



**VILLAGE OF BARTLETT
STORMWATER OVERSIGHT COMMITTEE**

(HYBRID MEETING)

**AGENDA
228 MAIN STREET
October 7, 2021
10:00 A.M.**

This meeting will be held in person and virtually through “Zoom.” You may join the meeting online via <https://zoom.us/j/84843058888> or call (312) 626-6799 using **Webinar ID 848 4305 8888**

Public comments will be accepted during the meeting or may be emailed in advance to rallen@bartlett.il.gov

- I. Roll Call
- II. **1150 BITTERSWEET DRIVE (WATER RECLAMATION FACILITY)**
Variation: Stormwater Site Storage
PUBLIC HEARING
- III. Old Business/New Business
- IV. Adjournment

OVERSIGHT COMMITTEE MEMORANDUM
21-001

DATE: October 7, 2021
TO: The Chairman and Members of the Oversight Committee
FROM: Bob Allen, Village Engineer
RE: **Stormwater Site Storage Variance, Bittersweet WRF**

PETITIONER

Village of Bartlett – Village Representative Phil Severson of Strand Associates, Inc.

SUBJECT SITE

1150 Bittersweet Drive (existing WRF facility, rehabilitation project)

REQUESTS

Variations – A variance is required from the DuPage County Stormwater Ordinance, for the Stormwater Site Runoff Storage, as stated in Article IX – Section 15-72. The past additions of impervious area, as well as the necessary WRF rehabilitation project, result in a required site storage volume of 5.2 acre-feet. We can provide 1.44 acre-feet of runoff storage on the proposed site. The remainder, or 3.76 acre-feet, will be provided off-site at the existing Oneida Detention Basin.

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Existing WRF	Public Lands	P-1
North	Single-Family	Residential	SR-3
South	Forest Preserve	Public Lands	P-1
East	Forest Preserve	Public Lands	P-1
West	Forest Preserve	Public Lands	P-1

DISCUSSION

1. The Petitioner is requesting a Stormwater Site Storage Variance for the proposed Bittersweet WRF improvements at the site of the existing WRF at 1150 Bittersweet Drive. Please note that at their 9/7/21 meeting, the DuPage County

Stormwater Management Committee passed a motion *not to object to the variance petition* for the referenced project requesting relief from Section 15-72 of the DuPage Countywide Stormwater and Flood Plain Ordinance. Please see the attached notice from DuPage County Stormwater Management.

2. The proposed site has been maximized for runoff storage, given the topography and the necessary function of the treatment facility. We have provided as much runoff storage as is possible given the elevation and facility constraints.
3. There is currently no runoff storage at the treatment facility. The variance provides 1.44 acre-feet of the required volume in the proposed wetland basin. This is an improvement over current conditions and will provide enhancements to existing basins off-site as well.
4. It should be noted that the proposed peak discharge for the entire site will be less than the 1992 conditions for the 100-year, 24-hour event as a large portion of the site will now be detained. The peak discharge for the site in the 1992 conditions and proposed conditions are shown in the table below.

<u>Peak Discharge Summary (cfs)</u>		
<u>Storm Event</u>	<u>1992 Conditions</u>	<u>Proposed Conditions</u>
100-year, 24-hour	10.18	8.79

5. To meet the stormwater requirements for the site, the Petitioner has arranged to pay a fee-in-lieu of the required Post-Construction Best Management Practices (PCBMP) with DuPage County. The Village Engineer supports the Petitioner's request to utilize the fee-in-lieu program.
6. The proposed WWTP Rehabilitation Project variance will not impact site, adjacent property or upstream/downstream flood elevations or flood conveyance capacities. There will be no new or additional increases in flood velocity due to the project or variance.
7. A water quality benefit will be realized through the proposed wetland basin and the enhanced treatment facility processes and equipment. All applicable Ordinance standards and regulations will be followed on-site and at the proposed off-site facilities.
8. As noted, we have maximized the stormwater storage on the proposed site. We seek a variance only for the site runoff storage because it cannot be provided on the proposed site. The past additions of impervious area, as well as the facility rehabilitation project, result in a required site storage volume of

