

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

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

\_\_\_\_\_  
X  
\_\_\_\_\_

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 26, 2007  
BOT Date: October 4, 2007

TITLE: Backyard Drainage Relief for E. Washington Blvd. / S. Addison St.

SUBMITTED BY: Department of Community Development *John*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration a proposed plan to provide back yard drainage to the northwest block of S. Addison St. and E. Washington Blvd. (DISTRICT #5)

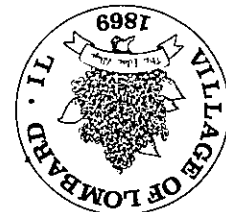
Staff recommends approval of this request.

FISCAL IMPACT/FUNDING SOURCE:

Funding for this project is part private and part Village. The required funds from the Village are \$15,000.00.

REVIEW (AS NECESSARY):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X *W.M.T. Lichter* \_\_\_\_\_ Date *9/26/07*



**MEMORANDUM**

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Assistant Village Manager *Dah*

**DATE:** September 26, 2007

**SUBJECT:** Backyard Drainage Relief for E. Washington Blvd. / S. Addison St.

The properties on the northwest corner of E. Washington Blvd. and S. Addison St. are highlighted on the attached aerial, have a significant stormwater drainage problem. There is a historic depression area in the backyards that has progressively worsened over the years, as neighbors have improved their properties with imperious additions, garages, patios, etc. This low area receives stormwater from approximately 70% of the block, which accumulates in the depression until it adsorbs and/or evaporates.

**Background:**

In the past, the stormwater had generally collected on two properties and would dissipate within one-week, as stated by the homeowners in the attached letter. Over the past year, stormwater has remained at depths greater than one-foot for months in the low area (see attached pictures), at times coming close to a framed sunroom and impacting up to six properties. Staff had assisted the owners in pumping out the area earlier this year and estimated pumping 175,000 gallons, a volume equivalent to roughly 10 feet of standing water in the Village Board Room. A new home is being constructed at 430 S. Addison with a full, 9-foot basement that has had several occurrences of the basement filling with water. Hoping to help alleviate some of this groundwater, the property owner of 430 S. Addison has agreed to pay \$5,000.00 towards the construction of a private drain line from this area to the storm sewer on Addison. In further support of the project, three other property owners have agreed to grant easements over that portion of the drain line that would run on their property at no cost.

Staff feels that the Village can assist in correcting this neighborhood issue by permitting funds from the Village to cover the remaining costs for this project. Three estimates were obtained for this work, the lowest being \$17,500.00 from a contractor that has worked on other backyard issues within the Village. In addition to the construction costs, an engineered plan and new topographic survey were necessary due to the extent of the

Re: Backyard Flooding  
September 26, 2007  
Page 2

flooding, bringing the total cost of the project to \$20,000.00 The existing Backyard Drainage Program provides for a 50% reimbursement not to exceed \$10,000. Thus, in this instance, the Village would be contributing \$15,000.00 to the project. As this type of contribution is not in-line with the current backyard drainage program, Staff will look into developing a secondary backyard drainage grant program for larger area drainage issues such as this.

The proposed program would require, among other items, full neighborhood cooperation, granting of easements at no cost, and some percentage of financial contribution, likely in the range of 25% to 33%.

Specific to this problem, Staff is requesting this funding at this time as it has taken 10 months to coordinate the support of the property owner and for the engineered plan to be completed. Permitting this money now will allow the project to be constructed immediately, and thus be in-place for the Fall and Spring storms. Having just received the engineered plan and the estimates for the work, this item was not able to go through Committee. As the total cost of the work is under \$20,000, the Village Manager will be able to execute the funding directly with Board approval. Please present the attached resolution to the Board of Trustees at their October 4, 2007 meeting.

