

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Board of Trustees	HEARING DATE:	March 16, 2006
FROM:	Department of Community Development	PREPARED BY:	David P. Gorman, PE Development Engineer

TITLE

BOT 06-04: 300 E. Roosevelt Road: Request for a variation to provide relief from Chapter 151: “Flood Control”; Subsection 151.55 “Retention/Detention Basins”.

GENERAL INFORMATION

Petitioner:	Marchris Engineering, Ltd. 100 E. State Parkway Schaumburg, IL 60173
Owner:	McDonald’s Corporation 4320 Winfield Road, Suite 400 Warrenville, IL 60555

PROPERTY INFORMATION

Property Identification Number:	06-17-316-003
Existing Land Use:	Restaurant
Size of Property:	1.05 acres
Existing Zoning:	B4 Corridor Commercial District
Surrounding Zoning and Land Use:	North: C/R Conservation/Recreation District; developed as Southland Park South: Unincorporated DuPage County zoned B2 General Commercial; developed as Highland Manor Motel East: B4 Corridor Commercial District; developed as a mixed use retail commercial/multiple family residential building West: B4 Corridor Commercial District; developed as a commercial use (Cash Store) and a legal non-conforming residence.

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Undated letter from Marchris Engineering, Ltd. to the Village of Lombard received on February 1, 2006 requesting a variation to pay a fee in lieu of providing on site detention.
2. Stormwater Management Submittal dated December 12, 2005 concluding that the proposed improvements will require 0.09 ac-ft per Village Code 151.55.

DESCRIPTION

The proposed development consists of replacing the existing building and the parking lot immediately adjacent to the building. The construction will disturb 0.539 ac of the 1.02 ac property. The work in the disturbed area will require 2-yr stormwater detention according to Village Code since the existing site is greater than 80% impervious. The petitioner has requested a variation to waive the requirement for on-site detention with the condition that a fee in lieu of detention will be remitted.

ENGINEERING

Village Code requires 0.09 ac-ft of detention for the project but the Countywide Ordinance does not require detention since the disturbed area will be less than 25,000 sf. Village Code Subsection 151.57 requires a fee if a variation is granted by the Village Board to waive the requirement for on-site detention. The detention fee would be \$14,580.00 (based on a rate of \$162,000 per ac-ft) plus a \$150 processing fee for a total of \$14,730.00.

The proposed construction would increase the pervious area (green space) of the property from 16% to 21%. Stormwater runoff from the site travels through Southland Pond to Sugar Creek, and then to Salt Creek. There are no known flood damages downstream of the site so the improvements will not be problematic for downstream properties. However, the Village is considering some drainage improvements along Sugar Creek and the fees collected from this Ordinance could contribute to the funding.

The Private Engineering Services (PES) Division of the Department of Community Development has reviewed the requested variation. Per Subsection §151.56 (G), the Director of Public Works has also reviewed the variation and he concurs with the findings and recommendations below.

FINDINGS AND RECOMMENDATIONS

Staff recommends that the variation be approved with these conditions:

1. That the normal fee of \$150.00 to process the variation (§151.56.D) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.
2. That the normal fee in-lieu-of detention amount of \$14,580.00 (§151.57) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.

Inter-Departmental Review Group Report approved by:

David A. Hulseberg, AICP
Director of Community Development

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c. Petitioner