

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: August 9, 2004 (B of T) Date: August 19, 2004

TITLE: BOT 04-08: 401 W. St. Charles Road

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development staff transmits for your consideration its recommendation regarding the above-referenced petition. This petition is staff-initiated on behalf of the owner and requests a variation to grant relief from the Lombard Code of Ordinances Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins". (DISTRICT #1)

Staff requests waiver of first reading.

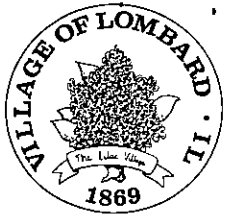
Staff recommends approval of this variation.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W.T. Lichter* _____ Date *8/10/04*

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: David P. Gorman, P.E., Development Engineer *DPG*

DATE: July 29, 2004

SUBJECT: **BOT 04-08 & BOT 04-09: 401 W. St. Charles Rd. & 130 S. Main St.**

Please present the attached items to the Board of Trustees for their review and approval at their August 19, 2004 meeting. The petitioners have requested variations from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins" to provide off-site detention at the Village's Finley-Crescent Basin. BOT 04-08 should precede BOT 04-09 on the agenda.

BOT 04-09: 130 S. Main Street

A total of 0.70 ac-ft of stormwater detention volume is required to develop the Elmhurst Hospital site at 130 S. Main Street. A previous variation was granted by Ordinance 5494 on May 20, 2004 to provide 0.60 ac-ft in the Finley-Crescent Basin. The remaining 0.10 ac-ft was to be provided on-site since the Basin's balance had been depleted after deducting the 0.60 ac-ft. However, as explained below for BOT 04-08, an additional 0.10 ac-ft has recently been made available. This ordinance would approve a variation to provide the remaining 0.10 ac-ft in the Finley-Crescent Basin.

The Redevelopment Agreement for the Elmhurst Hospital project states that the Village shall provide the required stormwater detention at an off-site location at no cost to the owner. As such, the Village had indicated its willingness to reimburse the Hospital for the cost of installing on-site detention pipes. Based on numerous recent projects, the anticipated cost was \$20,000. However, the contractor has given a much higher quote of \$76,640. Therefore, it is in the Village's interest to provide the remaining 0.10 ac-ft in the Finley-Crescent Basin.

BOT 04-08: 401 W. St. Charles Road

I reexamined the detention volumes allocated in the Finley-Crescent Basin for various projects following a July 12th meeting that Dave Hulseberg and I had with DuPage County staff. County staff explained that their interpretation of the Countywide Stormwater & Floodplain Ordinance is that areas that are not "affecting" (i.e. changing) runoff volume or other characteristics do not meet the definition of "development" and, thus, do not require stormwater detention. The County also sent a letter to this effect. This interpretation enables Village to remove a volume of 0.10 ac-ft from the basin for the Telesis Design Group's parking lot project at 401 W. St. Charles Road. The interpretation does not change the volumes for any other projects.

July 29, 2004

Page 2 of 2

The basin currently has 0.17 ac-ft deducted from its volume for the entire site. However, the drainage characteristics did not change for the pavement and building so these should not have been included in the aggregate area disturbed. The attached pre- and post-improvement plans indicate that only 5,588 sf area of new pavement was constructed. Based on DuPage County's Unit Area Detention Volumes method, this area requires 0.07 ac-ft of detention. Therefore, the attached Ordinance would approve a variation to provide 0.07 ac-ft off-site at the Finley-Crescent Basin for 401 W. St. Charles Road. Thus, this frees up a balance of 0.10 ac-ft that may be used for the Elmhurst Hospital project.

