

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Stormwater management report by Webster McGrath & Ahlberg Ltd. dated March 18, 2004 concluding that 0.70 acre-feet of detention volume is required for the project.
2. Village of Lombard balance sheet for the Finley/Crescent stormwater basin showing that a maximum of 0.60 acre-feet of detention volume may be allocated for the project.
3. Plans entitled "Proposed Improvements for Elmhurst Memorial Lombard Health Center" by Webster, McGrath & Ahlberg Ltd. dated 9/12/03 and last revised 4/15/04 showing that an on-site detention vault will provide 0.10 ac-ft of detention volume.

DESCRIPTION

The property is located at the northwest corner of Main Street and Maple Avenue. The property is the former site of a single-family residence, the Masonic Building and the Mid-City Beauty Supply building.

The development also includes the reconstruction of part of the Maple Street parking lot. However, the parking lot is a separate lot of record and the drainage characteristics will not change. Therefore, no detention is required for the Maple Street parking lot work. The area that requires detention is the 1.53 acres that will accommodate a new building and parking lot.

ENGINEERING

The petitioner has requested a variation to Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins" so that the property may be developed without requiring too large of a detention facility on-site. The Redevelopment Agreement for this project states that the Village shall accommodate the required detention for this project at an off-site location at no cost to the project owner. That location is the Finley/Crescent Basin. Therefore, that basin's entire available balance of 0.60 acre-ft shall be dedicated to this project.

The remaining 0.10 acre-ft (0.70 minus 0.60) will be accommodated in a detention vault on the project site. Per the terms of the Redevelopment Agreement, the Village is responsible to fund

Board of Trustees
Re: BOT 04-05
Page 3 of 3

the vault. This cost is estimated to be \$18,252.00 and will be funded from available funds in the stormwater detention fund for the East Branch DuPage River watershed.

The DuPage County Department of Development & Environmental Concerns has pre-approved the storage volume in the Finley/Crescent Basin for off-site detention for downtown developments. Therefore, no additional approval is required from the County for this variation.

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 0.60 acre-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 0.60 acre-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

DAH/DG:dg
h:\cd\worduser\bot\04\04-05\staff report.doc

c. Petitioner