

## MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** Matthew Fisette, Civil Engineer I  
Private Engineering Services  
Department of Community Development

**DATE:** March 25, 2004

**SUBJECT: BOT 04-04: 115 E. St. Charles Road**

Please present the attached item to the Board of Trustees for their review and approval at the Board Meeting scheduled for April 15, 2004. The petitioner requests a variation to provide relief from Chapter 151: "Flood Control"; Subsection 151.55 "Retention/Detention 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 site consists of four lots totaling 1.71 acres in size. 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. As such, there will be three ordinances associated with this petition, one for each of the lots being built on.

The Stormwater Calculations as prepared by Engineering Resource Associates show that a total of 0.53 acre-feet of stormwater detention volume would be required to meet the required 0.1 cfs per acre release rate. 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 Division has reviewed this petition and we recommend approval of the variance.

cc: David A. Hulseberg, AICP, Director of Community Development  
PES File