

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Board of Trustees
HEARING DATE: August 19, 2004

FROM: Department of Community
Development
PREPARED BY: David P. Gorman, PE
Development Engineer

TITLE

BOT 04-09: 130 S. Main Street: Request for a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins".

GENERAL INFORMATION

Petitioner & Owner: Elmhurst Memorial Healthcare
200 Berteau Avenue
Elmhurst, Illinois 60626

PROPERTY INFORMATION

Property Identification Numbers: 06-07-213-011, 06-07-213-012 & 06-07-213-014

Existing Land Use: Retail Building, Office Building and Single Family Residence (all recently demolished)

Size of Property: 1.53 acres

Existing Zoning: B5 Central Business District

Surrounding Zoning and Land Use:

North: R2 Single Family Residential; Lombard Bible Church
South: B5APD Downtown Perimeter Zoning Planned Development; First Church
East: B5APD & B5A; Brust Funeral Home, Retail Center & First United Methodist Church
West: B5 Central Business District; Village of Lombard Parking Lot

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 ac-ft of detention volume is required for the project.
2. Village of Lombard Ordinance No. 5494 dated May 20, 2004 granting a variation to provide 0.60 ac-ft of storage in the Village's Finley-Crescent Basin.
3. Detention calculations for 401 W. St. Charles Road explaining that an additional 0.10 ac-ft has been freed up in the Finley-Crescent Basin that may be allocated for the development at the subject property, instead of the Village funding a detention vault on the project site.

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

A total of 0.70 ac-ft of stormwater detention volume is required for the development. A previous variation was granted by Ordinance 5494 on May 20, 2004 to provide 0.60 ac-ft in the Finley-Crescent Basin. The remaining 0.10 ac-ft was to be provided on-site since the Basin's balance had been depleted after deducting the 0.60 ac-ft. However, an additional 0.10 ac-ft has recently been made available by adjusting the detention allocation for a parking lot addition in 2000 at 401 W. St. Charles Road. This adjustment was made possible by a policy clarification by DuPage County staff regarding the area actually requiring detention. This ordinance would approve a variation to provide 0.10 ac-ft in the Finley-Crescent Basin for the subject property.

The Redevelopment Agreement for the Elmhurst Hospital project states that the Village shall provide the required stormwater detention at an off-site location at no cost to the owner. As such, the Village had indicated its willingness to reimburse the Hospital for the cost of installing

on-site detention pipes. Based on numerous recent projects, the anticipated cost was \$20,000. However, the contractor has given a much higher quote of \$76,640. Therefore, it is in the Village's interest to provide the remaining 0.10 ac-ft in the Finley-Crescent Basin.

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 0.10 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 0.10 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

DAH/DG:dg
h:\cd\worduser\bot\04\04-09\staff report.doc
c. Petitioner