

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

 X Resolution or Ordinance (Blue) X *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: April 7, 2004 (B of T) Date: April 15, 2004

TITLE: BOT 04-04: 115 E. St. Charles Road

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development staff transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests a variation to provide relief from the Lombard Code of Ordinances Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins". (DISTRICT #4)

Staff requests waiver of first reading.

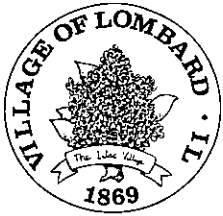
Staff recommends approval of this variation with two conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X W. Thomas T. Lichter Date 4/7/04

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: William T. Lichter, Village Manager

FROM: Matthew Fisette, Civil Engineer I *MSF*
Private Engineering Services
Department of Community Development

DATE: March 25, 2004

SUBJECT: BOT 04-04: 115 E. St. Charles Road

Please present the attached item to the Board of Trustees for their review and approval at the Board Meeting scheduled for April 15, 2004. The petitioner requests a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", so that the property could be developed as a commuter parking lot without providing the required stormwater detention storage volume on-site and meeting the required release rate.

The site consists of four lots totaling 1.71 acres in size. Since the improvement will be built on three of the four lots that make up the property and each lot is less than one acre in size, the authority for granting the variations resides solely with the Village. As such, there will be three ordinances associated with this petition, one for each of the lots being built on.

The Stormwater Calculations as prepared by Engineering Resource Associates show that a total of 0.53 acre-feet of stormwater detention volume would be required to meet the required 0.1 cfs per acre release rate. The Village of Lombard currently maintains a regional detention facility for the downtown watershed at the Finley/Crescent Pond. The Village would deduct the 0.53 acre-feet from the banked volume provided in the Finley/Crescent Pond to offset any stormwater increase in the downtown watershed. Due to the specific nature of this project, its relation to other developments within the downtown, the time constraints built into the development agreement with Elmhurst Memorial Hospital, as well as the financial limitations of the CMAQ grant staff believes the variation can be supported.

The Private Engineering Services Division has reviewed this petition and we recommend approval of the variance.

cc: David A. Hulseberg, AICP, Director of Community Development
PES File

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

TO:	Board of Trustees	HEARING DATE:	April 15, 2004
FROM:	Department of Community Development	PREPARED BY:	Matthew Fisette, Civil Engineer I

TITLE

BOT 04-04: 115 East St. Charles Road: Request for a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins".

GENERAL INFORMATION

Petitioner:	VILLAGE OF LOMBARD 255 E. Wilson Avenue Lombard, IL 60148
Owners:	VILLAGE OF LOMBARD 255 E. Wilson Avenue Lombard, IL 60148

PROPERTY INFORMATION

Property Identification Numbers:	06-08-108-011, 06-08-109-002, & 06-08-110-002
Existing Land Use:	Vacant
Size of Property:	Approximately 1.71 acres
Comprehensive Plan:	Recommends Central Business District – Mixed Use Area
Existing Zoning:	B5 Central Business District
Surrounding Zoning and Land Use:	
North:	B5 Central Business District; storefronts
South:	B5 Central Business District; Chicago & North Western/ West Line
East:	B5 Central Business District; Chicago & North Western/ West Line
West:	B5 Central Business District; storefronts

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on March 22, 2004:

1. 95% Plans titled Village of Lombard Hammerschmidt & Orchard Terrace - North Parking Lots, ST-04-04, Metra #3887, prepared by Engineering Resource Associates, Inc. of Wheaton, IL and dated January 19, 2004.
2. Stormwater Calculations as prepared by Engineering Resource Associates, Inc., dated January 19, 2004, which indicate the volume of detention required for the improvements to be 0.53 acre-feet.
3. ALTA/ACSM Land Title Survey, prepared by Gentile & Associates, Inc., dated October 15, 2003.

DESCRIPTION

The property is located south of St. Charles Road and north of the Union Pacific Railroad between Charlotte Street and Craig Place. The shape of the property can be described as a long and narrow triangle, this shape makes the lot ideally suited for commuter parking. The site consists of four lots totaling 1.71 acres in size. This is the former site of the Hammerschmidt Lumber Yard and Grain Silos.

The petitioner has requested a variation to Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", so that the property could be developed as a commuter parking lot without providing the required stormwater detention storage volume on-site and meeting the required release rate.

