

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: March 9, 2004 (B of T) Date: March 18, 2004

TITLE: BOT 04-03: 1 W. St. Charles Road

SUBMITTED BY: Department of Community Development *Ditt*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development staff transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests a variation to provide relief from the Lombard Code of Ordinances Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins". (DISTRICT #1)

Staff requests waiver of first reading.

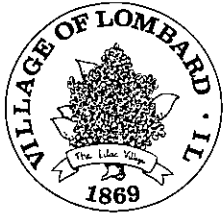
Staff recommends approval of this variation with two conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <u>W. T. Lichter</u>	Date <u>3/10/04</u>

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: Matthew Fisette, Civil Engineer I *MSF*
Private Engineering Services
Department of Community Development

DATE: February 24, 2004

SUBJECT: BOT-04-03: 1 W. St. Charles Road

Please present the attached item to the Board of Trustees for their review and approval at the Board Meeting scheduled for March 18, 2004. The petitioner requests a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins".

The Village of Lombard desires to create a Tribute Park at the southwest corner of St. Charles Rd. and Main St. This area is currently a small detention facility for the Seven-Eleven building and parking. In order to create the park the detention area will need to be filled. As such the Village of Lombard is requesting the variance to provide an equal amount of volume off site. The Village of Lombard will deduct the 0.075 acre-feet required for the 1 W. St. Charles Rd. property from the banked volume in the Finley/Crescent Pond. The proposed area for the Tribute Park is being dedicated to the Village of Lombard as right-of-way from the property owners.

The Private Engineering Services Division has reviewed this petition and we recommend approval of the variance.

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

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

TO:	Board of Trustees	HEARING DATE:	March 18, 2004
FROM:	Department of Community Development	PREPARED BY:	Matthew Fisetten, Civil Engineer I

TITLE

BOT 04-03: 1 West St. Charles Road: Request for a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins".

GENERAL INFORMATION

Petitioner: VILLAGE OF LOMBARD
255 E. Wilson Avenue
Lombard, IL 60148

Owners: VILLAGE OF LOMBARD
255 E. Wilson Avenue
Lombard, IL 60148

PROPERTY INFORMATION

Property Identification Numbers: 06-07-210-012

Existing Land Use: Commercial/Retail

Size of Property: Approximately 0.55 acre

Comprehensive Plan: Recommends Central Business District – Mixed Use Area

Existing Zoning: B5 Central Business District

Surrounding Zoning and Land Use:

North:	B5 Central Business District; storefronts
South:	B5 Central Business District; Chicago & North Western/ West Line
East:	B5 Central Business District; gas station
West:	B5 Central Business District; storefronts

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on February 24, 2004:

1. Proposed Tribute Park Site Plan, prepared by Village of Lombard, dated February 24, 2004.
2. Stormwater Calculations as prepared by Seton Engineering Company, dated January 27, 1994, which indicate the as-built stormwater detention volume existing on site.
3. Plat of Resubdivision, prepared by Gentile & Associates, Inc., dated January 30, 2004.

DESCRIPTION

The property is located at the southwest corner of St. Charles Road and Main Street. The property consists of 0.28 acre and is currently occupied by Seven - Eleven.

The petitioner has requested a variation to Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", so that the portion of the property currently used for detention could be developed as a tribute park. Thus, the required stormwater detention storage volume would no longer be provided on-site.

ENGINEERING

The Stormwater Calculations as prepared by Seton Engineering Company indicate that the required stormwater detention volume for initial development was 0.075 acre-feet to meet the required 0.1 cfs per acre release rate.

The Village of Lombard desires to create a Tribute Park at the southwest corner of St. Charles Rd. and Main St. The proposed Tribute Park would be located within the existing detention area for the Seven-Eleven building and parking lot. In order to build the Tribute Park, the detention area would need to be filled. The Village of Lombard currently maintains a regional detention facility for the downtown called the Finley/Crescent Pond. The Village of Lombard proposed to deduct the 0.075 acre-feet from the banked volume provided in the Finley/Crescent Pond. The Village would then remove the restrictor from the 2-foot diameter inlet drainage structure at Seven-Eleven facility and replace it with a 4-foot diameter manhole. The depressional detention area would then be filled to match the surrounding grades in preparation for the construction of the Tribute Park.

The Private Engineering Services (PES) Division of the Department of Community Development has reviewed the requested variation, and in compliance with Subsection 151.56 (G), requested the Director of Public Works review the requested variation and provide comments. The Director of Public Works has no objections to the stormwater variation, and has the following comments:

1. That the normal fee of \$150.00 to process the variation (151.56.D) be waived.
2. The volume shall be deducted from the bank in the regional reserve. This spreadsheet is maintained by PES.

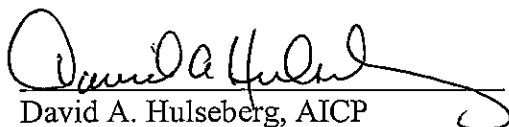
Based on the specific site constraints and the Director of Public Works' comments as identified above, the Private Engineering Services Division has no objection to the proposed variation request.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, staff recommends approval with the following conditions:

1. That the normal fee of \$150.00 to process the variation (151.56.D) shall be waived.
2. The volume shall be deducted from the bank in the regional reserve.

Inter-Departmental Review Group Report Approved By:

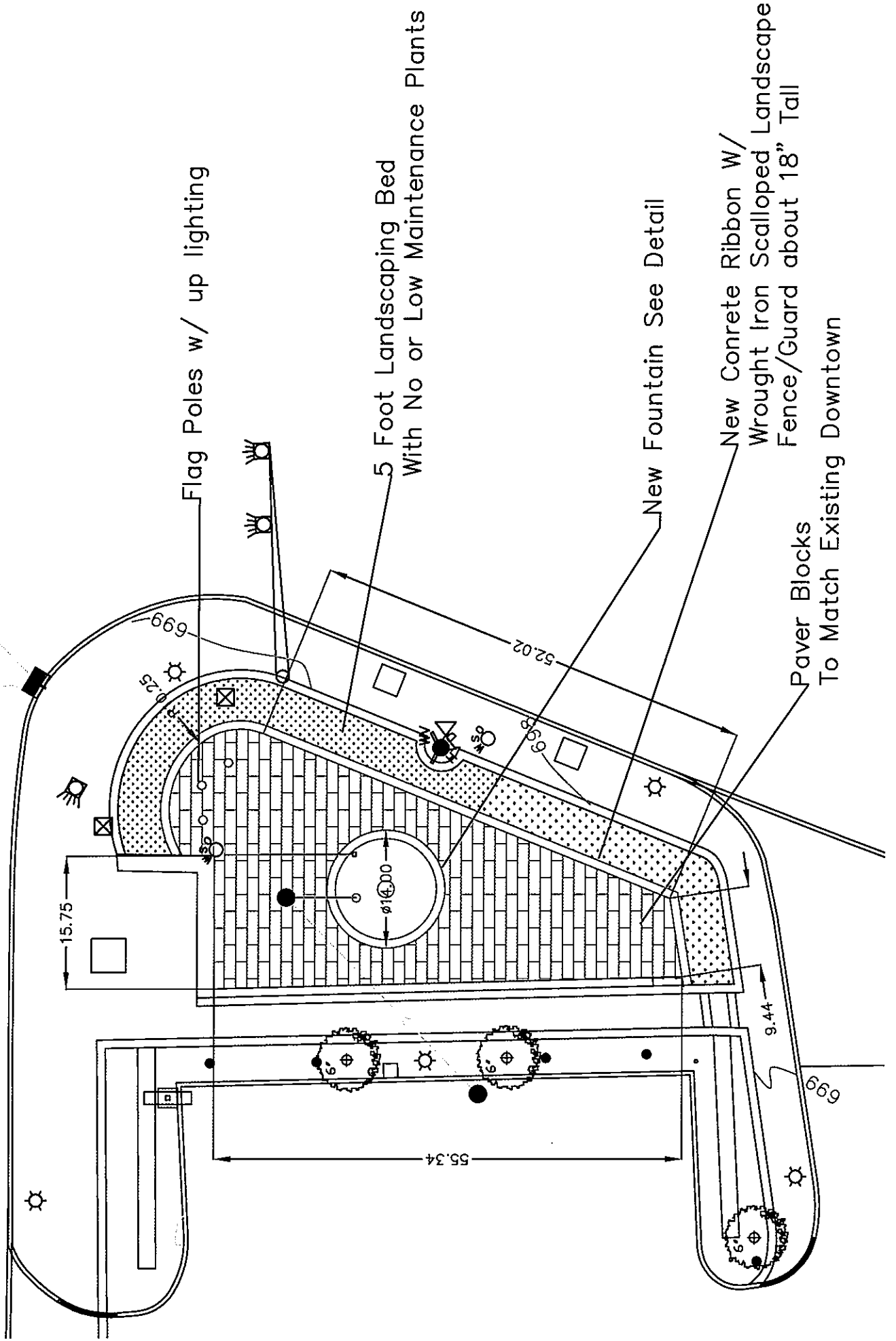

David A. Hulseberg, AICP
Director of Community Development

DAH:mjf

c. Petitioner

Proposed Tribute Park
By: Village of Lombard

02-24-04
Drawn By: MJF



ORDINANCE NO. _____

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

(BOT 04-03: 1 W. 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".

WHEREAS, a public hearing has been conducted by the Board of Trustees on March 18, 2004 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 allow the Village of Lombard to construct a tribute park with in the existing area of detention for this site, as shown on Exhibit A. Thus, eliminating the required post- development stormwater detention storage volume and release rate.

Section 2: That this ordinance is limited and restricted to the property generally located at 1 W. St. Charles Road, Lombard, IL and legally described as follows:

LOT 3 AND 4 IN OWNERS SUBDIVISION OF BLOCK 18 OF THE ORIGINAL TOWN OF LOMBARD, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNERS SUBDIVISION RECORDED APRIL 8, 1913 AS DOCUMENT 111637, IN DUPAGE COUNTY ILLINOIS.

