

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
_____ Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager
DATE: July 28, 2011 (B of T) Date: August 18, 2011
TITLE: BOT 11-10: Stormwater Detention Variance for Commercial Addition at
11 Eisenhower Lane South
SUBMITTED BY: Department of Community Development *WJ*

BACKGROUND/POLICY IMPLICATIONS:

Please find attached staff's recommendation relative to approving a variance for stormwater detention at 11 Eisenhower Lane South, Lombard, Illinois. The specific Code is under "Flood Control"; Subsection 151.55 "Retention/Detention Basins." Due to the small size of the addition and site-specific conditions making the on-site detention not possible, staff supports this request.

Please place this item on the August 18, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

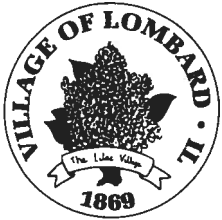
Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

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

DATE: July 28, 2011

SUBJECT: **Stormwater Detention Variance for Commercial Addition at 11 Eisenhower Lane South (PIN: 06-30-205-017)**

The proposed commercial addition to the existing building located at 11 Eisenhower Lane South is not able to provide detention as required under Village Code Section 151.55. The addition, which includes a salt storage bin and a concrete pad for storage of large liquid delivery tanks, results in just over 2,000 square feet of impervious area being added to the parcel. Typically, this would result in a detention facility to store 0.013 acre-ft of volume, roughly 4,200 gallons of water. The parcel has the following site constraints which make detaining this volume of water not practicable:

- 1) The site currently has no detention facility or storm sewer piping. The Eisenhower Lane development was constructed prior to the Village's requirements for stormwater detention.
- 2) The closest storm sewer available for connection is across the street from this parcel and 40 feet onto private property. The storm sewer is private, and is not within a Village owned easement.
- 3) The parcel sits at the base of a large slope, but has very minimal pitch across the property.

Typically, the Village would require some form of detention for at least a portion of the runoff being generated, per Code requirements. In this case, the petitioner looked at different scenarios to accomplish this, each being eliminated for different reasons:

Option 1) Detention facility – to construct a typical detention facility for this addition, the storm sewer would need to extend from the private parcel to the west, across Eisenhower Lane to this parcel. The detention would likely occur in a buried pipe. Due to the private property issues and underlying costs, this option was eliminated.

Option 2) Dry well – due to slope of the embankment to the east of this parcel, plus the current configuration of the parking lot (which is remaining), the infiltration well would need to be constructed next to the building. The design architect expressed concerns with having the foundation next to a saturated trench. Additionally, the soil borings for the site show high

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Re: 11 Eisenhower Lane South

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amounts of hard-packed clay, which would limit any significant infiltration. Staff concurs with these representations.

Option 3) Vegetated swale with gravel under-drain –noting the above constraints, the swale would need to be located in the front of the building. The minimal pitch of the parcel would require the swale to be shallow and potentially problematic. Additionally, there are mature trees in this area that the petitioner is hoping to preserve and any digging along the root systems would stress them.

Per Section 151.56(A)(2), as the property was previously developed prior to the Village requiring detention and the on-site detention for the 2,068 square foot addition is not practical, the petitioner is requesting that the Board of Trustees grant a Variance. The petitioner is aware of the fees associated with the variance, which, if approved, will be assessed at the time of permitting. The total fee for this variance is \$150 (admin) plus \$2,106 (0.013 acre-ft x \$162,000/acre-ft) or \$2,256.00.

Recommendation

Please place this item on the BOT agenda for August 18, 2011. Due to the particular site constraints and overall small size of the addition, staff is supportive of this variance request, provided that the petitioner provides the Village with \$2,256.00 to be applied to the Village's stormwater detention variance watershed account for the East Branch of the DuPage River.

BOT memo

MATOCHA

ASSOCIATES
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Program Management



