

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on August 4, 2004:

1. Site Plans titled Parking Lot for 9 E. Ash St., Lombard, Illinois prepared by Siebert Engineers, Inc. of Lombard, IL and dated July 15, 2004.
2. Letter from AIM Realty Group, Inc. requesting a stormwater variation to provide relief from Chapter 151 "Flood Control"; Subsection 151.55 "Retention/Detention Basins".
3. A Village of Lombard Building Permit Application.

DESCRIPTION

The property is located at the South East corner of Main St. and Ash St. The shape of the property can be described as an inverted capitol letter "L". The site consists of an existing parking lot and mixed use buildings with some open space.

The petitioner has requested a variation to Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention Basins", so that the existing parking lot may be expanded without providing the required stormwater detention storage volume and meeting the required release rate.

The petitioner would like to construct the parking lot expansion this year so as to minimize the impact to his tenants by the construction of the proposed development at the old Blake Lamb Funeral Home. He feels that with the new development it will be harder for his tenants and patrons to use the existing off street parking provided in the Village of Lombard right of way along Ash St. thus his desire to expand the parking lot and request the variance.

ENGINEERING

The site plan shows that there will be 3, 360 square feet of new impervious surface created. PES used the Unit Area Detention Volumes Based on Continuous Simulation Chart from DuPage County Stormwater Management Ordinance Summary Report from November of 1997 to calculate the amount of detention volume which would be required. This project would require 0.042 acre feet of volume. Since the improvement will be built on a lot that is less than one acre in size, the authority for granting the variations resides solely with the Village of Lombard.

Currently within the Ash St. & Main St. right-of-ways there are separated sewers in front of the property. The parking lot expansion will be constructed with barrier curb to direct the sheet drainage to the Ash St. right-of-way.

Due to the small scope of this specific project, staff believes the variation can be supported provided the required fee in lieu of detention is collected. This fee has been calculated to be \$6,922.71 based on the formula provided in the Code of Ordinances.

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 collected.
2. That the fee in lieu of detention be collected and deposited into the appropriate watershed account.

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 collected.
2. That a fee in lieu of detention in the amount of \$6,922.71 shall be collected and deposited in the East Branch of the DuPage River watershed account.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:mjf
c. Petitioner