

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

TO: Board of Trustees	HEARING DATE: August 19, 2004
FROM: Department of Community Development	PREPARED BY: David P. Gorman, PE Development Engineer

TITLE

BOT 04-11: 309 & 315 W. St. Charles Road: Request for a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins".

GENERAL INFORMATION

Petitioner:	Bradford Real Estate 1 North Franklin, Suite 3602 Chicago, IL 60606
Property Owner:	MacIntyre & Kehoe 309-315 W. St. Charles Road Lombard, IL 60148
Relationship of Petitioner:	Contract Purchaser

PROPERTY INFORMATION

Property Identification Numbers:	06-07-208-016, -021, -022
Existing Land Use:	Gas Station
Size of Property:	1.15 acres
Existing Zoning:	B5A Downtown Perimeter District (Just rezoned from B2)
Surrounding Zoning and Land Use:	North: R4 Limited General Residence District – multi-family and single-family homes South: Union Pacific Railroad Tracks; R2 Single-Family Residence District – Sacred Heart East: B5 Central Business District – strip shopping center

West: R4 Limited General Residence District – single-family home

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Plan entitled “Bradford Real Estate Drainage Plans, Sheet No. C300” by Woolpert LLP dated June 30, 2004.
2. Letter dated June 14, 2004 from Siebert Engineers, Inc. to the Village of Lombard requesting a fee in-lieu-of detention variation.
3. A Stormwater Management Report by Woolpert LLP dated July 2004 concluding that the site improvements require 0.51 ac-ft of detention volume.
4. Groundwater Investigation report by Clayton Group Services dated July 6, 2004 stating that contaminated soils have been found on the subject property and the adjacent St. Charles Road right-of-way.

DESCRIPTION

The property is located at the southwest corner of Elizabeth Street and St. Charles Road. It is currently the site of a gas station.

The proposed development consists of a new building, parking lot and utilities to accommodate a Walgreens store. The development requires stormwater detention according to Village Code and the DuPage Countywide Stormwater & Floodplain Ordinance. The petitioner has requested a variation to allow a fee to be paid to the Village in lieu of on-site detention.

ENGINEERING

The project requires 0.51 ac-ft of detention per Village Code and the Countywide Ordinance. The variation was approved by the County Stormwater Committee at their August 3rd meeting subject to payment of a fee in-lieu-of detention to the Village.

Due to soil contamination from the past use, the petitioner has asked the Illinois EPA for permission to leave the soils undisturbed. Part of the contamination is beneath St. Charles Road. An on-site stormwater detention system (i.e. either an above-ground basin or underground pipes) would only be possible if the contaminated soils were completely removed from the site and adjacent right-of-way. This is the main reason for the variation request. The petitioner has requested that the Village enter into a Highway Authority Agreement instead of removing the soils (and road pavement) at this time. That Agreement will be presented to the Village Board for approval prior to the stormwater detention variation.

During heavy rains, runoff from this site will go to the Finley-Crescent Basin, west of this site. Furthermore, there is no known flooding downstream of the site. Therefore, there is no anticipated problem to allow the property to be developed without on-site detention.

A variation is also required from the DuPage Countywide Stormwater and Floodplain Ordinance. The County's Stormwater Committee voted on August 3rd, 2004 to grant the variation provided that a fee in-lieu-of detention is paid to the Village.

The Private Engineering Services (PES) Division of the Department of Community Development has reviewed the requested variation. Per Subsection 151.56 (G), the Acting Director of Public Works has also reviewed the requested variation and provided the following comments:

1. That the normal fee of \$150.00 to process the variation (151.56.D) shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed.
2. That the normal fee in-lieu-of detention amount of \$82,620.00 shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, staff recommends approval of the variation with the following conditions:

1. That the normal fee of \$150.00 to process the variation (151.56.D) shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed.

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2. That the normal fee in-lieu-of detention amount of \$82,620.00 (151.57) shall be required and deposited into the Village's Stormwater Fund for the East Branch DuPage River Watershed.

Inter-Departmental Review Group Report approved by:

David A. Hulseberg, AICP
Director of Community Development

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c. Petitioner