

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: December 8, 2004

SUBJECT: BOT 04-18: Stormwater Variations for 400 & 500 E. St. Charles Road

Please present the attached items to the Board of Trustees for their review and approval at their December 16, 2004 meeting. The petitioner, Oakview Estates LLC, has requested variations from Chapter 50 "Combined Water and Sewer System", Section 50.026 "Prohibited Connections" and from Chapter 151 "Flood Control"; Section 151.55 "Retention/Detention Basins". The variations would allow the on-site storm sewer to connect to the Village's combined sewer and would allow a payment to the Village in lieu of providing 80% of the required stormwater detention volume on site.

Background:

The project is two five-story condominium buildings on 2.21 acres of previously developed property. The existing site was 75% impervious and the proposed conditions will be 69% impervious. The development requires 0.90 acre-feet of detention volume. The required volume was to be accommodated in underground detention vaults. However, the Fire Department has raised a concern that the vaults would preclude their ability to set up for fire fighting and rescue operations for the eastern of the two buildings since the vaults would not support the outriggers on the ladder truck. Alternative setup areas are precluded because of the narrowness of the lot, the railroad tracks to the north and grading requirements to the east.

A grassed triangular area at the east end of the site will require significant fill to accommodate a ramp to access the Great Western Trail. A pathway easement shall be granted to the Village over this area. Due to the shape of this area and the fill for the path, this area can not accommodate above or below-ground detention.

The parking lot area west of the buildings is not ideal for detention since this area is also needed for fire fighting and rescue setup. In addition to this safety requirement, there is only 2'-9" between the storm sewer invert and the bottom of the pavement section.

As a result of these site restraints, 20% of the required volume would be provided on-site by restricting runoff in an oversized storm sewer in the center of the driveway along the north side of the buildings. The fire truck's outriggers will safely straddle the sewer. The petitioner would pay a fee in lieu of providing the remaining 80% of the required volume on site. There is no known flooding downstream of the site so the improvements will not be problematic for other properties.

December 8, 2004
BOT 04-18
Page 2 of 2

The stormwater management permit will require stormwater filter baskets in each of the catch basins. The Village will inspect the baskets and the detention vault every five years for proper function per the existing stormwater facilities inspection program.

A variation is also required from the DuPage Countywide Stormwater and Floodplain Ordinance. The County Stormwater Committee considered this variance on December 7, 2004. The Committee had no objection to the variation provided that 20% of the detention volume is provided, stormwater quality measures are incorporated and a fee in lieu of the waived detention volume is paid. The Village of Lombard is a partial waiver community so the Village Board may grant the variation with the conditions requested by the County's Committee.

Recommendation:

Staff recommends that the Board of Trustees approve the variations to Section 50.026 and Section 151.55 with the following conditions: (1) that a detention fee of \$116,640 be paid into the Village's stormwater account for the East Branch DuPage River watershed, (2) that an administrative fee of \$650 be paid into the engineering review fee account and (3) that stormwater quality filters be required in each catch basin and that they be maintained in perpetuity.

DG:dg H:\CD\WORDUSER\BOT\04\04-18\bot-memo.doc

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