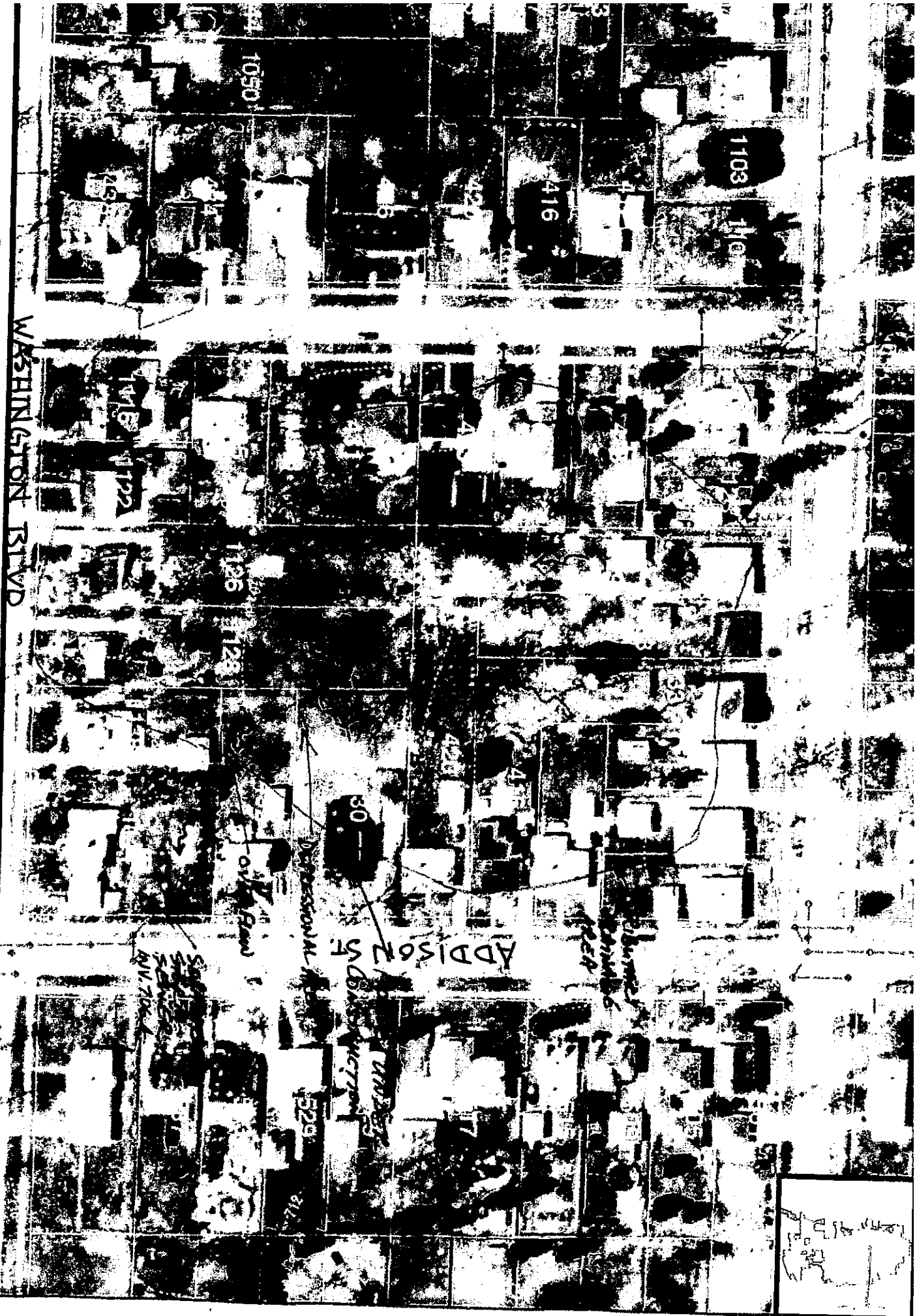
**Recommendation:**

Staff recommends that the Village Board authorize the expenditure of up to \$15,000.00 to assist in resolving the backyard flooding for the E. Washington Blvd. / S Addison St. neighborhood.

DH:nh

H:\CD\WORD\SERVICES\Nick\Memo\BYD Grant\430 S Addison\Memo - to VML.doc

cc: Wesley B. Anderson, PE, Director of Public Works  
Nick Hatfield, PE, Development Engineer



TRIBUTARY DRAINAGE AREA = 176,500 sq ft = 4.05 ac.  
 AREA OF 130 S. ADDISON DRAINING TO BACKYARD = 10,900 sq ft = 0.25 ac  
 % OF TOTAL TRIBUTARY AREA = 6.2%

1 in. = 100.0 feet



DEC 27 1987

Thomas M. O'Loughlin  
1128 E. Washington Blvd.  
Lombard, IL 60148

December 23, 2006

Mr. David Gorman  
Community Development  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148

Dear Mr. Gorman:

I am writing on behalf of the undersigned homeowners. We express our concern over the standing water now on six contiguous properties at Washington Blvd. and Addison Avenue since new excavation/construction began in July at 430 S. Addison. The standing water is now and has been for over 11 weeks both stagnant and putrid.

We apparently are the low spot in the neighborhood. Early spring snow thaws and heavy summer and fall rains typically leave water in the 1126 and 1128 yards for 3-5-7 days before being absorbed. This is a yearly condition, which includes the flood of 1987, witnessed by the undersigned, most of whom have lived here close to forty (40) years. The only significant change to the environment in this time is the new Addison construction.

After a meeting of the homeowners in late November about the standing water, I called you, and Kathie Litos visited your office, to express our concerns. We were told that the standing water was not related to new construction but to a lot of rain, particularly the early October storm, and that someone from your office would visit the site that day and check on the situation. I, in my call, and Ms. Litos, in her visit, questioned whether the early October rain would remain eight weeks after and have no signs of being absorbed. I understood from you that I would get a call from you the next day. That didn't happen.

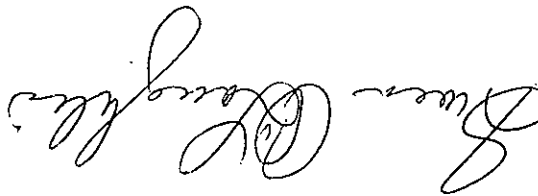
After calling you a week later to remind you that I had not heard about the site visit, Eric Hoogerwerf, the engineer, called on Dec. 5. He said he visited the site and, "At this point, everything is in compliance." When questioned, he admitted that the construction fence wasn't in compliance and that he would contact the Building Department about it. Eric's position on the phone was that once final grading is done on the construction site, the homeowners will see less water than more. When asked, Eric said he is willing to write a letter to me (for homeowners) indicating the Village of Lombard believes all is well with the construction and saturation. He indicated that rain over the summer and fall saturated the ground. Also, Eric said that the water table does not go down as quickly now that the Village is connected to Lake Michigan water and not pulling from wells. I indicated that the connection to Lake Michigan, from my understanding, was a number of years ago.

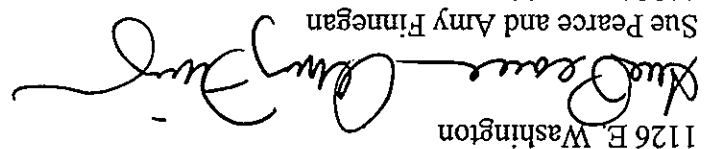
As you are aware from the pictures I emailed to you on December 11, six contiguous properties are now affected, including the yard at the construction site. Mr. Everett at 1144 E. Washington lost a heretofore healthy pine tree which uprooted in his yard after being submerged and now has another listing badly. Ms. Reher's yard and the Pearce/Finnegan yard have flooded in a location for the first time in almost forty years. I have additional photos should you need them.

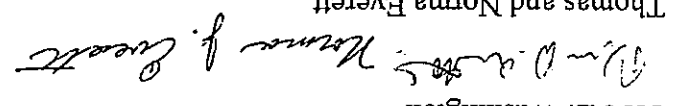
Therefore, the homeowners signed below request a letter from you, or Eric, or the Village Manager, stating the Village of Lombard's position on the homeowners' concerns about the standing water on our contiguous properties as it relates to the new construction at 430 S. Addison Avenue.

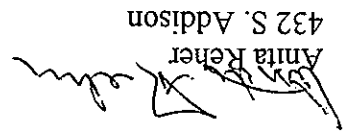
We will appreciate a timely response.

Sincerely,

  
Thomas and Gwen O'Loughlin  
1128 E. Washington  
John and Kathie Litos  
1126 E. Washington

  
Sue Pearce and Army Finnegan  
1138 E. Washington

  
Thomas and Norma Everett  
1144 E. Washington

  
Anita Reher  
432 S. Addison

cc: Mr. William Mueller, Village President  
Mr. Ken Florey, Village Trustee  
Mr. Bill Lichter, Village Manager  
Mr. Eric Hoogerwert, Community Development Engineer