- 5.2 acre-feet. We can provide only 1.44 acre-feet of runoff storage on the proposed site. The remainder, or 3.76 acre-feet, will be provided off-site.
9. The existing facility requires the proposed rehabilitation project to continue serving the Bartlett population with wastewater reclamation services. The existing facility is landlocked and expansion is not feasible.
 10. The proposed site runoff storage variance does not include any storage in wetlands or floodplain. The proposed site includes 1.44 acre-feet of storage on-site, with the remainder provided off-site.
 11. The proposed site will continue be a public wastewater facility that serves the Village of Bartlett and will not be developed for any commercial or residential purpose.

RECOMMENDATION

1. According to the provisions of the DuPage Stormwater Ordinance, 15-117.J, *the Oversight Committee should render a decision based upon the following findings of fact and conditions:*
 - A. That the variance shall not alter the essential character of the area involved, including existing stream uses; and
 - B. That carrying out the strict letter of the provisions of this Ordinance would create an undue or particular hardship or difficulty on the owner; and
 - C. That the relief requested is the minimum necessary and there are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit the reasonable continuation of the development; and
 - D. That the applicant's circumstances are unique and do not represent a general condition or problem; and
 - E. That the subject development is exceptional as compared to other developments subject to the same provision; and
 - F. That when the variance request involves the standards for wetlands and flood plains, the development proposed for a wetland or flood plain could not be constructed if it were limited to areas outside the wetland or flood plain.

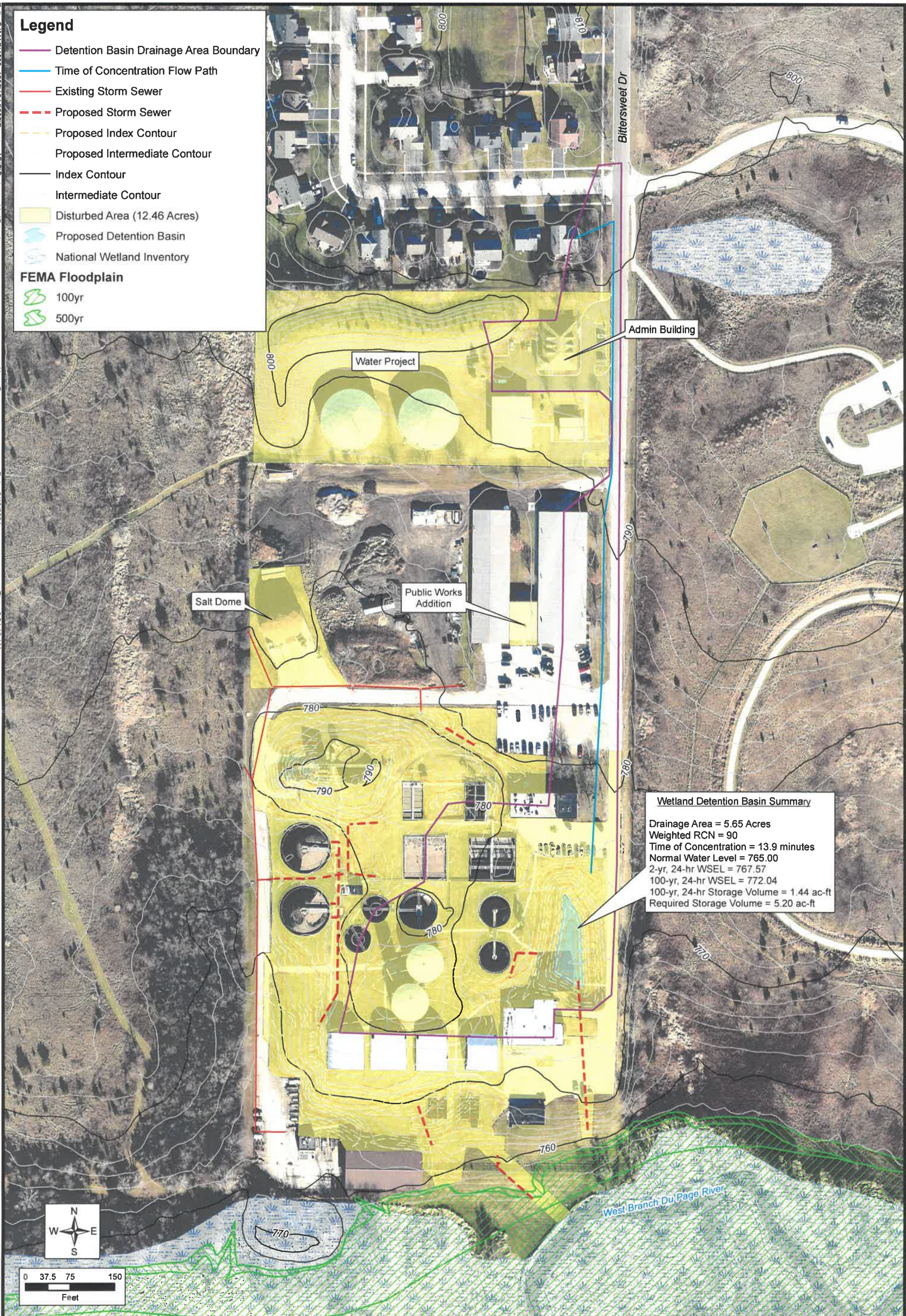
G. Village Engineer approval of the final engineering plans for the proposed WRF detention basin and the Oneida basin stormwater storage volumes. Each basin volume must be verified and found to be equal to or greater than the required stormwater storage volume for the project, in this case it is to be a total of 5.2 acre-feet of storage.