Below are tables that summarize these volumes:

<u>Project</u>	<u>Total Req'd</u>	<u>Prov'd On-Site</u>	<u>Prov'd in F-C Basin</u>
Telesis Project in '00	0.17	0.00	0.17
BOT 04-08 for Telesis	0.07	0.00	0.07 (0.17-0.10)
Elmhurst Hospital Project in May '04	0.70	0.10	0.60
BOT 04-09 for Elmhurst Hospital	0.70	0.00	0.70 (0.60+0.10)

DuPage Countywide Ordinance

DuPage County has pre-approved the provision of off-site detention in the Finley-Crescent basin for downtown redevelopment. Furthermore, the Telesis site is smaller than one acre so the Countywide Ordinance does not apply to that site. Therefore, a variation is not required from the Countywide Stormwater and Flood Plain Ordinance for either variation. A spreadsheet has been kept to document the volumes allocated for the various projects. These variations will deplete the Basin's available balance.

Recommendation

Public hearings for the variances have been advertised as required by Code. Staff recommends approval of the variances. Furthermore, a waiver of first reading is requested for both in order to accommodate the construction schedule for the Elmhurst Hospital project.

DG:dg

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

401 W. St. Charles - Telesis Design Group Property Stormwater Detention Volume Calculation

Aggregate area disturbed (new parking lot area shown on attached plan) = 5,588 sf
Rate per DuPage County's "Figure 3" for the Unit Area Detention method = 0.55 ac-ft/ac
Detention Required $5588 \times 0.55 / 43560 = \underline{0.07 \text{ ac-ft}}$

Note: The previously calculated volume was 0.17 ac-ft. Carl Roth, PE, calculated that volume on 12/10/99 using the rational method and runoff from the entire site, including those areas that were not in the aggregate area disturbed.

Village of Lombard
David Gorman, PE
July 22, 2004

Modern Project Management, Inc.
 330 West Stone Road
 Villa Park, Illinois 60181 Tele: 630/530-0380

For: Telesis Design Group, Inc.
 401 West St. Charles Road
 Lombard, Illinois 60148 Tele: 630/832-1034

Re: Parking/Driveway Reconstruction
 401 West St. Charles Road

Detention Calculations

Village of Lombard: Per Rational Method (Under 1 acre)

Total Tributary Area (A)

A = 17,790 Sq Ft 0.41 Acres

Runoff Coefficient (Developed Site)

Building	C = 0.95	9,509 Sq Ft	9,034
Pavement:	C = 0.95	6,875 Sq Ft	6,531
Grass	C = 0.40	<u>1,406</u> Sq Ft	<u>562</u>
	Total =	17,790 Sq Ft	16,127
	C = 16,127/17,790 = 0.91		

Release Rate (Qo)


(1) Qo = 0.041 cfs (Qo = Tributary Area * 0.10)

Storage Volume Calculations

Factor C	Duration t (hr)	Intensity i 100 (in/hr)	Area (Ac)	Inflow Rate Qi = CiA (cfs)	Release Rate Qo (cfs)	Storage Rate Qi-Qo (cfs)	Storage Required (Qi-Qo)/12*t (Ac Ft)
0.91	0.08	11.38	0.41	4.213	0.041	4.172	0.028
0.91	0.17	9.82	0.41	3.664	0.041	3.623	0.051
0.91	0.25	8.20	0.41	3.059	0.041	3.018	0.063
0.91	0.33	7.00	0.41	2.612	0.041	2.571	0.071
0.91	0.50	5.60	0.41	2.089	0.041	2.048	0.085
0.91	0.67	4.60	0.41	1.716	0.041	1.675	0.094
0.91	0.83	3.92	0.41	1.463	0.041	1.422	0.098
0.91	1.00	3.56	0.41	1.328	0.041	1.287	0.107
0.91	1.50	2.68	0.41	1.000	0.041	0.959	0.120
0.91	2.00	2.24	0.41	0.836	0.041	0.795	0.132
0.91	3.00	1.60	0.41	0.597	0.041	0.556	0.139
0.91	4.00	1.27	0.41	0.474	0.041	0.433	0.144
0.91	5.00	1.10	0.41	0.410	0.041	0.369	0.154
0.91	6.00	0.97	0.41	0.362	0.041	0.321	0.160
0.91	7.00	0.85	0.41	0.317	0.041	0.276	0.161
0.91	8.00	0.79	0.41	0.295	0.041	0.254	0.169 * Detention Required
0.91	9.00	0.70	0.41	0.261	0.041	0.220	0.165
0.91	10.00	0.64	0.41	0.239	0.041	0.198	0.165

