

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Board of Trustees	HEARING DATE:	December 16, 2004
FROM:	Department of Community Development	PREPARED BY:	David P. Gorman, PE Development Engineer

TITLE

BOT 04-18: 400 & 500 E. St. Charles Road: Request for variations to provide relief 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”

GENERAL INFORMATION

Petitioner & Owner:	Oakview Estates LLC 145 S. Northwest Highway Park Ridge, IL 60068
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PROPERTY INFORMATION

Parcel Numbers:	06-08-200-001, 06-08-200-002, 06-05-426-001 through -005
Existing Land Use:	Vacant (formerly four commercial buildings)
Size of Property:	2.21 acres
Existing Zoning:	R4PD - Limited General Residence District
Surrounding Zoning and Land Use:	North: Chicago & Northwestern Railroad Company tracks South: CR – Lombard Common Park East: B4 – Schoop’s West: R2 – Sheldon Peck House

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Topographic Survey by Gentile and Associates, Inc., dated December 2, 2003.

2. Plans entitled "Proposed Condominiums, 540 St. Charles Road" by IG Consulting, Inc., dated April 23, 2004.
3. Stormwater detention calculations by IG Consulting, Inc., dated July 15, 2005 and October 21, 2004.
4. Letter dated October 5, 2004 from IG Consulting requesting a variation from the requirement to provide a portion of the required stormwater detention on site and to pay a fee in lieu of providing the balance of the detention.

DESCRIPTION

The project is two five-story condominium buildings on 2.21 acres of previously developed property at the northwest corner of Grace Street and St. Charles Road. The project requires stormwater detention according to Village Code and Countywide Ordinance. The petitioner has requested variations to allow the on-site storm sewer to connect to the Village's combined sewer and to pay a fee in lieu of providing 80% of the required detention volume on site.

ENGINEERING

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.

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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 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.

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.

FINDINGS AND RECOMMENDATIONS

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.

Inter-Departmental Review Group Report approved by:

David A. Hulseberg, AICP
Director of Community Development

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c. Petitioner