PIN Number: 06-07-210-012

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

- A. That the normal fee of \$150.00 to process the variation (151.56.D) shall be waived.
- B. That the Village of Lombard shall deduct the displaced detention volume from the banked volume provided in the Finley/Crescent Regional Detention Facility.

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 _____, 2004.

First reading waived by action of the Board of Trustees this ____ day of _____, 2004.

Passed on second reading this ____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

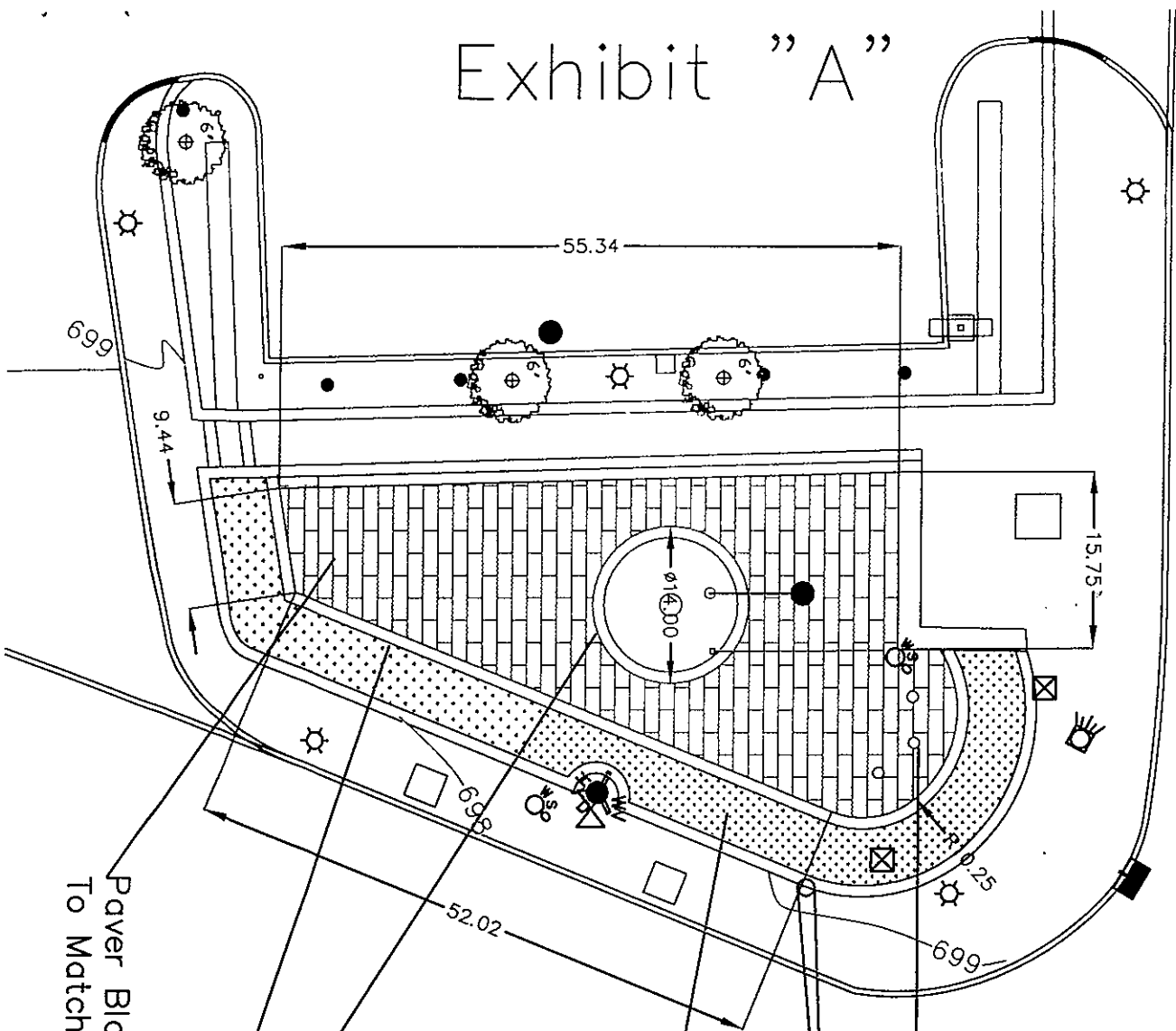
Barbara A. Johnson, Deputy Village Clerk

Proposed Tribute Park
By: Village of Lombard



02-24-04
Drawn By: M.J.F

Exhibit "A"



Paver Blocks
To Match Existing Downtown

New Concrete Ribbon w/
Wrought Iron Scalloped Landscape
Fence/Guard about 18" Tall

New Fountain See Detail

5 Foot Landscaping Bed
With No or Low Maintenance Plants

Flag Poles w/ up lighting