



MEMORANDUM

TO: Board of Building Appeals (BOBA) Members

FROM: William J. Heniff, AICP, Director of Community Development

MEETING DATE: December 5, 2018

SUBJECT: **Interpretation of Section 151.04(B) of the Village Code -
Amendment to the DuPage County Ordinance – Single Family
Residential Development**

As part of the ongoing efforts to engage with the Board of Building Appeals (BOBA) relative to private drainage matters associated with construction activity, staff is introducing one existing section of our local amendments to the Countywide Stormwater and Floodplain Ordinance (Section 151.04(B)) that sets forth drainage parameters for single family residential properties.

This section was established in 2001 and was intended to provide the development community and residents with additional clarity on how the respective Village engineer or plan reviewer would be reviewing submitted plans and what defined criteria would be used. The intent was also envisioned to be a better communications tool for builders, rather than relying on vague language such as “as determined by the Village”.

Below is the relevant section of code that staff intends to review with the BOBA members. The review is offered to give the members additional context for the local provisions and to solicit additional discussion on how the code is applied and other areas in which are subject to engineering review on an individual basis.

Section 151.04(B) reads as follows (breaks are offered to provide an opportunity for further discussion by staff to BOBA):

15-72.H Single Family Residential Development:

Any single family residential development that shall increase the impervious areas on a lot by more than 500 square feet, cumulatively, for development occurring on or after September 1, 2001, and that is not part of a major subdivision with a stormwater detention/retention facility as required per the DuPage County Countywide Stormwater and Floodplain Ordinance or the amendments listed above, shall include one percent minimum slope swales along the entire length of the rear and side property lines, if physically possible.

If there is less than a continuous one percent minimum slope from the new impervious areas to a storm sewer or defined watercourse, then drain tiles, storm drains and/or dry wells shall be required to convey or store the 100-year runoff. Such drainage improvements shall be as directed to the Director of Community Development based on technical feasibility, impact on other properties, available easements and cost.

Whenever possible, such direction shall be based on site inspections rather than a topographic survey. Drain tiles and/or storm drains shall drain from flat or low areas into a separated storm sewer or to a swale or ditch having a continuous one percent minimum slope to a separated storm sewer or defined watercourse. The preferred location for storm drain inlets shall be a rear corner of the lot.

Dry wells shall be located and sized to contain volume equal to the new impervious area times 0.58 foot of runoff. Dry wells shall not be located in utility easements or public rights-of-way. The existing impervious area shall be subtracted from proposed impervious area to determine the increase in impervious area.

15-72.H.1 Appeals for relief from this section may be petitioned to the Village's Board of Trustees following recommendation by the Public Works and Environmental Concerns Committee (PWEC) (for public property) or Board of Building Appeals (BOBA) (for private property), as set forth in §§ [151.08](#) and [151.09](#) of the Lombard Village Code.

At the BOBA meeting staff will cover each of the section and the corresponding interpretive policies set forth above.

ACTION REQUESTED

Staff is placing this matter on the December 5, 2018 BOBA agenda for discussion purposes only. Should there be a desire to hear additional information or consider items for potential policy review or code amendment, staff will undertake such a review and schedule the matter for a future meeting.