



Forest Preserve District
of DuPage County

Connecting People to Nature for 100 Years

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December 18, 2015

Donald Ryan
Chairperson, Lombard Plan Commission
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Re: Public Hearing on Property at 505-537 W. North Ave. and 715-733 N. Columbine Ave. (Rte. 53)

PINs: 06-06-100-004 through -015, and 06-06-100-48
Lombard Case No. PC 15-23

Dear Mr. Ryan:

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding a petition for a conditional use, four deviations, and a variance as it relates to 505-537 W. North Avenue and 715-733 N. Columbine Avenue (Rte. 53). We appreciate receiving timely notification of such requests that may have an impact on our adjacent property, and thank you for the opportunity to comment.

The Forest Preserve District owns the property known as Broadview Slough Forest Preserve, which is adjacent to the subject property (to the south and the east). Forest Preserve District staff has reviewed the public hearing notice and the proposed project and has the following comments at this time.

The Forest Preserve District objects to allowing a reduced setback from 10' to 7' for the parking lot. Upholding the required setback would provide additional buffer between the proposed development and the existing natural resources presently adjacent to the site in the Preserve. A larger setback would more provide permeable surface, which allows more rain water infiltration into the ground, filtering capabilities for pollutants, and reduction of sediment transfer into adjacent natural habitat.

According to the developer's topographic survey, the ground elevation on the subject property that is west of the Preserve is currently lower than the Preserve ground elevation. However, the developer's grading plan shows that the subject property will be built up with a berm. It is requested that the subject property continue to provide a ground elevation that is lower than the Preserve so as to not impact the Preserve. Also, it was noted that stormwater on part of the proposed parking lot and all of Broadview Avenue will sheet drain unrestricted and uncontrolled to the south towards the Preserve; presently, the stormwater from the street is drained into turf swales along the street and then goes into the Preserve to the south. These two changes will increase drainage that will flow into the Preserve. To reduce adverse effects due to these changes, we recommend installing a dissipation device and encourage the use of BMPs to mitigate the impacts to the natural resources in the Preserve.

On the plans that were provided to us, there is no detail for the underground stormwater detention indicating depth, storage capacity, materials utilized, and whether it is permanently sealed or not. The corners of the underground stormwater detention are within 10' of the Preserve, and water could potentially discharge onto District property if not through a pipe network.

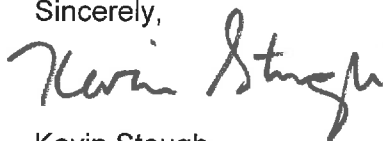
District staff has reviewed the landscaping planting plan, and would like to suggest a few revisions. To help prevent the blowing of trash onto the Preserve (given the close proximity of the garbage dumpsters), the District requests that a continuous zig-zag hedgerow of shrubs be located across the entire boundary with the Preserve. As an alternative, a wooden privacy fence could be installed across the entire boundary with the Preserve. It is also recommended that American Cranberrybush (*Viburnum trilobum*) be replaced with Nannyberry Viburnum (*Viburnum lentago*) or Rusty Blackhaw Viburnum (*Viburnum prunifolium*) and the removal of *V. dentatum*. The District also requests that prior to any work along the south property line, the developer perform root pruning to limit the potential damage to District trees.

The District is committed to protecting water quality and recommends that the owner refrain from using asphalt sealants that contain coal tar products. These sealants contain Polycyclic Aromatic Hydrocarbons (PAHs) which pose adverse threats to aquatic organisms, plants, and humans when subjected to long-term exposure. At a DuPage County Environmental Committee meeting in 2014, Chairman Peter DiCianni urged committee members to agree to legislation to prevent the use of coal tar asphalt sealants in our communities. Suitable alternatives to coal tar pavement sealants exist.

The lighting plan allows lighting to exceed 0.2FC at the property line, maximums reaching 0.9FC. This will be extremely bright and will have a negative impact to the wildlife in the preserve. The District recommends that the lights be "dark sky compliant" with limited light encroaching on the Preserve.

We hope you will allow us the opportunity to review and comment on any revisions to plans as this project moves forward. Please consider this as the Forest Preserve District's request that this letter be read and entered into the public record at the hearing on December 21st, 2015. If you have any questions, please contact me at (630) 933-7235.

Sincerely,



Kevin Stough
Land Preservation Manager

cc: Joseph Cantore, Forest Preserve District President
Jeff Redick, Forest Preserve District Commissioner District 2
Mike Hulihan, Executive Director
Dan Zinnen, Director of Natural Resource Management and Development
William Heniff, Community Development Director, Lombard
Jennifer Ganser, Assistant Community Development Director, Lombard