

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Letter dated April 5, 2007 from Long Pehrsron Associates, LLC to the Village of Lombard requesting a variation.
2. Recommendation for approval dated April 24, 2007 from Wes Anderson, Director of Public Works.

DESCRIPTION

The petitioner has designed and constructed the water service system for the Shops on Butterfield, located at 100, 102, and 300 to 390 Yorktown Road, consistent with the manner in which the existing Yorktown Mall water metering system is set up: each tenant has a separate meter that is read by the Village and the Village then bills each tenant based on their usage. There is a master meter ahead of all the sub meters that measures the total volume of water for the building. The original metering system for the existing mall was constructed prior to the passage of §51.12, and thus the petitioner was not aware that a variance was required for the construction of the Shops on Butterfield.

The petitioner is requesting that the Village read, own and maintain each individual meter for each tenant within the Shops on Butterfield. This request is a variance of both §51.12(A) and §51.12(B). Specifically, for §51.12(A), the petitioner is requesting a variance to allow for sub metering with the Village reading and maintaining the sub meters. For §51.12(B), the petitioner is requesting a variance to allow for combined service lines, without separate b-boxes.

FINDINGS AND RECOMMENDATIONS

Staff recommends that the Board of Trustees approve the above variation request to Subsection 51.12 with the following conditions:

1. All sub meters shall be located within a readily accessible area of each tenant build out (including all future build outs). The meters shall not be located in the ceiling, within cabinets, behind shelving, etc. The Department of Public Works shall approve each meter location prior to occupancy.

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2. Each sub meter shall have a remote sensor extended to the back dock areas of the buildings, and these sensor pads shall be grouped and clearly identified as to which pad is for which tenant.
3. Long Pehrson Associates shall be ultimately responsible for the sub meter bills. Should a tenant not pay a bill within 60 days, the bill will be forwarded to Long Pehrson for payment.
4. Payment for consumption discrepancies greater than 5% between the master meter and the sub meters is the responsibility of Long Pehrson Associates.

David A. Hulseberg, AICP
Assistant Village Manager, and
Director of Community Development

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c. Petitioner