2. Background information is attached for your review.

Path: S:\MAD\1900-1997\1944\06\Drawings\GIS\Drainage 11x17.mxd
 User: Danc
 Date: 6/10/2021
 Time: 8:54:12 AM

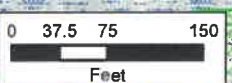
Legend

- Detention Basin Drainage Area Boundary
- Time of Concentration Flow Path
- Existing Storm Sewer
- - - Proposed Storm Sewer
- Proposed Index Contour
- Proposed Intermediate Contour
- Index Contour
- Intermediate Contour
- Disturbed Area (12.46 Acres)
- Proposed Detention Basin
- National Wetland Inventory
- FEMA Floodplain
- 100yr
- 500yr



Wetland Detention Basin Summary

Drainage Area = 5.65 Acres
 Weighted RCN = 90
 Time of Concentration = 13.9 minutes
 Normal Water Level = 765.00
 2-yr, 24-hr WSEL = 767.57
 100-yr, 24-hr WSEL = 772.04
 100-yr, 24-hr Storage Volume = 1.44 ac-ft
 Required Storage Volume = 5.20 ac-ft



DRAINAGE MAP

**BITTERSWEET WATER RECLAMATION FACILITY IMPROVEMENTS
 VILLAGE OF BARTLETT
 DUPAGE COUNTY, ILLINOIS**



**DUPAGE
COUNTY**

Watershed
Management

Water
Quality

Floodplain
Mapping

Regulatory
Services

Flood Operations
& Maintenance

Shared
Services

STORMWATER MANAGEMENT

September 10, 2021

Mr. Robert Allen
Village Engineer
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Re: Variance Petition Request
Village of Bartlett Wastewater Treatment Plant Rehabilitation Project
1150 Bittersweet Drive
Incorporated Bartlett

Dear Mr. Allen,

Please be advised that at their meeting of September 7, 2021, the DuPage County Stormwater Management Committee passed a motion not to object to a variance petition for the referenced project requesting relief from Section 15-72 of the DuPage County Countywide Stormwater and Flood Plain Ordinance for development without 100% of the required site runoff storage (detention), with the remainder of the required detention provided off-site.

