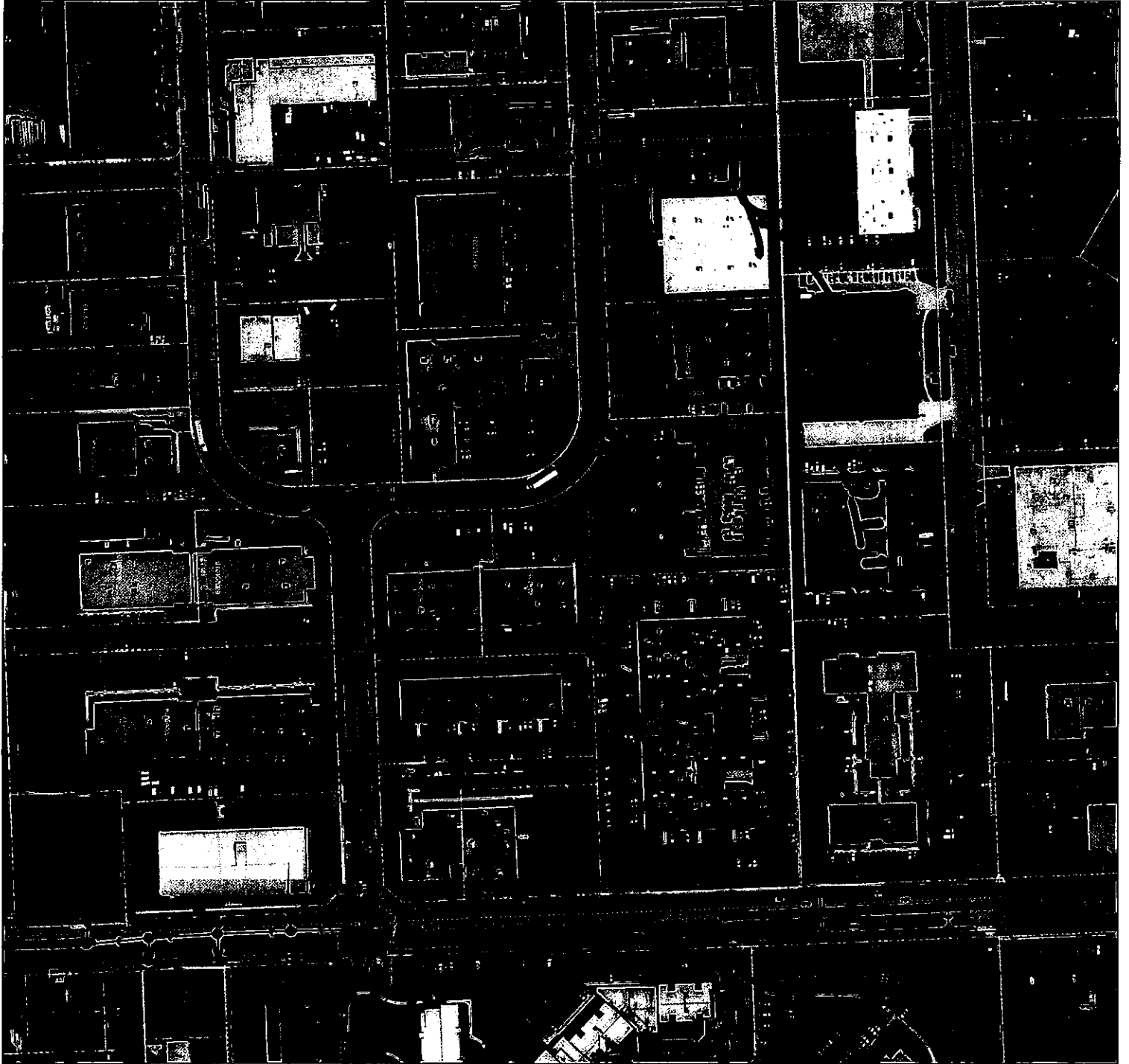
	<b>WATER DISTRIBUTION</b>
	Water Main
	Water Valve
	Fire Hydrant
	Highland Hills Water
	<b>WASTEWATER DISTRIBUTION</b>
	Sanitary Sewers
	Sanitary Manholes
	Highland Hills Sanitary
	<b>STORM WATER DISTRIBUTION</b>
	Storm Sewers
	Storm Manholes
	Catch Basins
	Inlets
	<b>EASEMENTS</b>
	<b>VILLAGE BOUNDARY</b>
	<b>INTERMUNICIPAL BOUNDARY AGREEMENT</b>

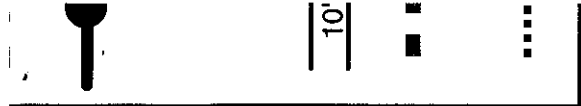


SCALE:  
1" = 100'