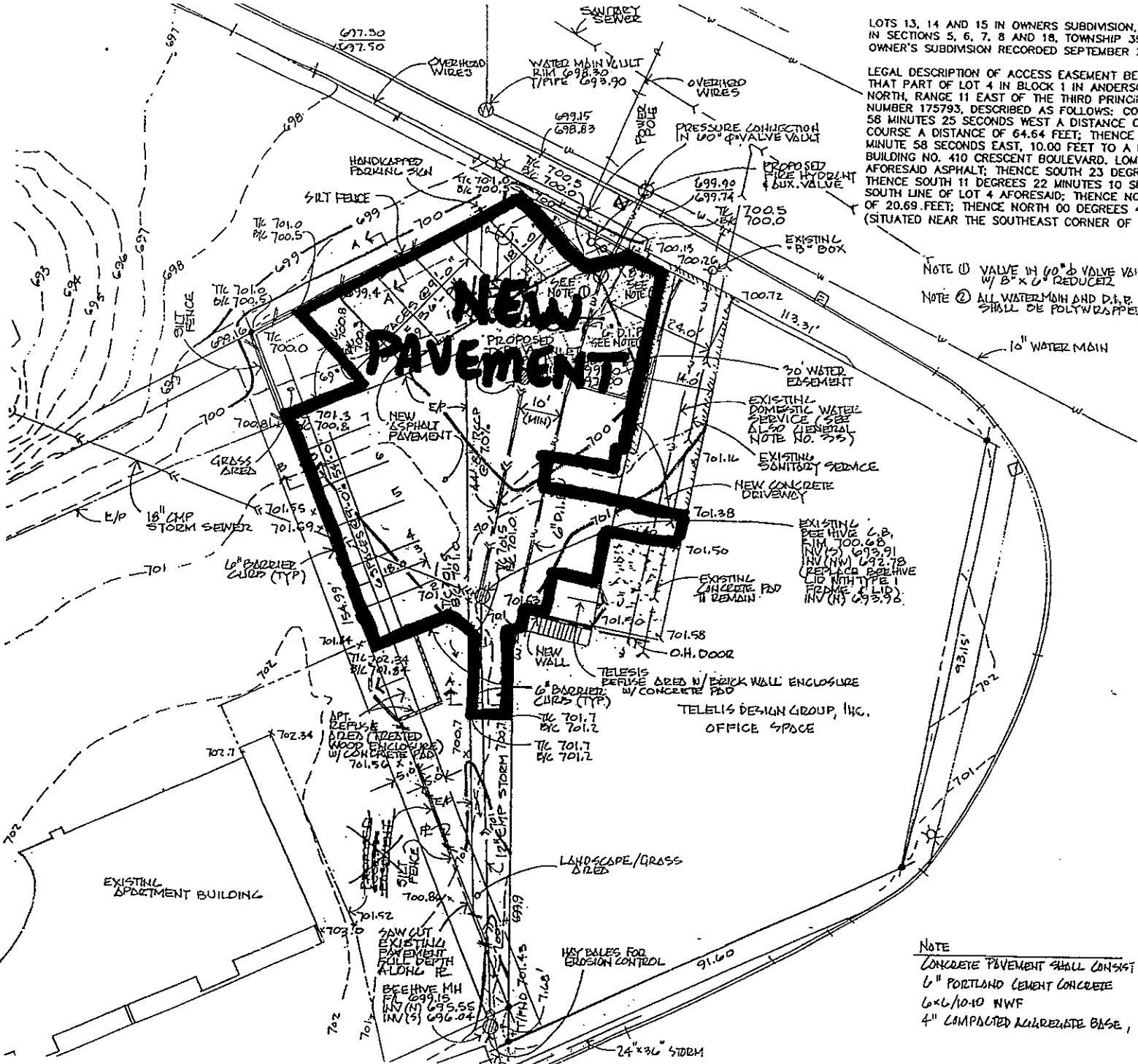
Detention Storage Volume Required *

0.169 ac ft = 7,369 cu ft ~~SUPERSEDED BY CALCULATION~~ ON 7/22/04 BY DAVE GORMAN.

