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STORMWATER MANAGEMENT

MEMORANDUM

Date: March 4, 2025

To: Stormwater Management Committee

From: Clayton Heffter, Stormwater Permitting Manager

Re: Stormwater Master Plan
Hamilton Lakes Business Park, Itasca

COMMITTEE ACTION REQUESTED: A motion by the Committee to not object to the Stormwater Master Plan for Hamilton Lakes Business Park, located in Incorporated Itasca, as a guiding document for redevelopment under the DuPage County Countywide Stormwater and Floodplain Ordinance.

Introduction

Hamilton Lakes Business Park is located at the northeast corner of I-290 and I-390 in Itasca, DuPage County, Illinois, encompassing approximately 186 acres (see Figure 1.1, Project Location Map). Originally designed in 1978 and constructed in 1979, Hamilton Lakes (formerly Itasca Center and later the Chancellery at Hamilton Lakes) was developed as a master-planned business park. Its stormwater infrastructure included extensive mass grading and the creation of five major stormwater detention lakes. These lakes were designed to provide stormwater management through online detention storage, accommodating the floodplain and floodway that traverse the site.

Stormwater management for the entire park was designed, permitted, and constructed before the 1992 implementation of the DuPage County Countywide Stormwater and Floodplain Ordinance (Stormwater Ordinance). As a result, Itasca included the original business park on its Official List of Exempt Developments, commonly known as the Grandfathered List.

A copy of the Stormwater Master Plan for Hamilton Lakes can be reviewed at the following:

https://www.dupagecounty.gov/government/departments/stormwater_management/stormwater_certification/stormwater_ordinance/committee_documents.php

Background

The Grandfathered List exemptions apply only to the specific improvements authorized by the original building permit and engineering approvals. Any redevelopment or new development not explicitly covered under these exemptions remains subject to the current Stormwater Ordinance requirements.

Most parcels within Hamilton Lakes have been developed under the assumption that the five detention lakes provided adequate stormwater management in accordance with the original approvals. However, as redevelopment is now being proposed beyond the scope of the original approvals, it must comply with the current Stormwater Ordinance. Consequently, the previously exempted status of the development no longer applies.

Since the initial approval of Hamilton Lakes in 1978, significant changes in stormwater management have occurred, including:

- Increased rainfall distribution values used to calculate runoff and required detention volumes.
- Updated floodplain and floodway maps, including revised flood elevations for the Hamilton Lakes detention system.

In 2024, a ComEd Substation plan was submitted for review by DuPage County Stormwater Management. This submission raised concerns about the validity of the original stormwater management calculations, given the site's redevelopment and the changes to floodplain maps. Multiple discussions among DuPage County, the Village of Itasca, the property owner, and RWG Engineering (the owner's engineer) led to the recommendation that a new Stormwater Master Plan be developed to ensure compliance with current regulations while preventing adverse impacts.

Because the detention system is located within the floodway and utilizes online detention, it is not possible to demonstrate compliance with modern stormwater release rates and storage criteria. To address this, all stakeholders agreed that a master plan should be created to analyze potential impacts and establish guidelines for future redevelopment within Hamilton Lakes.

Master Plan Analysis

The Stormwater Master Plan analysis found no adverse impacts, as defined by the Stormwater Ordinance. The analysis assumed an 80% impervious coverage for future development, slightly exceeding current conditions. No direct impacts are proposed or indirect adverse effects on wetlands or riparian buffers are anticipated; any future impacts would need to be addressed in compliance with the Stormwater Ordinance at the time of development.

Each new development will be required to implement on-site post-construction best management practices (BMPs) as specified by the current ordinance in effect at the time of future development. However, properties will be allowed to develop up to a net new impervious surface coverage of 80% of the total site area.

The master plan evaluates whether land use changes within Hamilton Lakes could cause adverse impacts to adjacent or downstream properties. The assessment is based on the Effective FEQ model, modified to reflect the proposed full build-out scenario. The results confirm that the existing regional

stormwater management facilities can support full build-out without adverse effects on neighboring properties.

