



## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents:

1. Plans entitled "Claim Jumpers Restaurant Yorktown Mall" by Siebert Engineers, Inc. with last revision date of May 28, 2004.
2. Letter dated May 5, 2004 from Siebert Engineers, Inc. to the Village of Lombard and accompanying stormwater detention calculations dated May 04, 2004 concluding that the site improvements require 0.315 ac-ft of detention volume.
3. Letter dated July 28, 2004 from Siebert Engineers, Inc. to the Village of Lombard requesting variations to (a) waive the requirement for on-site detention and (b) waive the requirement for a fee in-lieu-of detention.

### **DESCRIPTION**

The property is at the west edge of Yorktown Center. It is the former site of Ward's Auto Center.

The proposed development consists of a new building, parking lot and utilities to accommodate a restaurant called Claim Jumpers. The development requires stormwater detention according to Village Code. The petitioner has requested variations to (a) waive the requirement for on-site detention and (b) waive the requirement for a fee in-lieu-of detention.

### **ENGINEERING**

The project requires 0.315 ac-ft of detention per Village Code but not the Countywide Ordinance since the aggregate area disturbed of 24,935 sf is less than 25,000 sf. The aggregate area disturbed is limited to that area where the drainage characteristics are changing (e.g. land use, land slope, storm inlets or imperviousness).

The subject 1.88-acre property is the former location of the Ward's Auto Center. The petitioner has applied for a permit to construct the site improvements for a new restaurant called Claim Jumpers. Village Code requires 0.315 ac-ft of detention for the project but the Countywide Ordinance does not require detention since the aggregate area disturbed of 24,935 sf is less than

25,000 sf. The aggregate area disturbed is limited to that area where the drainage characteristics are changing (e.g. land use, land slope, storm inlets or imperviousness).

As an aside, there have been discussions at the County about amending the Countywide Ordinance to allow a lesser detention requirement to redevelop impervious properties. If such an amendment is enacted, then staff will likely prepare a similar amendment to amend the Village Code. However, the Countywide Ordinance as currently written would have also required detention for this project except for the fact that the total aggregate area disturbed is less than 25,000 sf.

There is no known flooding downstream of the site. Furthermore, the improvements will not increase the runoff volume or otherwise be problematic for downstream properties. The petitioner would be able to provide the requisite detention on the property in an underground pipe system. However, variations have been requested from both the requirements to provide on-site detention and to pay a fee in-lieu of detention fee.

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 \$51,030.00 (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 \$51,030.00 (151.57) shall be required and deposited into the Village's Stormwater Fund for the Salt Creek Watershed.

Board of Trustees  
Re: BOT 04-10  
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Inter-Departmental Review Group Report approved by:

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David A. Hulseberg, AICP  
Director of Community Development

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c. Petitioner