

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Plans entitled "Site Improvements for American Excelsior" by Gerald L. Heinz & Associates, Inc. with last revision date of August 4, 2004 and no revisions.
2. Calculations dated August 18, 2004 by David Gorman, PE, Development Engineer for the Village of Lombard concluding that the proposed improvements will require 0.032 ac-ft per Village Code 151.55.
3. Letter dated August 16, 2004 from IHC Construction Companies, LLC to the Village of Lombard requesting a variation to pay a fee in lieu of providing on site detention.

DESCRIPTION

The property is at the southeast corner of DuPage Avenue and Cortland Avenue in the north industrial district. The proposed development consists of a parking lot addition associated with a renovation of the interior of the building. The parking lot expansion requires stormwater detention according to Village Code. The petitioner has requested a variation to waive the requirement for on-site detention with the condition that a fee in lieu of detention will be remitted.

ENGINEERING

Village Code requires 0.032 ac-ft of detention for the project but the Countywide Ordinance does not require detention since the parking lot addition of 2,525 sf is less than 25,000 sf. Village Code Subsection 151.57 requires a fee if a variation is granted by the Village Board to waive the requirement for on-site detention. The fee would be \$5,166.00 (based on a rate of \$162,000 per ac-ft) plus a \$150 processing fee for a total of \$5,316.00.

There is no known flooding downstream of the site so the improvements will not be problematic for downstream properties.

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) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.
2. That the normal fee in-lieu-of detention amount of \$5,166.00 (151.57) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.

FINDINGS AND RECOMMENDATIONS

Staff recommends that the variation be approved with these conditions:

1. That the normal fee of \$150.00 to process the variation (151.56.D) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.
2. That the normal fee in lieu of detention amount of \$5,166.00 (151.57) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.

Inter-Departmental Review Group Report approved by:

David A. Hulseberg, AICP
Director of Community Development

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c. Petitioner