

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on March 22, 2004:

1. 95% Plans titled Village of Lombard Hammerschmidt & Orchard Terrace - North Parking Lots, ST-04-04, Metra #3887, prepared by Engineering Resource Associates, Inc. of Wheaton, IL and dated January 19, 2004.
2. Stormwater Calculations as prepared by Engineering Resource Associates, Inc., dated January 19, 2004, which indicate the volume of detention required for the improvements to be 0.53 acre-feet.
3. ALTA/ACSM Land Title Survey, prepared by Gentile & Associates, Inc., dated October 15, 2003.

DESCRIPTION

The property is located south of St. Charles Road and north of the Union Pacific Railroad between Charlotte Street and Craig Place. The shape of the property can be described as a long and narrow triangle, this shape makes the lot ideally suited for commuter parking. The site consists of four lots totaling 1.71 acres in size. This is the former site of the Hammerschmidt Lumber Yard and Grain Silos.

The petitioner has requested a variation to Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Retention Basins", so that the property could be developed as a commuter parking lot without providing the required stormwater detention storage volume on-site and meeting the required release rate.

The construction of this parking lot is tied to the development agreement with the Elmhurst Memorial Hospital's re-development project on S. Main Street. Per the development agreement a property swap between the Elmhurst Memorial Hospital and the Village of Lombard is to take place. The Village of Lombard will obtain the Hammerschmidt property and Elmhurst Memorial Hospital will obtain the Maple St. parking lot with the Library retaining rights to 44 parking spots within the Maple St. Lot.

ENGINEERING

The Stormwater Calculations as prepared by Engineering Resource Associate, Inc. show that a total of 0.53 acre-feet of stormwater detention volume would be required for commuter parking lot improvements to meet the required 0.1 cfs per acre release rate. Since the improvement will be built on three of the four lots that make up the property and each lot is less than one acre in size, the authority for granting the variations resides solely with the Village of Lombard. As such, there will be three ordinances associated with this petition, one for each of the lots.

Currently within the St. Charles Rd. right-of-way there are only combined sewers in front of the property. A separated storm sewer will be brought to this property under a separate Village of Lombard contract for the Charlotte St. reconstruction. The new parking lot will be constructed with curb and gutter, storm sewer and storm inlet structures to collect runoff. The on site storm sewer will be connected to the new separated storm sewer being constructed under the Charlotte St. reconstruction project.

The Village of Lombard currently maintains a regional detention facility for the downtown watershed at the Finley/Crescent Pond. The Village would deduct the 0.53 acre-feet from the banked volume provided in the Finley/Crescent Pond to offset any stormwater increase in the downtown watershed. Due to the specific nature of this project, its relation to other developments within the downtown, the time constraints built into the development agreement with Elmhurst Memorial Hospital, as well as the financial limitations of the CMAQ grant staff believes the variation can be supported

The Private Engineering Services (PES) Division of the Department of Community Development has reviewed the requested variation, and in compliance with Subsection 151.56 (G), requested the Director of Public Works review the requested variation and provide comments. The Director of Public Works has no objections to the stormwater variation, and has the following comments:

1. That the normal fee of \$150.00 to process the variation (151.56.D) be waived.
2. The volume shall be deducted from the bank in the regional reserve. This spreadsheet is maintained by PES.

Based on the specific site constraints and the Director of Public Works' comments as identified above, PES has no objection to the proposed variation request.

FINDINGS AND RECOMMENDATIONS

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

1. That the normal fee of \$150.00 to process the variation (151.56.D) shall be waived.
2. That the detention volume not be provided on site shall be deducted from the bank in the regional reserve.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:mjf

c. Petitioner