The construction of this parking lot is tied to the development agreement with the Elmhurst Memorial Hospital's re-development project on S. Main Street. Per the development agreement a property swap between the Elmhurst Memorial Hospital and the Village of Lombard is to take place. The Village of Lombard will obtain the Hammerschmidt property and Elmhurst Memorial Hospital will obtain the Maple St. parking lot with the Library retaining rights to 44 parking spots within the Maple St. Lot.

ENGINEERING

The Stormwater Calculations as prepared by Engineering Resource Associate, Inc. show that a total of 0.53 acre-feet of stormwater detention volume would be required for commuter parking lot improvements to meet the required 0.1 cfs per acre release rate. Since the improvement will be built on three of the four lots that make up the property and each lot is less than one acre in size, the authority for granting the variations resides solely with the Village of Lombard. As such, there will be three ordinances associated with this petition, one for each of the lots.

Currently with in the St. Charles Rd. right-of-way there are only combined sewers in front of the property. A separated storm sewer will be brought to this property under a separate Village of Lombard contract for the Charlotte St. reconstruction. The new parking lot will be constructed with curb and gutter, storm sewer and storm inlet structures to collect runoff. The on site storm sewer will be connected to the new separated storm sewer being constructed under the Charlotte St. reconstruction project.

The Village of Lombard currently maintains a regional detention facility for the downtown watershed at the Finley/Crescent Pond. The Village would deduct the 0.53 acre-feet from the banked volume provided in the Finley/Crescent Pond to offset any stormwater increase in the downtown watershed. Due to the specific nature of this project, its relation to other developments within the downtown, the time constraints built into the development agreement with Elmhurst Memorial Hospital, as well as the financial limitations of the CMAQ grant staff believes the variation can be supported

The Private Engineering Services (PES) Division of the Department of Community Development has reviewed the requested variation, and in compliance with Subsection 151.56 (G), requested the Director of Public Works review the requested variation and provide comments. The Director of Public Works has no objections to the stormwater variation, and has the following comments:

1. That the normal fee of \$150.00 to process the variation (151.56.D) be waived.
2. The volume shall be deducted from the bank in the regional reserve. This spreadsheet is maintained by PES.

Based on the specific site constraints and the Director of Public Works' comments as identified above, PES has no objection to the proposed variation request.

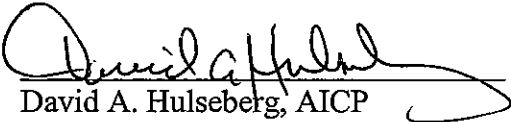
Board of Trustees
Re: BOT-04-04
Page 4

FINDINGS AND RECOMMENDATIONS

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

1. That the normal fee of \$150.00 to process the variation (151.56.D) shall be waived.
2. That the detention volume not be provided on site shall be deducted from the bank in the regional reserve.

