

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

TO: Board of Trustees HEARING DATE: February 18, 2006
FROM: Department of Community Development PREPARED BY: David P. Gorman, PE
Development Engineer

TITLE

BOT 06-06: 7-37 E. St. Charles Road: Request for a variation to provide relief from Chapter 50: “Combined Water and Sewer System”; Section 50.026 “Prohibited Connections”

GENERAL INFORMATION

Petitioner: New Urban Lombard LLC
99 South Villa Avenue
Villa Park, IL 60181

Property Owners: For 37 E. St. Charles Road:
Village of Lombard
(Petitioner is the future property owner under a
development agreement approved by the Village Board

For 7 E. St. Charles Road:
Robert L. & Marie E. Bartel
Bartel Enterprises
P.O. Box 1328
Wheaton, IL 60189-1328

PROPERTY INFORMATION

Existing Land Use: One vacant lot and one lot improved with a vacant
accessory garage (both lots had been previously developed)

Parcel Numbers: 06-08-108-005, 008, 009 & 011

Size of Property: Approximately 0.91 acres total

Comprehensive Plan: Recommends Community Commercial, within the Central
Business District – Mixed Use Area

Existing Zoning: B5 Central Business District

Surrounding Zoning and Land Use:

- North: B5 Central Business District and B2 General Neighborhood Shopping District (various uses including office, service and retail commercial uses as well as the Lombard Fire Station #1 and a commuter parking lot)
- South: R2 Single-Family Residence District (Union Pacific railroad tracks)
- East: B5 Central Business District; developed as the Hammerschmidt commuter parking lot
- West: B5 Central Business District; developed as a gas/service station (Marathon) with a fast-food restaurant (Dunkin Donuts)

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Undated letter from New Urban Communities received on January 31, 2006 requesting a variation to allow stormwater runoff to discharge into Village's the combined sewer.
2. ALTA/ACSM Land Title Survey dated September 9, 2005 by Gentile and Associates, Inc.
3. Preliminary Site Plan dated December 27, 2005 by Sullivan Goulette Architects.

DESCRIPTION

The project is a condominium/retail building on 0.91 acres of previously developed property. The petitioner has requested a variation to allow the on-site storm sewer to connect to the Village's combined sewer.

ENGINEERING

The sewer directly in front of the property is combined. The nearest separated storm sewer is sixty feet west of the property, near the Main Street intersection. Constructing a parallel storm sewer to connect to the separated storm sewer is not deemed to be an efficient use of construction monies or right of way space.

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The site had been 81% impervious so Village Code will require 2-yr detention for the development. The DuPage Countywide Ordinance does not apply since the property is less than one acre. 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 to remove 80% of total suspended solids from the runoff will be required. Such measures are expected as part of our NPDES II permit, regardless of the fact that the runoff will enter a combined sewer.

As required by Village Code, the Director of Public Works has reviewed the petition and has concurred with the following recommendation.

FINDINGS AND RECOMMENDATIONS

Staff recommends 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.

Inter-Departmental Review Group Report approved by:

David A. Hulseberg, AICP
Director of Community Development

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c. Petitioner