

ANALYSIS

SUBMITTALS

This report is based on the following documents that are on file with the Department of Community Development:

1. Engineering Plans, prepared by Norman J. Toberman & Associates, dated February 19, 1999.
2. Stormwater Calculations, prepared by Norman J. Toberman & Associates, dated April 6, 1999

DESCRIPTION

The Brust Funeral Home property, commonly know as 131-135 S. Main Street, presently includes two principal structures -- the funeral home itself and an old house which serves as offices. The petitioner wishes to remove the house and replace it with a larger structure. The proposed structure will house offices, the sales floor, storage, and a second-floor residence. The existing building and the new building will be connected to each other by the existing porte-cochère.

The new building will be set approximately thirty-one feet (31') back from Main Street, and the petitioner will be granting an easement in front of the building to the Village for a pocket park. At present, this property and the property to the north share parking, and some parking exists on the property to the north, with access via this site. This parking area will be removed by Big Idea and the asphalt will be saw-cut at the property line. The site will otherwise remain unchanged.

The petitioner is requesting 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

The Stormwater Calculations as prepared by Toberman & Associates indicate that the required stormwater detention volume for the entire site would be 0.538 acre-feet to meet the required 0.1 cfs per acre release rate. However, the proposed area to be disturbed is only about 8.2% of the area used above to calculate the required stormwater detention volume. As an estimate of the stormwater detention volume required for the area disturbed, 8.2% of 0.538 acre-feet would be 0.044 acre-feet.

In addition, this property is within the TIF district and the Village of Lombard is in the process of developing a detention area with TIF funding in this drainage basin.

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

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Director of Public Works to review the requested variation and provide comments. The Director of Public Works has no objection 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. That the cost of the variance, a minimum amount allowable by Ordinance (151.56, I) 20 P.E. (Population Equivalent) at \$100.00 per P.E., or \$2,000.00 be collected and deposited in the Village of Lombard Water and Sewer Capital Reserve Fund.

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 be collected to process the variation (151.56,D) and deposited in the Village of Lombard Water and Sewer Operating Fund.
2. That the cost of the variance, a minimum amount allowable by Ordinance (151.56, I) 20 P.E. (Population Equivalent) at \$100.00 per P.E., or \$2,000.00 be collected and deposited in the Village of Lombard Water and Sewer Capital Reserve Fund.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:DCS:jd

c: Petitioner