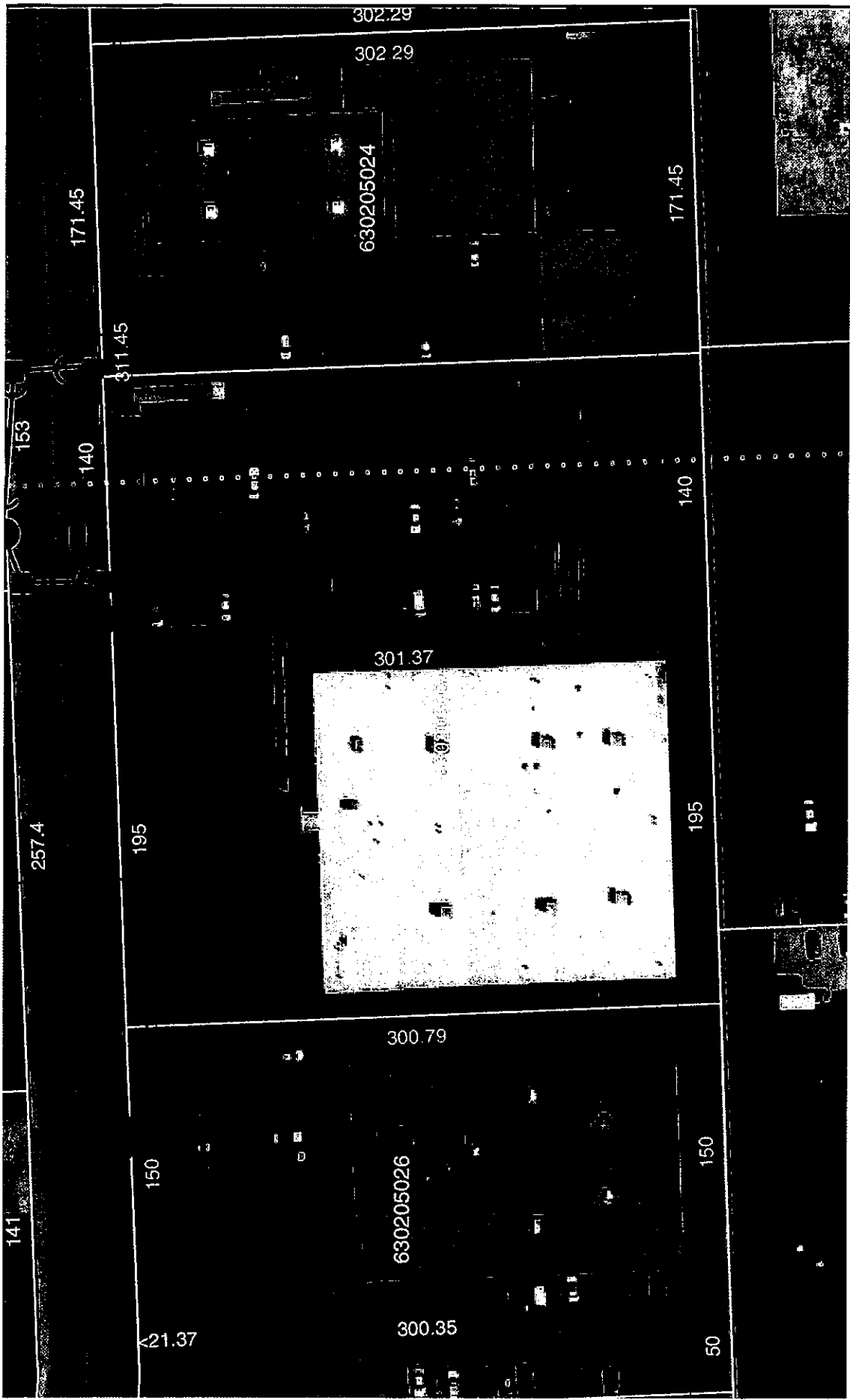


ATLAS PAGE NUMBER





WV





## Proposed Parking Lot Expansion at 315 Eisenhower Lane South

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

2,034 s.f. of additional pavement area proposed.

0.55 acre-ft/acre per DuPage County's "Figure 3" for 100% impervious area.

**1119 c.f. detention required** (0.0257 ac-ft)

Calculated by Dave Gorman, PE  
Village of Lombard  
12/21/2004



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

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

(BOT 04-20: 315 Eisenhower Lane South, 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 January 6, 2005 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 0.026 ac-ft of detention on the subject property.

Section 2: That this ordinance is limited and restricted to the property located at 315 Eisenhower Lane South, Lombard, IL and legally described as follows:

THE WEST 140.00 FEET OF LOT 18 AND ALL OF LOT 19 IN LOMBARD INDUSTRIAL PARK, UNIT NO. 10, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1977 AS DOCUMENT NO. R77-28209, IN DUPAGE COUNTY, ILLINOIS

CONTAINING 100,930 SQ. FT. (2.32 ACRES)

PIN: 06-30-205-034

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 East Branch DuPage River Watershed.

Ordinance No. \_\_\_\_\_

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B. That the normal fee in-lieu-of detention amount of \$4,160.00 (§151.57) shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River 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 \_\_\_\_\_, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

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

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk