

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: William T. Lichter, Village Manager

DATE: March 27, 2007 BOT Date: April 5, 2007

TITLE: Resolution Granting Variation to Section 50.026 for 701 S. Main St.

SUBMITTED BY: Department of Community Development *DCH*

BACKGROUND/POLICY IMPLICATIONS:

Please find attached an ordinance granting a variation from Chapter 50 "Combined Water and Sewer System," Section 50.026 "Prohibited Connections" for the property located at 701 S. Main Street. (DISTRICT #6)

Staff recommends approval of this resolution.

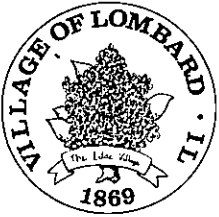
FISCAL IMPACT/FUNDING SOURCE:

REVIEW (AS NECESSARY):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_

Finance Director X \_\_\_\_\_ Date \_\_\_\_\_

Village Manager X *David Daffin* \_\_\_\_\_ Date 3/27/07



## MEMORANDUM

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

**FROM:** Nick Hatfield, PE, Development Engineer ~~NLH~~

**DATE:** March 27, 2007

**SUBJECT:** Stormwater Discharge to a Combined Sewer – 701 S. Main Street

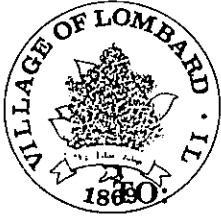
Please present the attached ordinance to the Board of Trustees for their review and approval at their April 5, 2007 meeting. The petitioner requests of variation from Chapter 50 "Combined Sewer and Water System," Section 50.026 "Prohibited Connections."

Based on the specific site constraints and that the new site will provide stormwater detention, the Private Engineering Services Division recommends approval of this ordinance. The Director of Public Works has conditionally approved the variation, and said condition is part of the attached ordinance.

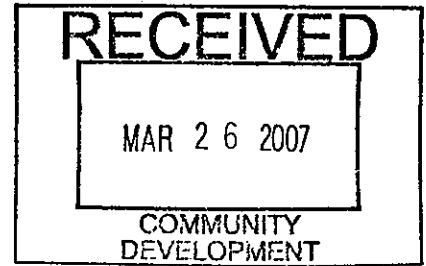
NH:nh

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cc: David A. Hulseberg, AICP, Asst. Village Mgr. and Director of Community Development  
Wesley B. Anderson, PE, Director of Public Works  
PES File 07-02



## MEMORANDUM



Wesley B. Anderson, P.E., Director of Public Works  
**FROM:** Nick Hatfield, P.E., Development Engineer  
**DATE:** March 20, 2007  
**SUBJECT:** Combined Sewer Connection Variance – 701 S. Main St.

Attached, please find the preliminary site plan for the proposed Elmhurst Sleep Center, which will be located at 701 S. Main Street. The nearby utilities are also presented on the attached Looking Glass print out. The parking lot drainage, as well as the Main Street and Harding Road curb inlets, are currently connected to the combined sewer system that runs north along Main Street to Harding Road, and then west along Harding Road. The previous building, now demolished, was a single story medical office building, with parking off of Main Street. The new building will be a two story sleep center, again with parking off of Main Street. As the nearest separated storm sewer on Main Street is approximately 300' to the north and the separated storm sewer along Harding Road is 200' to the west, the developer for this site is requesting a variance from Village Code Section 50.026, to allow for the new building and parking lot drainage to connect to the combined system.

Based on previous discussions, it is my understanding that Public Works will no longer authorize any such variances. With that in mind, I would still like to highlight the benefits that this new development will provide in this area, and then ask for your final decision on the proposed development:

- 1.) The new site will detain the 100-Yr storm volume.
- 2.) Retention basins are generally safety hazards as well as mosquito breeding areas.
- 3.) Runoff from the site currently goes to the same combined sewer.
- 4.) The maximum runoff rate will be 0.10 cfs/acre.
- 5.) A water quality unit will be provided to remove floatables and 80% TSS.
- 6.) A backflow preventer will be installed to prevent any potential back up from the combined sewer onto the property.
- 7.) The development will also provide positive drainage along the eastern property, to alleviate standing water along the common lot lines with 704 and 710 S. Charlotte Street.

**The variance is:** ☒ **Approved** **Conditions:** The Village may direct or execute a modification to the stormwater detention system without prior approval by and at the sole cost of the property owner if the Village's stormwater model or events determine that runoff from this property contributes to a downstream violation of the Village's NPDES permit requirements. Such modification shall be subject to liens and shall not to exceed ten thousand dollars (\$10,000).

**Wesley B. Anderson**  
Wesley B. Anderson, P.E., Director of Public Works

NH:nh

H:\CD\WORD\USER\WES\Nick\Memo - Variation Request to Connect to Combined Sewer.doc

attachments

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE GRANTING A VARIATION FROM THE LOMBARD CODE  
OF ORDINANCES CHAPTER 50 "COMBINED WATER AND SEWER  
SYSTEM," SECTION 50.026 "PROHIBITED CONNECTIONS"**

701 S. Main Street, Lombard, Illinois

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 50 "combined Water and Sewer System," Section 50.026 "Prohibited Connections"; and

WHEREAS, public hearings were conducted by the Board of Trustees on April 5, 2007 and April 19, 2007 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 50 "combined Water and Sewer System," Section 50.026 "Prohibited Connections," of the Code of Lombard, Illinois, for the property described in Section 2 below, as to allow connection of the proposed storm sewer system into the combined sewer system.

SECTION 2: That this ordinance is limited and restricted to the property generally located at 701 S. Main Street (PIN: 06-17-106-001), Lombard, Illinois and legally described as follows:

LOTS 17 AND 18 IN BLOCK 6 IN ARTHUR T. MCINTOSH AND COMPANY'S LOMBARD GARDENS SUBDIVISION, BEING A SUBDIVISION IN THE WESTHALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1924 AS DOCUMENT 174113, IN DUPAGE COUNTY ILLINOIS.

SECTION 3: That this ordinance provides the Village with the right to direct or execute a modification to the property's stormwater detention system without prior approval by and at the sole cost of the property owner if the Village's stormwater model or events determine that runoff from this property contributes to a downstream violation of the Village's NPDES permit requirements. Such modification shall be subject to liens and shall not exceed ten thousand dollars (\$10,000).

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 \_\_\_\_\_, 2007.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk