

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Plan detail showing the parking lot addition that was constructed in 2000.
2. Stormwater detention calculations dated 12/10/99 by Carl Roth, P.E., (the owner's engineer) concluding that the site improvements require 0.17 ac-ft of detention volume.
3. Stormwater detention calculations dated July 22, 2004 by David Gorman, P.E., Development Engineer for the Village of Lombard, concluding that the detention actually required was 0.07 ac-ft.
4. Village of Lombard balance sheet for the Finley/Crescent stormwater basin showing a revised allocation for the subject site from 0.17 ac-ft to 0.07 ac-ft.

DESCRIPTION

The property is located at the southwest corner of St. Charles Road and Crescent Avenue.

The development that was undertaken in 2000 consisted of a parking lot addition and building remodeling. Village Code required then and still requires stormwater detention for the parking lot addition only. The DuPage Countywide Ordinance does not apply to this site since it is smaller than one acre.

ENGINEERING

The petitioner had requested a variation in 1999 to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Retention Basins" so the property could be improved without requiring a detention facility on-site. Due to staff turnover at that time, the ordinance was never processed but a volume of 0.17 ac-ft had been allocated in the Finley-Crescent Basin for the project. However, a review of the project documents by current staff and a reinterpretation of the detention requirements by DuPage County staff has concluded that only 0.07 ac-ft is actually required. This newly calculated volume is based on the area of the parking

lot addition only and DuPage County's Unit Area Detention Volumes method. The DuPage Countywide Ordinance does not apply to this site since it is smaller than one acre.

The Private Engineering Services (PES) Division of the Department of Community Development has reviewed the requested variation. Per Subsection 151.56 (G), the Acting Director of Public Works has also reviewed the requested variation and provided the following comments:

1. That the normal fee of \$150.00 to process the variation (151.56.D) be waived.
2. That 0.07 ac-ft of detention volume shall be deducted from the available balance in the Finley-Crescent Basin.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, staff recommends approval of the variation with the following conditions:

1. That the normal fee of \$150.00 to process the variation (151.56.D) be waived.
2. That 0.07 ac-ft of detention volume shall be deducted from the available balance in the Finley-Crescent Basin.

Inter-Departmental Review Group Report approved by:

David A. Hulseberg, AICP
Director of Community Development

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c. Petitioner