By:  Carl F. Roth, P.E.
 Date: December 10, 1999
 File No. 99-886

LOTS 13, 14 AND 15 IN OWNERS SUBDIVISION, IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 OWNER'S SUBDIVISION RECORDED SEPTEMBER 2

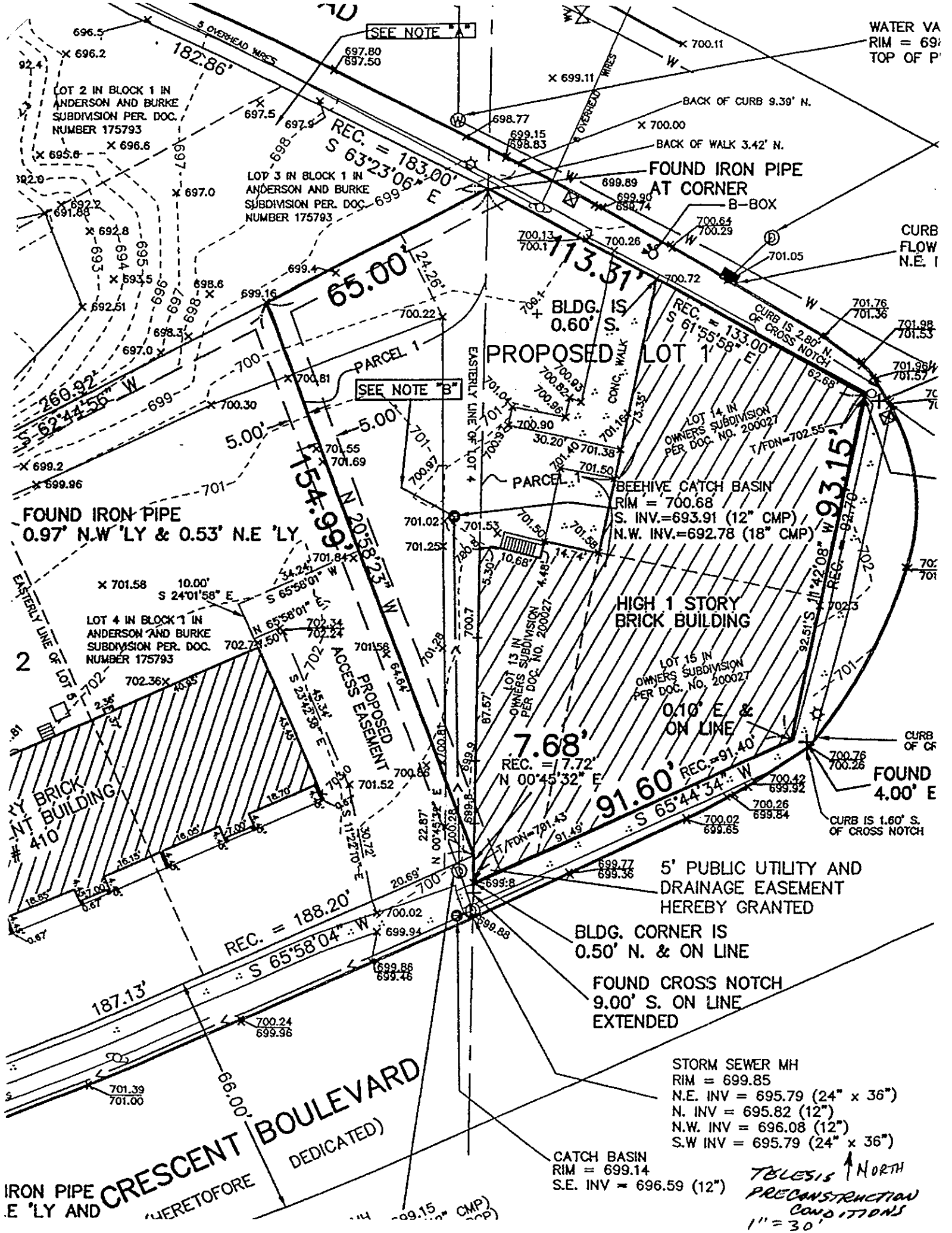
LEGAL DESCRIPTION OF ACCESS EASEMENT BEI THAT PART OF LOT 4 IN BLOCK 1 IN ANDERS NORTH, RANGE 11 EAST OF THE THIRD PRINCIP NUMBER 175793, DESCRIBED AS FOLLOWS: CO 58 MINUTES 25 SECONDS WEST A DISTANCE O COURSE A DISTANCE OF 64.64 FEET; THENCE MINUTE 58 SECONDS EAST, 10.00 FEET TO A I BUILDING NO. 410 CRESCENT BOULEVARD, LOWI AFORESAID ASPHALT; THENCE SOUTH 23 DEGR THENCE SOUTH 11 DEGREES 22 MINUTES 10 SE SOUTH LINE OF LOT 4 AFORESAID; THENCE NO OF 20.69 FEET; THENCE NORTH 00 DEGREES 4 (SITUATED NEAR THE SOUTHEAST CORNER OF I