If you have any questions concerning this matter, please call me at (630) 407-6729.

Sincerely,

Clayton Heffter
Clayton Heffter
C=US;
E=clayton.heffter@dupageco.org;
O=DuPage County;
OU=Stormwater Management;
CN=Clayton Heffter
2021.09.10 09:30:01-05'00'

Clayton Heffter
Stormwater Permitting Manager



Village of Bartlett WWTP Rehabilitation Project
Stormwater Site Storage Variance
Requirements

Per *Article XVI – Sections 15-117.G and 15-117.J* of the DuPage Countywide Stormwater & Floodplain Ordinance, the following must be included with the Variance petition:

Section 15-117.G:

G.1 The owner of the proposed site is the Village of Bartlett. The Village Administrator’s signature and consent is found below:

WWTP Owner: Village of Bartlett
Village Administrator: Paula Schumacher
WWTP Address: 1150 Bittersweet Drive
Bartlett, IL 60103

Original Signature

Date

G.2 Consultant Contact Information

Mr. Troy Stinson, PE Phone: 608-251-4843
Strand Associates, Inc. Email: troy.stinson@strand.com
910 West Wingra Drive

G.3 No family or economic interests. Village of Bartlett WWTP property.

- G.4** The subject property is located at 1150 Bittersweet Drive in Bartlett. The P.I.N. is 01-11-200-003 and the property totals 24.5 acres and serves as the existing Public Work Complex. It includes a water pump station and storage, PW garage and associated structures as well as the Bartlett WWTP facility (see attached property exhibit).
- G.5** A variance is required for the Site Runoff Storage, as stated in Article IX – Section 15-72. The past additions of impervious area, as well as the necessary WWTP rehabilitation project, result in a required site storage volume of 5.2 acre-feet. We can provide 1.44 acre-feet of runoff storage on the proposed site. The remainder, or 3.76 acre-feet, will be provided off-site.
- G.6** Article IX – Section 15-72 Site Runoff Storage. As noted in #4 above, a variance is required for the site runoff storage volume. The volume is too large for the existing site and it is not feasible to expand the site.
- G.7** The proposed site has been maximized for runoff storage, given the topography and the necessary function of the treatment facility. We have provided as much runoff storage as is possible given the elevation and facility constraints.
- G.8** There is currently no runoff storage at the treatment facility. The variance provides 1.44 acre-feet of the required volume in the proposed wetland basin. This is an improvement over current conditions and will provide enhancements to existing basins off-site as well.

It should be noted that the proposed peak discharge for the entire site will be less than the 1992 conditions for the 100-year, 24-hour event as a large portion of the site will now be detained. The peak discharge for the site in the 1992 conditions and proposed conditions are shown in the table below.

Peak Discharge Summary (cfs)

<u>Storm Event</u>	<u>1992 Conditions</u>	<u>Proposed Conditions</u>
100-year, 24-hour	10.18	8.79

G.9 The proposed WWTP Rehabilitation Project variance will not impact site, adjacent property or upstream/downstream flood elevations or flood conveyance capacities. There will be no new or additional increases in flood velocity due to the project or variance.

A water quality benefit will be realized through the proposed wetland basin and the enhanced treatment facility processes and equipment. All applicable Ordinance standards and regulations will be followed on-site and at the proposed off-site facilities.

Section 15-117.J:

J.1 The proposed variance will not alter the essential character of the area in any way. The existing WWTP facility will be improved and the overall site enhanced.

J.2 As noted in G.7 above, we have maximized the volume of stormwater storage that can be reasonably provided on the site. The existing treatment facility, as well as the proposed site, are surrounded by Forest Preserve lands and a subdivision to the north. No land is available for facility expansion at this time.

J.3 As noted, we have maximized the stormwater storage on the proposed site. We seek a variance only for the site runoff storage because it cannot be provided on the proposed site. The past additions of impervious area, as well as the facility rehabilitation

project, result in a required site storage volume of 5.2 acre-feet. We can provide only 1.44 acre-feet of runoff storage on the proposed site. The remainder, or 3.76 acre-feet, will be provided off-site.

