VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Board of Trustees   HEARING DATE: May 6, 1999

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

TITLE

BOT 99-05: 125 West St. Charles Road: Requests a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins".

GENERAL INFORMATION

Petitioner: Stoneridge Development Company, Inc.
                       2400 E. Main Street
                       Suite 103-160
                       St. Charles, IL 60174

                       VILLAGE OF LOMBARD
                       255 E. Wilson Avenue
                       Lombard, IL 60148

Owners: VILLAGE OF LOMBARD
                       255 E. Wilson Avenue
                       Lombard, IL 60148

PROPERTY INFORMATION

Property Identification Numbers: 06-07-209-021

Existing Land Use: Vacant

Size of Property: Approximately 0.55 acre

Comprehensive Plan: Recommends Central Business District – Mixed Use Area

Existing Zoning: B5 Central Business District

Surrounding Zoning and Land Use:

   North: B5 Central Business District; storefronts
   South: B5 Central Business District; Chicago & North Western/ West Line

East: B5 Central Business District; parking lot
West: B5 Central Business District; Lilac Medical and Lombard Park District
Maintenance Facility

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on March 31, 1999:

1. Site Plan, prepared by Landmark Engineering Corporation, dated May 12, 1998 and revised March 1, 1999.

2. Architectural renderings, prepared by Haylock Design, Inc. dated March 3, 1999.

3. Stormwater Calculations as prepared by Landmark Engineering Corporation, dated April 19, 1999, which indicate the proposed stormwater detention volume for the proposed development.

4. Plat of Resubdivision, prepared by Landmark Engineering Corporation, dated February 2, 1999.

DESCRIPTION

The property is located south of West St. Charles Road, on the East Side of Lilac Medical between Park and Lincoln Avenues. The property consists of 0.55 acre and is currently vacant.

The petitioner has requested a variation to Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", so that said property could be developed without the required post development stormwater detention storage volume and release rate.

ENGINEERING

Stormwater detention is typically required for new developments, however within the downtown area, it is often the case that the lot is not big enough to accommodate the proposed development and detention on site.

The Stormwater Calculations as prepared by Landmark Engineering Corporation indicate that the required stormwater detention volume for the proposed development would be 0.264 acre-feet to meet the required 0.1 cfs per acre release rate.

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 be collected to process the variation (151.56.D) and deposited in the Village of Lombard Water and Sewer Operating Fund.

2. The Village of Lombard is in the process of developing a detention area in this drainage basin.

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 condition:

1. That the normal fee of $150.00 shall be collected to process the variation (151.56.D) and deposited in the Village of Lombard Water and Sewer Operating Fund.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP
Director of Community Development

DAH:mjf

c. Petitioner

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