NOTE ① VALVE IN 60" Ø VALVE VA W/ B" X C" REDUCER
 NOTE ② ALL WATER MAIN AND D.P. SHALL BE POLYETHYLENE

NOTE
 CONCRETE PAVEMENT SHALL CONSIST
 6" PORTLAND CEMENT CONCRETE
 6x6/10-10 NWF
 4" COMPACTED AGGREGATE BASE

North
 TELESIS
 POST-CONSTRUCTION
 1" = 30'



WATER VA
RIM = 69:
TOP OF P'

SEE NOTE "A"

LOT 2 IN BLOCK 1 IN
ANDERSON AND BURKE
SUBDIVISION PER. DOC.
NUMBER 175793

LOT 3 IN BLOCK 1 IN
ANDERSON AND BURKE
SUBDIVISION PER. DOC.
NUMBER 175793

FOUND IRON PIPE
AT CORNER

CURB
FLOW
N.E. I

SEE NOTE "B"

PROPOSED LOT 1

BEEHIVE CATCH BASIN
RIM = 700.68
S. INV.=693.91 (12" CMP)
N.W. INV.=692.78 (18" CMP)

FOUND IRON PIPE
0.97' N.W 'LY & 0.53' N.E 'LY

HIGH 1 STORY
BRICK BUILDING

LOT 4 IN BLOCK 1 IN
ANDERSON AND BURKE
SUBDIVISION PER. DOC.
NUMBER 175793

LOT 15 IN
OWNERS SUBDIVISION
PER DOC. NO. 200027

BRICK BUILDING
410

LOT 13 IN
OWNERS SUBDIVISION
PER DOC. NO. 200027

FOUND
4.00' E

5' PUBLIC UTILITY AND
DRAINAGE EASEMENT
HEREBY GRANTED

BLDG. CORNER IS
0.50' N. & ON LINE

FOUND CROSS NOTCH
9.00' S. ON LINE
EXTENDED

STORM SEWER MH
RIM = 699.85
N.E. INV = 695.79 (24" x 36")
N. INV = 695.82 (12")
N.W. INV = 696.08 (12")
S.W INV = 695.79 (24" x 36")

CATCH BASIN
RIM = 699.14
S.E. INV = 696.59 (12")

↑ NORTH
PRECONSTRUCTION
CONDITIONS
1" = 30'

IRON PIPE
E 'LY AND
HEREFORE
CRESCENT BOULEVARD
DEDICATED)

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Plan detail showing the parking lot addition that was constructed in 2000.
2. Stormwater detention calculations dated 12/10/99 by Carl Roth, P.E., (the owner's engineer) concluding that the site improvements require 0.17 ac-ft of detention volume.
3. Stormwater detention calculations dated July 22, 2004 by David Gorman, P.E., Development Engineer for the Village of Lombard, concluding that the detention actually required was 0.07 ac-ft.
4. Village of Lombard balance sheet for the Finley/Crescent stormwater basin showing a revised allocation for the subject site from 0.17 ac-ft to 0.07 ac-ft.