- J.4** The existing facility requires the proposed rehabilitation project to continue serving the Bartlett population with wastewater reclamation services. The existing facility is landlocked and expansion is not feasible.

- J.5** The proposed site will continue be a public wastewater facility that serves the Village of Bartlett and will not be developed for any commercial or residential purpose.

- J.6** The proposed site runoff storage variance does not include any storage in wetlands or floodplain. The proposed site includes 1.44 acre-feet of storage on-site, with the remainder provided off-site.



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # _____
<i>(Village Stamp)</i>

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dan Dinges, PW Director

Street Address: 1150 Bittersweet Drive

City, State: Bartlett, Illinois

Zip Code: 60103

Email Address: ddinges@vbartlett.org

Phone Number: 630-837-0811

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: Village of Bartlett

Street Address: 1150 Bittersweet Drive

City, State: Bartlett, Illinois

Zip Code: 60103

Phone Number: 630-837-0811

OWNER'S SIGNATURE: _____ Date: _____

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

Variance from the required site detention storage volume for the proposed Bartlett Wastewater Treatment Facility Rehabilitation Project.

PROPERTY INFORMATION

Common Address/General Location of Property: 1150 Bittersweet, Bartlett

Property Index Number ("Tax PIN"/"Parcel ID"): 01-11-200-003

Acreage: 24.5 acres

Zoning: P-1 (Refer to Official Zoning Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney N/A

Surveyor N/A

Other Strand Associates, Inc. 910 West Wingra Drive Madison, WI 53715

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The existing PW Complex, including the WWTP, is landlocked. It is surrounded by Forest Preserve lands and an existing subdivision directly north. The existing WWTP requires an extensive rehabilitation project at this time. Based upon the impervious additions to the site, the required stormwater storage volume exceeds what can be reasonably provided for on the site. The village will enter into the site storage fee-in-lieu program to provide the remainder of the required storage off-site.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

The proposed disturbed area, 12.46 acres, and past impervious additions will require a total site storm-water storage of 5.2 acre-feet. Based upon the topography of the site and the required improvements, we are able to provide 1.44 acre-feet of storage at the new facility. Because the property is landlocked, we are not able to add the additional storage required at 1150 Bittersweet and will need to provide it off-site.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

This property contains the Public Works Complex and includes the Lake Michigan Pump Station with storage tanks, PW buildings and garages, as well as the Wastewater Treatment Facility. The purpose of the variance is strictly to meet DuPage Stormwater site storage requirements while rehabilitating the treatment facility that serves the Village of Bartlett.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The existing PW Complex is not large enough to provide the required site storage. Bartlett PW is not able to expand the present site due to being landlocked at this location. We are able to provide 1.44 acre-feet of the required 5.2 acre-feet on the improved site, with the remainder provided off-site. Based upon the topography and the function of the facility, we have provided as much site storage as is reasonable and cost effective.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

The variance is required as part of the WWTP rehabilitation. There is no site storage for the facility at this time. A wetland basin, 1.44 acre-feet, will be provided as part of the proposed improvements. This provides both site storage and water quality benefits for the village treatment facility and the neighborhood as well.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The variance will not impair an adequate supply of light or air to any adjacent properties. It will not increase congestion, chance of fire or endanger the public safety. The variance will not change the current function of the site or impair adjacent property values.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

The variance does not impact other lands, structures or buildings. The off-site storage volumes will be provided in existing detention basins that are in need of expansion or enhancement.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: _____

PRINT NAME: Dan Dinges, PW Director

DATE: _____

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Bartlett Wastewater Treatment Facility

ADDRESS: 1150 Bittersweet Drive

Bartlett, IL 60103

PHONE NUMBER: 630-837-0811

EMAIL: Dan Dinges, PW Director ddinges@vbartlett.org

SIGNATURE: _____

DATE: _____