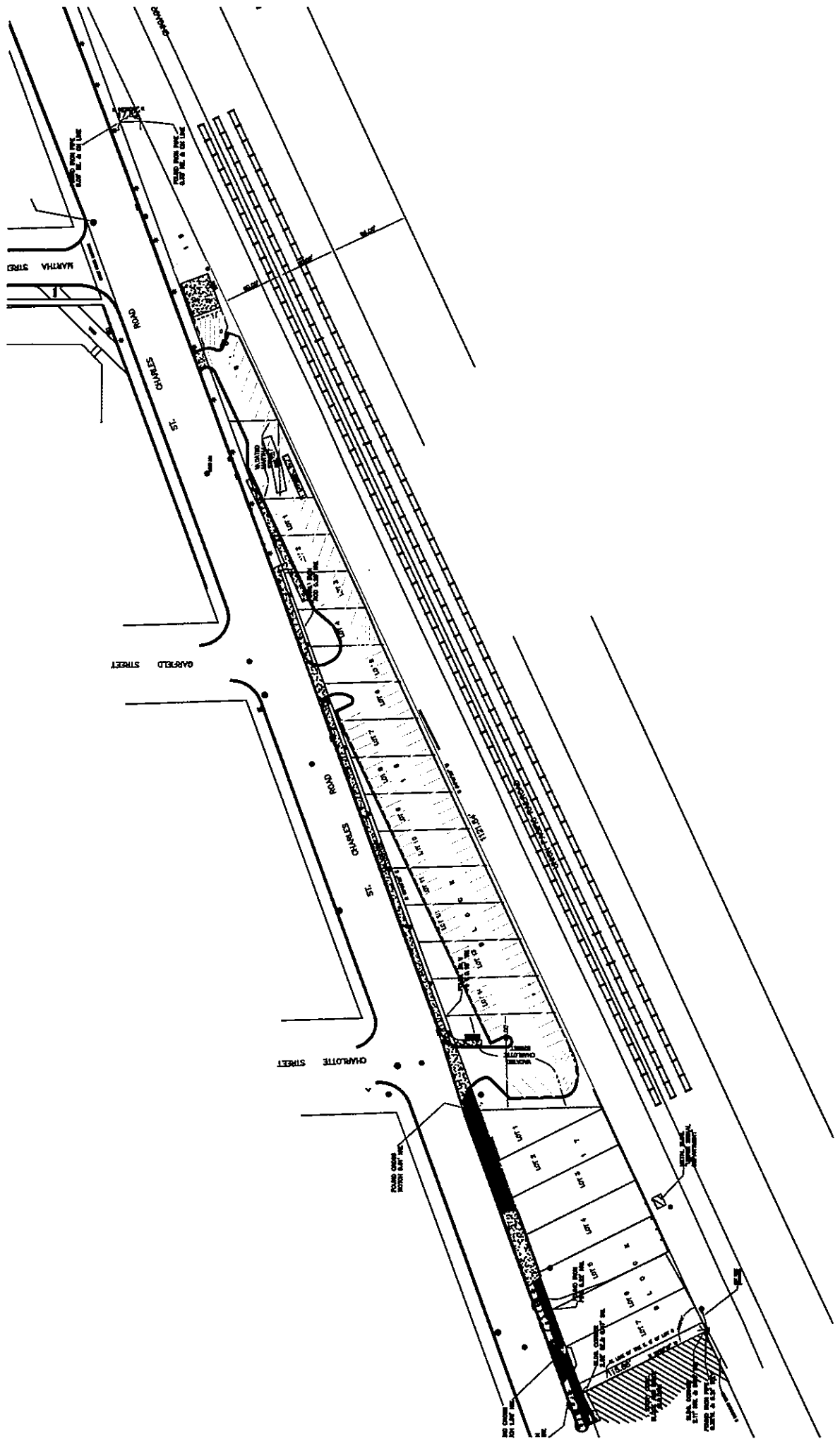
Inter-Departmental Review Group Report Approved By:


David A. Hulseberg, AICP
Director of Community Development

DAH:mjf

c. Petitioner

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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 04-04: 115 E. St. Charles Road, 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 April 15, 2004 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 Village of Lombard to construct a portion of a new commuter parking lot on said property, as shown on Exhibit A, without providing the required post-development stormwater detention storage volume and release rate on site.

Section 2: That this ordinance is limited and restricted to the property generally located at 115 E. St. Charles Road, Lombard, IL and legally described as follows:

BLOCK 15 TOGETHER WITH THE EAST ½ OF VACATED MARTHA STREET ON THE WEST IN THE ORIGINAL TOWN OF LOMBARD, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THRID PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-08-110-002

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

- A. That the normal fee of \$150.00 to process the variation (151.56.D) shall be waived.
- B. That the Village of Lombard shall deduct the required detention volume not being provided on site from the banked volume provided in the Finley/Crescent Regional Detention Facility, which is within the same watershed as the property.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