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AREA OF WORK

NO.	DATE	ISSUE / PERSON
1	07/14/11	BID / PERKAT

THE GASAWAY COMPANY

SALT STORAGE BIN

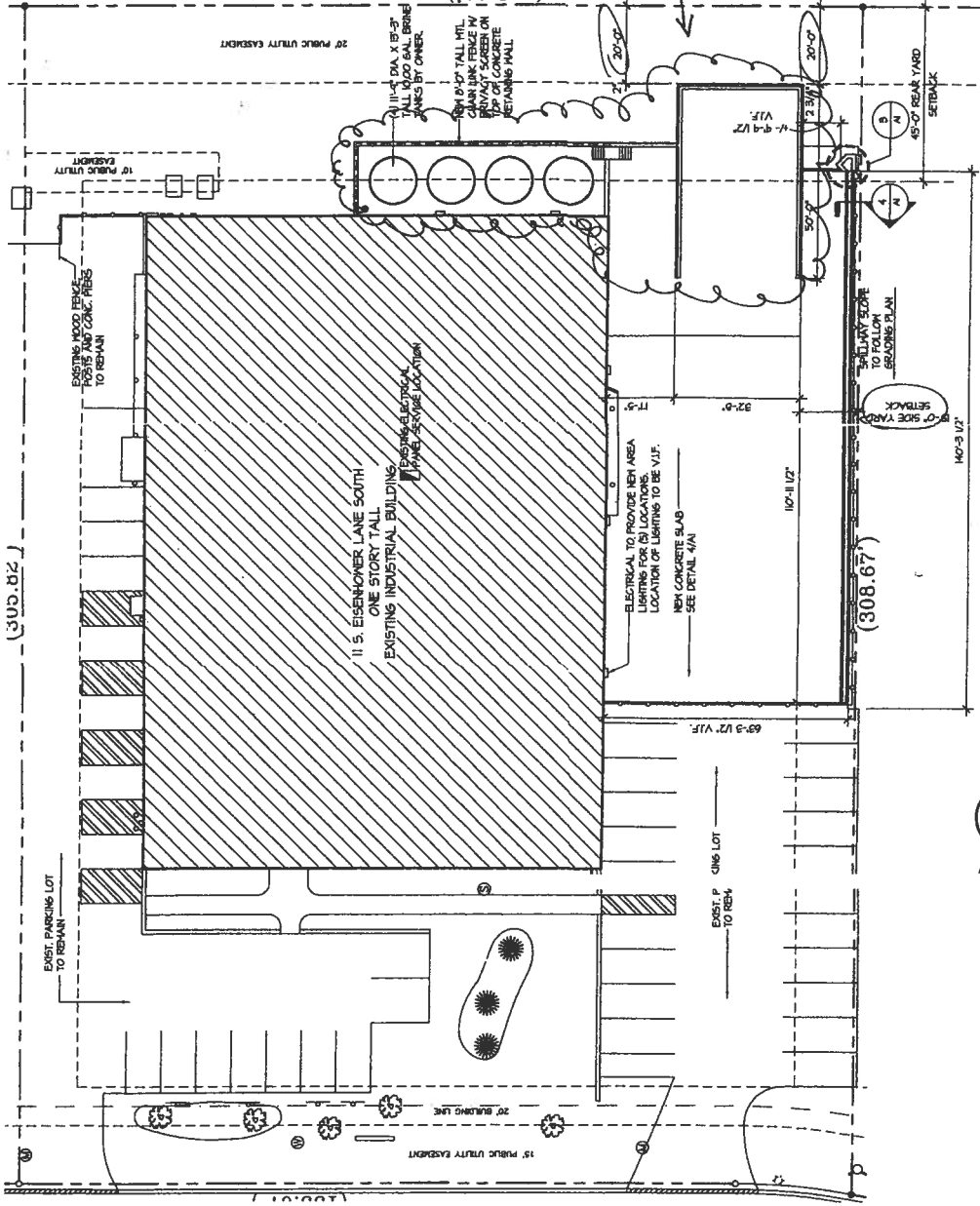
11 EISENHOWER LANE SOUTH
LOMBARD, ILLINOIS 60146

PROJECT NO. 1105.041

UNIMPROVED R.O.W. (FULLY VEGETATED)

(215.00')

FINISHES TO PROVIDE
SLEEVES FOR
PIPEING, CONCRETE
CONTRACTOR TO
SLEEVES & COORD
WITH MECHANICAL
SLEEVES



SITE PLAN
SCALE: 1"=20'-0"

(305.82')

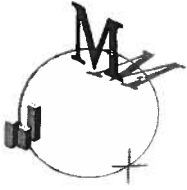
(308.67')

MATOCCHA

A S S O C I A T E S

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July 15, 2011

Nick Hatfield, P.E.
Development Engineer
Village of Lombard
255 E Wilson Avenue
Lombard, Illinois 60148-3931

**RE: Drainage Variance
11 Eisenhower Lane S**

Dear Nick:

We have submitted our construction plans for the above property today. Ownership is requesting to pay a fee in lieu of providing storm water detention on site. The letter from our civil engineer explains the steps, studies and conclusions as to why we are requesting the variance. Please place us on the agenda for the next meeting of the Village Board. We are anxious to start the project once the necessary approvals and permits are in place.

Sincerely,

George R. Matocha, Jr., A.I.A.

cc: David Gasaway

E:mail Hatfield@villageoflombard.org

File:H:\Word Files\Projects\Salt Bin Storm Design Variance 2011 July 15.doc

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIATION OF THE
THE LOMBARD CODE OF ORDINANCES
CHAPTER 151 "FLOOD CONTROL";
SUBSECTION 151.55 "RETENTION/DETENTION BASINS"**

(BOT 11-10: 11 Eisenhower Lane South, Lombard, IL)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Code of Lombard, Illinois, and;

WHEREAS, a request has been made for the Village of Lombard to grant a variation from Chapter 151 "Flood Control"; Subsection 151.55 "Retention/Detention Basins".

WHEREAS, a public hearing has been conducted by the Board of Trustees on August 18, 2011 pursuant to appropriate and legal notice; and

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of staff and incorporate such findings and recommendations herein by reference as if they were fully set forth herein:

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

Section 1: That a variation is hereby granted from the provisions of Chapter 151 of the Code of Lombard, Illinois, for the property described in Section 2 below to allow the construction of an addition to the existing building consisting of a salt storage bin, and brine tank storage pad shown on the site plan as drawn by Matocha Associates, dated July 14, 2011, without the required post- development stormwater detention storage volume and release rate.

Section 2: That this ordinance is limited and restricted to the property generally located 11 Eisenhower Lane South, Lombard, IL and legally described as follows:

THE NORTH 215 FEET OF LOMBARD INDUSTRIAL PARK UNIT 7, A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AUGUST 5, 1976 AS DOCUMENT R76-53191 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-30-205-017

Section 3: That this ordinance shall be subject to the following condition:

- A. That the normal fee of \$2,256.00 to process the variation (151.56.B and 151.57.B) shall be deposited in the Village of Lombard

Ordinance No. _____

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detention variance watershed account for the East Branch of the
DuPage River.

Section 4: This ordinance shall be in full force and effect from and after its
passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2011.

First reading waived by action of the Board of Trustees this ____ day of _____, 2011.

Passed on second reading this ____ day of _____, 2011.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2011.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk