

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 25, 2004 (B of T) Date: September 2, 2004

TITLE: BOT 04-13: 9 E. Ash St.

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 #5)

Staff requests waiver of first reading.

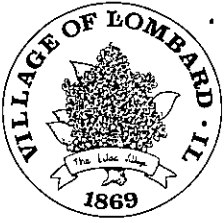
Staff recommends approval of this variation with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X William T. Lichter Date 8/25/04

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: August 25, 2004

SUBJECT: BOT 04-13: 9 E. Ash St. (Parking Lot Expansion)

Please present the attached item to the Board of Trustees for their review and approval at the Board Meeting scheduled for September 2, 2004. The petitioner requests a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", so that the existing parking lot may be expanded without providing the required stormwater detention storage volume and meeting the required release rate.

The site consists of existing mixed use buildings and an existing parking lot, the parcel is about 0.50 acres in size. Since the lot is less than one acre in size, the authority for granting the variations resides solely with the Village.

The site plan shows that there will be 3,360 square feet of new impervious surface created. PES used the Unit Area Detention Volumes Based on Continuous Simulation Chart from DuPage County Stormwater Management Ordinance Summary Report from November of 1997 to calculate the amount of detention volume which would be required. This project would require 0.042 acre feet of volume. Due to the small scope of this specific project, staff believes the variation can be supported provided the required fee in lieu of detention is collected. This fee has been calculated to be \$6,922.71 based on the formula provided in the Code of Ordinances.

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:	September 2, 2004
FROM:	Department of Community Development	PREPARED BY:	Matthew Fisette, Civil Engineer I

TITLE

BOT 04-13: 9 E. Ash Street: Request for a variation to provide relief from Chapter 151: “Flood Control”; Subsection 151.55 “Retention/Detention Basins”.

GENERAL INFORMATION

Petitioner:	Roderick J. Stanek AIM Realty Group, Inc. 1105 Curtiss Street Downers Grove, IL 60515
Owners:	AIM Main St., LLC 1105 Curtiss Street Downers Grove, IL 60515

PROPERTY INFORMATION

Property Identification Numbers:	06-08-127-028
Existing Land Use:	Mixed use
Size of Property:	Approximately .50 acres
Comprehensive Plan:	Recommends Central Business District – Mixed Use Area
Existing Zoning:	B5A Downtown Perimeter District
Surrounding Zoning and Land Use:	
North:	B5 Central Business District; Vacant (Mixed use – Old Blake Lamb Property)
South:	B5 Central Business District; State Farm Insurance Office
East:	B5 Central Business District; Single Family Residences
West:	B5 Central Business District; Main St. Car Wash

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on August 4, 2004:

1. Site Plans titled Parking Lot for 9 E. Ash St., Lombard, Illinois prepared by Siebert Engineers, Inc. of Lombard, IL and dated July 15, 2004.
2. Letter from AIM Realty Group, Inc. requesting a stormwater variation to provide relief from Chapter 151 "Flood Control"; Subsection 151.55 "Retention/Detention Basins".
3. A Village of Lombard Building Permit Application.

DESCRIPTION

The property is located at the South East corner of Main St. and Ash St. The shape of the property can be described as an inverted capitol letter "L". The site consists of an existing parking lot and mixed use buildings with some open space.

The petitioner has requested a variation to Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", so that the existing parking lot may be expanded without providing the required stormwater detention storage volume and meeting the required release rate.

The petitioner would like to construct the parking lot expansion this year so as to minimize the impact to his tenants by the construction of the proposed development at the old Blake Lamb Funeral Home. He feels that with the new development it will be harder for his tenants and patrons to use the existing off street parking provided in the Village of Lombard right of way along Ash St. thus his desire to expand the parking lot and request the variance.

ENGINEERING

The site plan shows that there will be 3, 360 square feet of new impervious surface created. PES used the Unit Area Detention Volumes Based on Continuous Simulation Chart from DuPage County Stormwater Management Ordinance Summary Report from November of 1997 to calculate the amount of detention volume which would be required. This project would require 0.042 acre feet of volume. Since the improvement will be built on a lot that is less than one acre in size, the authority for granting the variations resides solely with the Village of Lombard.

Currently with in the Ash St. & Main St. right-of-ways there are separated sewers in front of the property. The parking lot expansion will be constructed with barrier curb to direct the sheet drainage to the Ash St. right-of-way.

Due to the small scope of this specific project, staff believes the variation can be supported provided the required fee in lieu of detention is collected. This fee has been calculated to be \$6,922.71 based on the formula provided in the Code of Ordinances.

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 collected.
2. That the fee in lieu of detention be collected and deposited into the appropriate watershed account.

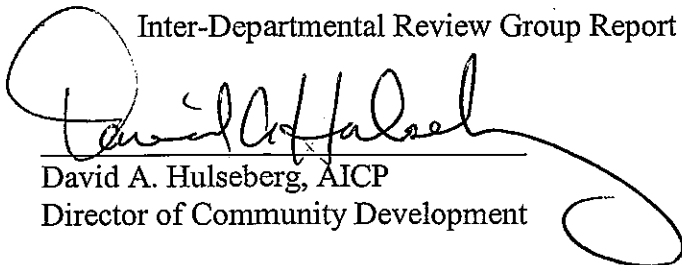
Based on the specific site constraints and the Director of Public Works' comments as identified above, PES has no objection to the proposed variation request.

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 collected.
2. That a fee in lieu of detention in the amount of \$6,922.71 shall be collected and deposited in the East Branch of the DuPage River watershed account.

Inter-Departmental Review Group Report Approved By:

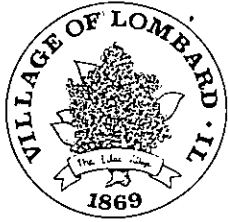


David A. Hulseberg, AICP
Director of Community Development

DAH:mjf

c. Petitioner

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MEMORANDUM

TO: Wes Anderson, P.E., Director of Public Works
FROM: Matthew Fisette, Civil Engineer I *MSF*
DATE: August 17, 2004
SUBJECT: Stormwater Variation for a proposed parking lot expansion at 9 E. Ash St.

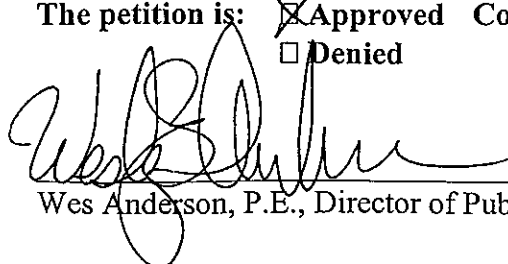
The petitioner (AIM Main St. LLC) has requested that the Village of Lombard grant a variation from Chapter 151 "Flood Control"; Subsection 151.55 "Retention/Detention Basins".

The petitioner desires to construct a parking lot expansion at the common address of 9 E. Ash St. This will be an at grade parking facility with barrier curb designed to sheet drain to Ash St. The project is located in an area of town with separated storm and sanitary sewers. Attached you will find a copy of the petitioners request letter, identifying his reasons for the request. The Village of Lombard would look to collect a fee in lieu of detention in the amount of \$6922.71 for this project, which would be deposited in to the Village's East Branch of Dupage River Watershed account.

In compliance with the Village of Lombard Code of Ordinances Subsection 151.56 (G), Private Engineering Services is requesting that you review this variance petition and provide comments. Please provide your comments to us by 10:00 am, Wednesday, August 25, 2004. The variation is scheduled to be heard by the Board of Trustees at their meeting on September 2, 2004. Should you have any questions, please contact me at extension 3598.

MJF/mjf
attachment
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The petition is: Approved Conditions: _____
 Denied _____


Wes Anderson, P.E., Director of Public Works

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 04-13: 9 E. Ash Street, 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 September 2, 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 construction of a parking lot expansion on said property, as shown on Exhibit A, without providing the required post-development stormwater detention storage volume and release rate.

Section 2: That this ordinance is limited and restricted to the property generally located at 9 E. Ash Street, Lombard, IL and legally described as follows:

LOT 102, 103, 104, 105, 106, 107, 108, AND 109 BOTH INCLUSIVE (EXCEPT THE SOUTH 100 FEET OF LOTS 106 TO 109) IN BLOCK 24 IN THE RESUBDIVISION BY N. MATSON AND OTHERS OF BLOCK 21, 22, 23, 24, 25, 26, 32, 33, 34, 35, AND 37 AND LOTS 16 TO 28 INCLUSIVE IN BLOCK 29 AND LOTS 2 TO 12 INCLUSIVE IN BLOCK 36 ALL IN THE ORIGINAL TOWN OF LOMBARD, 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 OCTOBER 13, 1873 AS DOCUMENT 16948 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-08-127-028

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 collected from the petitioner.
- B. That a fee in lieu of detention as required by (151.57.A) shall be collected. The fee has been calculated to be \$6, 922.71.
- C. That this variation is only granted to that portion of the property being development for the parking lot expansion as shown on Exhibit A.
- 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: _____

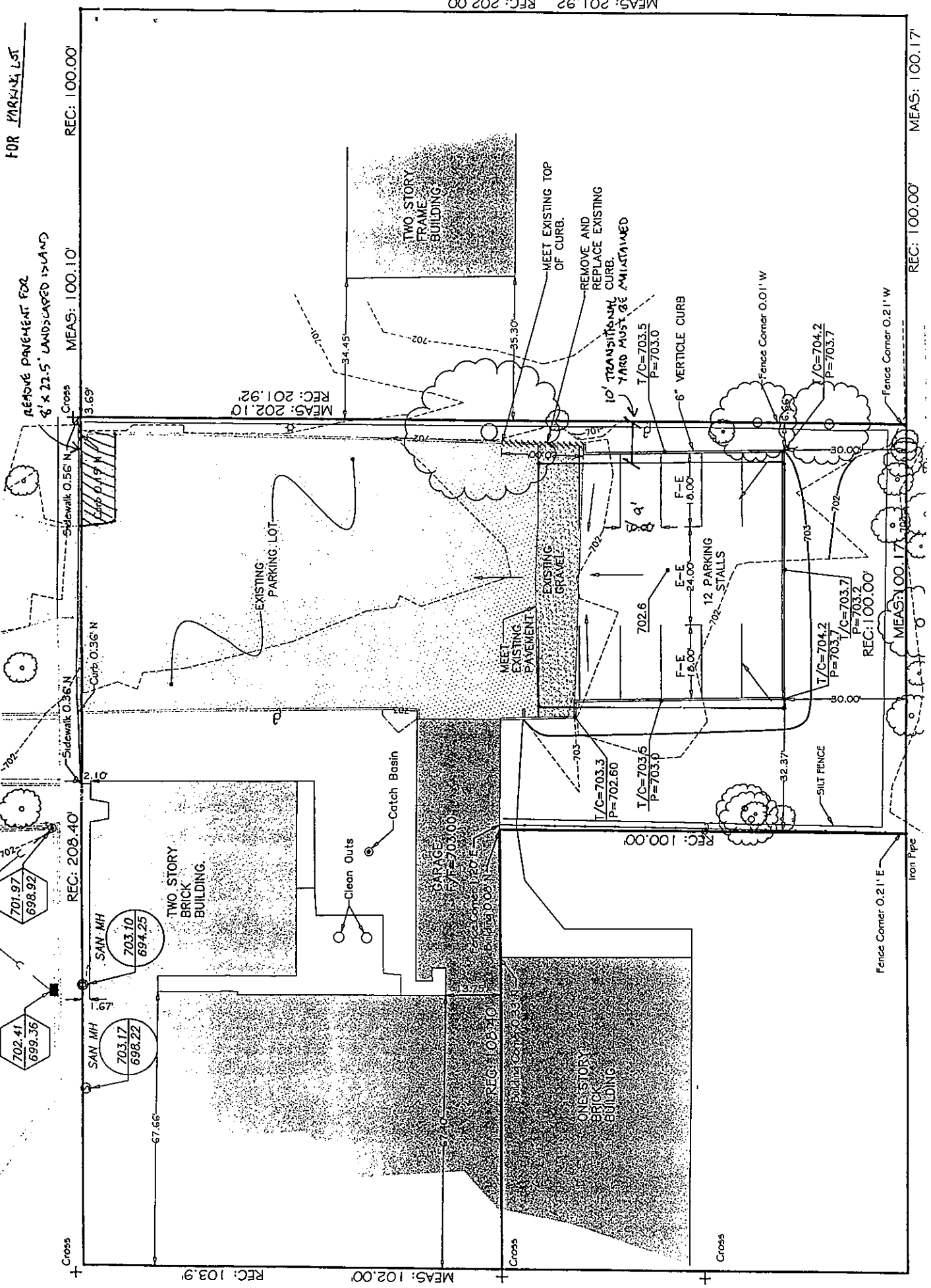
Absent: _____

Approved this _____ day of _____, 2004.

William J. Mueller, Village President

ATTEST:

Barbara A. Johnson, Deputy Village Clerk



MEAS: 201.92 REC: 202.00

FOR PARKING LOT

Exhibit - A