Summary

The Stormwater Master Plan and accompanying modeling demonstrate that the stormwater management system for Hamilton Lakes Business Park will not adversely impact adjacent or downstream systems under the full build-out scenario. No remapping of floodplains or modifications to the mapped floodway are proposed. Additionally, the analysis confirms that no further modifications to the stormwater management system are necessary to ensure compliance with the Stormwater Ordinance.

The full build-out analysis uses an 80% impervious land coverage assumption as a conservative estimate, slightly exceeding the historical development standard of approximately 77–78% impervious coverage within Hamilton Lakes.

Recommendations

Staff concludes that the Stormwater Master Plan aligns with Section 15-5 of the Stormwater Ordinance and meets its general purpose and intent by demonstrating no adverse impacts in the floodplain, wetland, and buffers. Therefore, staff recommends not objecting to the Village of Itasca’s approval and use of the master plan as a guiding document for future redevelopment under the DuPage County Countywide Stormwater and Floodplain Ordinance.

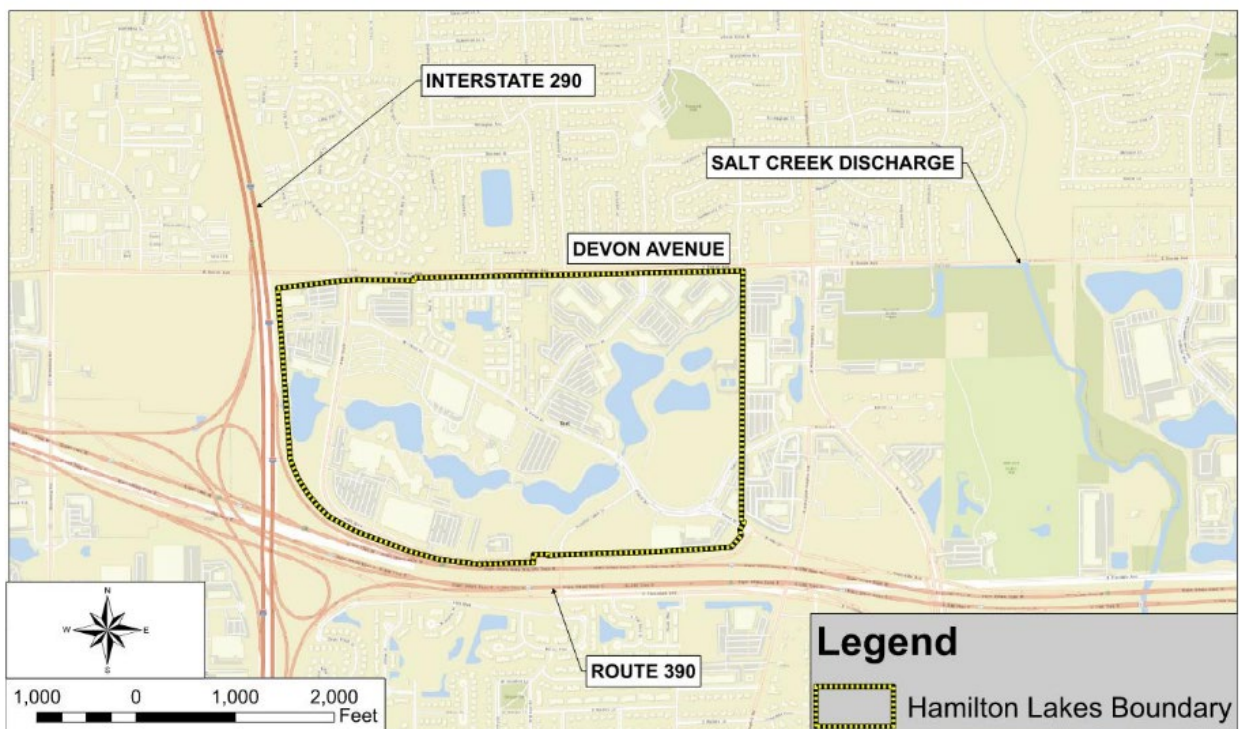


Figure 1.1: Project Location Map