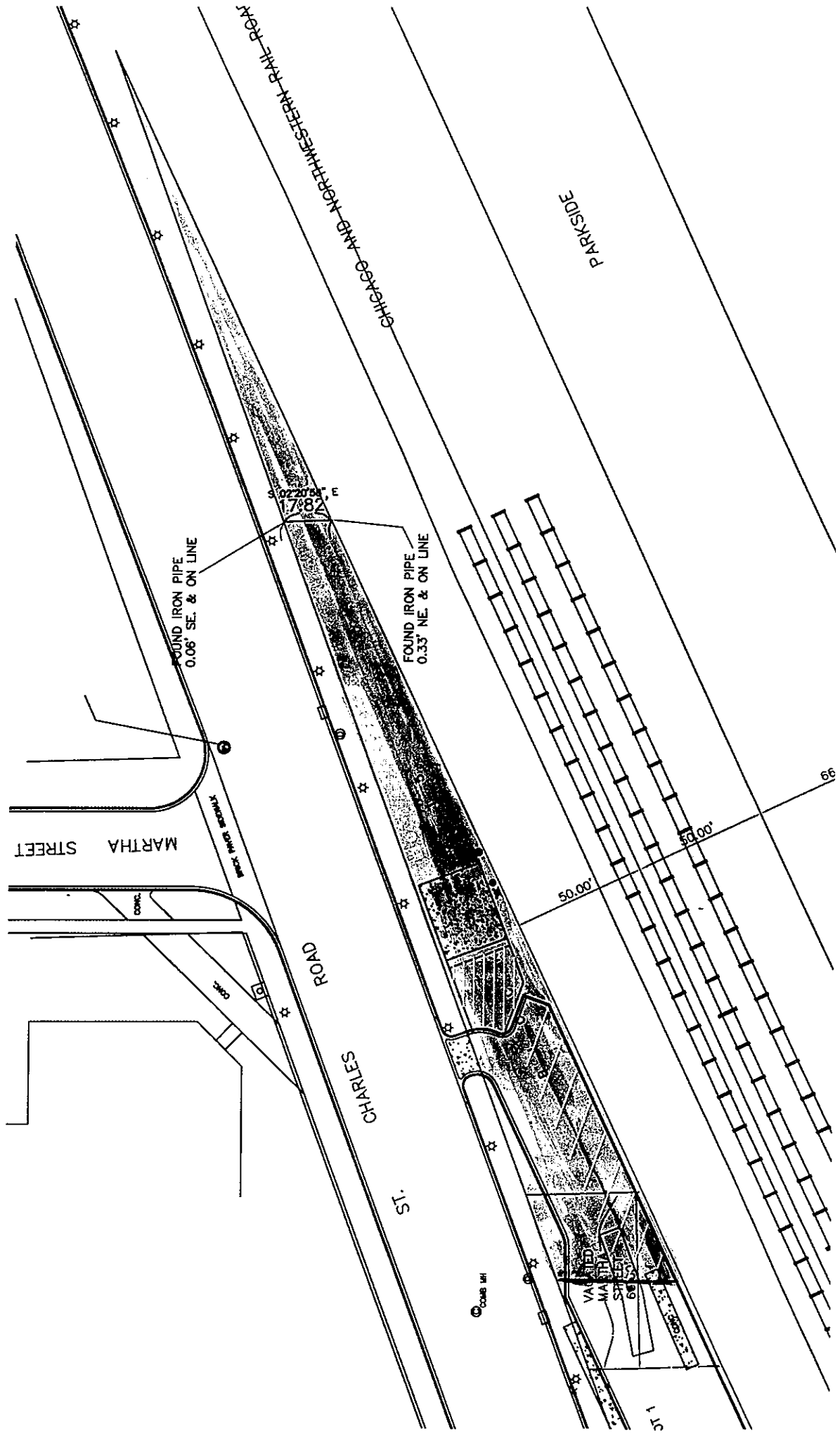
Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

Exhibit "A"



ORDINANCE NO. _____

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WHEREAS, a public hearing has been conducted by the Board of Trustees on April 15, 2004 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:

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Section 2: That this ordinance is limited and restricted to the property generally located at 115 E. St. Charles Road, Lombard, IL and legally described as follows:

LOTS 1 THRU 14 IN BLOCK 16 IN THE ORIGINAL TOWN OF LOMBARD, TOGETHER WITH THE EAST ½ OF VACATED CHARLOTTE STREET ON THE WEST AND WEST ½ OF VACATED MARTHA STREET ON THE EAST, IN THE ORIGINAL TOWN OF LOMBARD BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-08-109-002

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

- A. That the normal fee of \$150.00 to process the variation (151.56.D) shall be waived.
- B. That the Village of Lombard shall deduct the required detention volume not being provided on site from the banked volume provided in the Finley/Crescent Regional Detention Facility, which is within the same watershed as the property.

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 _____, 2004.

First reading waived by action of the Board of Trustees this _____ day of _____, 2004.