DESCRIPTION

The property is located at the southwest corner of St. Charles Road and Crescent Avenue.

The development that was undertaken in 2000 consisted of a parking lot addition and building remodeling. Village Code required then and still requires stormwater detention for the parking lot addition only. The DuPage Countywide Ordinance does not apply to this site since it is smaller than one acre.

ENGINEERING

The petitioner had requested a variation in 1999 to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Retention Basins" so the property could be improved without requiring a detention facility on-site. Due to staff turnover at that time, the ordinance was never processed but a volume of 0.17 ac-ft had been allocated in the Finley-Crescent Basin for the project. However, a review of the project documents by current staff and a reinterpretation of the detention requirements by DuPage County staff has concluded that only 0.07 ac-ft is actually required. This newly calculated volume is based on the area of the parking

Board of Trustees
Re: BOT 04-08
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lot addition only and DuPage County's Unit Area Detention Volumes method. The DuPage Countywide Ordinance does not apply to this site since it is smaller than one acre.

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:

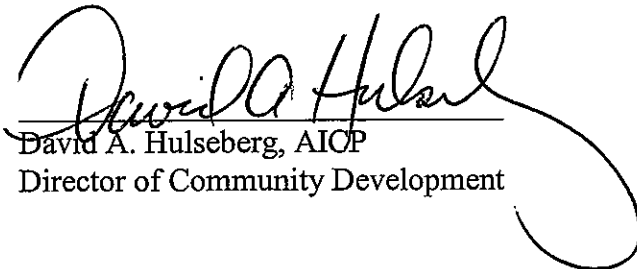
1. That the normal fee of \$150.00 to process the variation (151.56.D) be waived.
2. That 0.07 ac-ft of detention volume shall be deducted from the available balance in the Finley-Crescent Basin.

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) be waived.
2. That 0.07 ac-ft of detention volume shall be deducted from the available balance in the Finley-Crescent Basin.

Inter-Departmental Review Group Report approved by:



David A. Hulseberg, AICP
Director of Community Development

DAH/DG:dg
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c. Petitioner

ORDINANCE NO. _____

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

(BOT 04-08: 401 W. 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", and;

WHEREAS, a public hearing has been conducted by the Board of Trustees on August 19, 2004 pursuant to appropriate and legal notice; and

WHEREAS, there is an available stormwater detention volume balance to allocate 0.07 ac-ft for this site in the Village's Finley-Crescent Basin; 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 allocate 0.07 ac-ft of detention volume off-site in the Village's Finley-Crescent Basin.

Section 2: That this ordinance is limited and restricted to the property located at 401 W. St. Charles Road, Lombard, IL and legally described as follows:

PARCEL 1: THAT PART OF LOT 4 IN BLOCK 1 IN ANDERSON AND BURKE SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS DOCUMENT NUMBER 175793, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 65.00 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE A DISTANCE OF 154.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 174.50 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

ALSO

Ordinance No. _____

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PARCEL 2: LOT 13, 14 AND 15 IN OWNER'S SUBDIVISION, BEING A RESUBDIVISION OF OUTLOT 9, IN THE 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 OF SAID OWNER'S SUBDIVISION RECORDED SEPTEMBER 21, 1925 AS DOCUMENT NUMBER 200027, IN DU PAGE COUNTY, ILLINOIS.

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

- A. That the normal fee of \$150.00 to process the variation (151.56.D) shall be waived.
- B. That 0.07 ac-ft of detention volume shall be deducted from the available balance in the Finley-Crescent Basin.

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