



## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development on February 24, 2004:

1. Proposed Tribute Park Site Plan, prepared by Village of Lombard, dated February 24, 2004.
2. Stormwater Calculations as prepared by Seton Engineering Company, dated January 27, 1994, which indicate the as-built stormwater detention volume existing on site.
3. Plat of Resubdivision, prepared by Gentile & Associates, Inc., dated January 30, 2004.

### **DESCRIPTION**

The property is located at the southwest corner of St. Charles Road and Main Street. The property consists of 0.28 acre and is currently occupied by Seven - Eleven.

The petitioner has requested a variation to Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", so that the portion of the property currently used for detention could be developed as a tribute park. Thus, the required stormwater detention storage volume would no longer be provided on-site.

### **ENGINEERING**

The Stormwater Calculations as prepared by Seton Engineering Company indicate that the required stormwater detention volume for initial development was 0.075 acre-feet to meet the required 0.1 cfs per acre release rate.

The Village of Lombard desires to create a Tribute Park at the southwest corner of St. Charles Rd. and Main St. The proposed Tribute Park would be located within the existing detention area for the Seven-Eleven building and parking lot. In order to build the Tribute Park, the detention area would need to be filled. The Village of Lombard currently maintains a regional detention facility for the downtown called the Finley/Crescent Pond. The Village of Lombard proposed to deduct the 0.075 acre-feet from the banked volume provided in the Finley/Crescent Pond. The Village would then remove the restrictor from the 2-foot diameter inlet drainage structure at Seven-Eleven facility and replace it with a 4-foot diameter manhole. The depressional detention area would then be filled to match the surrounding grades in preparation for the construction of the Tribute Park.

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, the Private Engineering Services Division has no objection to the proposed variation request.

#### **FINDINGS AND RECOMMENDATIONS**

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

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

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH:mjf

c. Petitioner