Passed on second reading this _____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

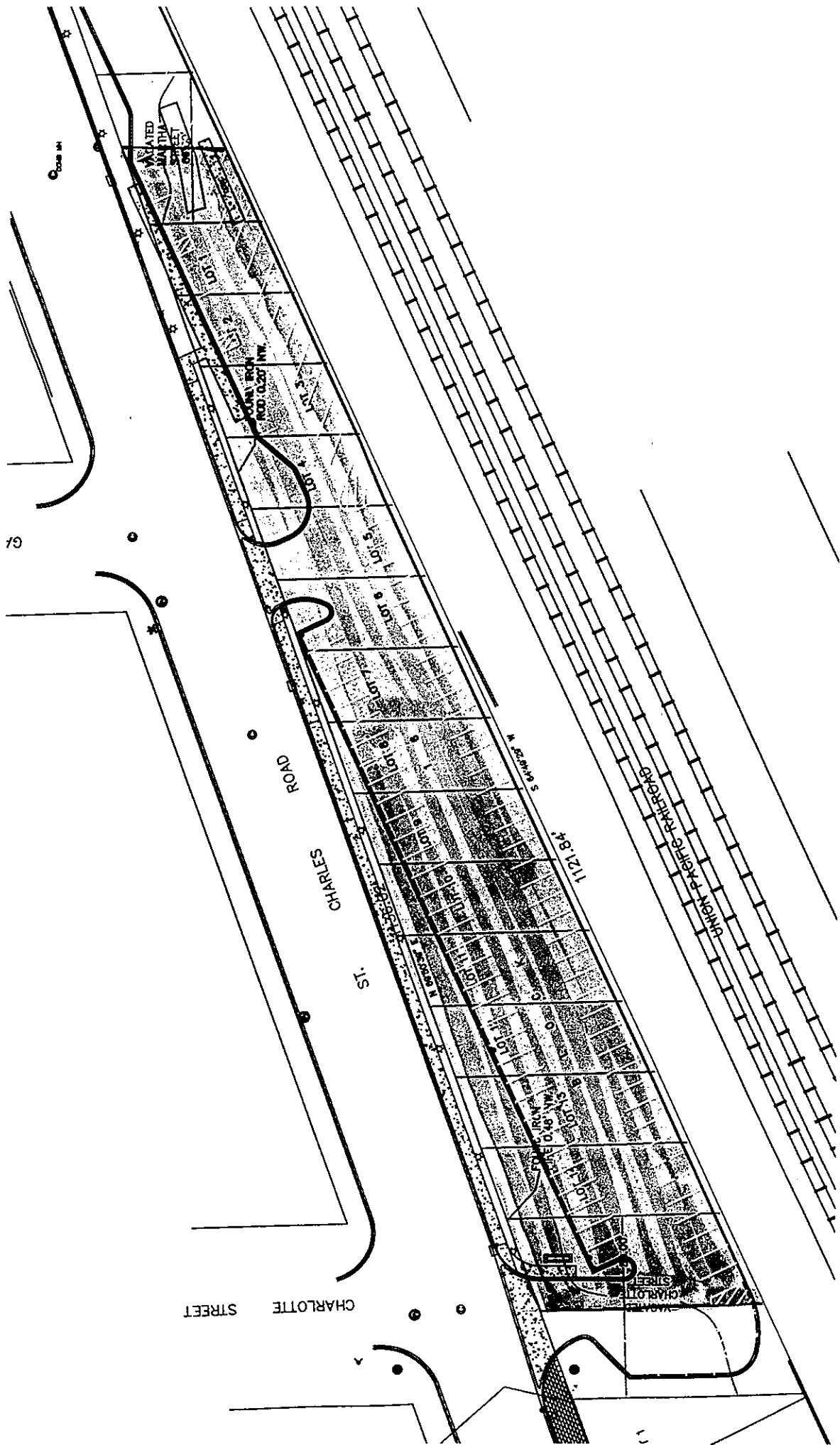
Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

Exhibit "A"



CHARLOTTE STREET

CHARLES ROAD

S. 1/2

1121 B4

UNION PACIFIC RAILROAD

CROSS ST.

G1

1

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIATION OF THE
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WHEREAS, a public hearing has been conducted by the Board of Trustees on April 15, 2004 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:

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Section 2: That this ordinance is limited and restricted to the property generally located at 115 E. St. Charles Road, Lombard, IL and legally described as follows:

LOTS 1 THRU 5 IN BLOCK 17 IN THE ORIGINAL TOWN OF LOMBARD, TOGETHER WITH THE WEST ½ OF VACATED CHARLOTTE STREET, IN THE ORIGINAL TOWN OF LOMBARD BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8, AND 18 TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9483 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-08-108-011

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

- A. That the normal fee of \$150.00 to process the variation (151.56.D) shall be waived.
- B. That the Village of Lombard shall deduct the required detention volume not being provided on site from the banked volume provided in the Finley/Crescent Regional Detention Facility, which is within the same watershed as the property.
- C. That this variation is only granted to that portion of the property being development for the commuter parking lot as shown on Exhibit B.
- D. Any future development on the remaining portion of the property shall either provide the required stormwater detention volume and meet the required release rate on site or apply for a separate variation for the said development.

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 _____, 2004.

First reading waived by action of the Board of Trustees this ____ day of _____, 2004.

Passed on second reading this ____ day of _____, 2004.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk

Exhibit "A"

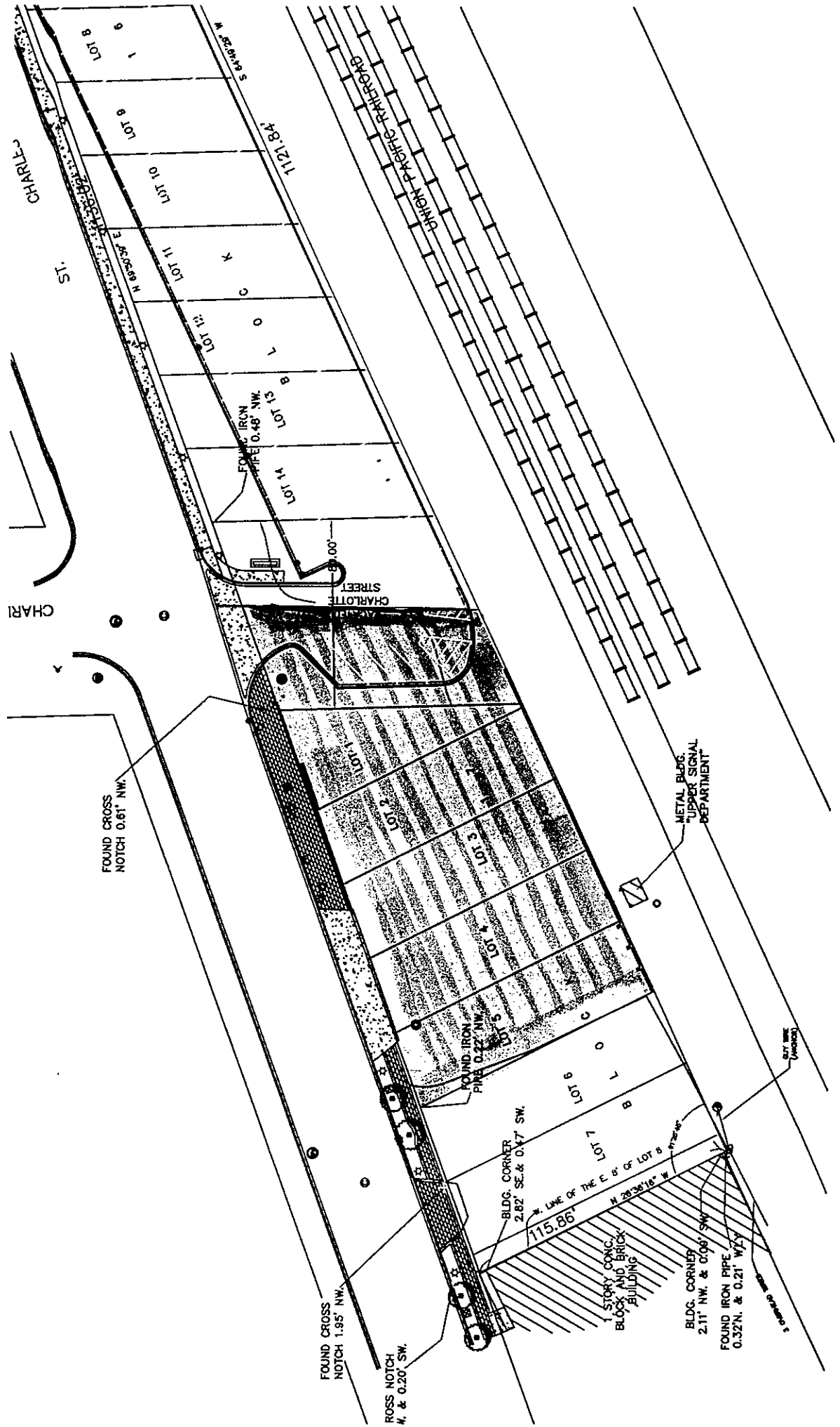


Exhibit 'B'

