

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Assistant Village Manager and Director of Community Development

DATE: July 27, 2006

SUBJECT: **Motion to Waive a Standard Construction Specification for Proposed Driveway Improvements to the Park District**

The Helen M. Plum Memorial Library proposes to repave the existing parking lot at the northwest corner of the library building and to construct a new driveway to the lot for the Lombard Park District. The driveway would be on the vacant lot west of the Library, as shown on the attached exhibit. The lot is used mainly by the Lombard Park District to access Lilacia Park. The Village's standard specifications would normally require curbing for the driveway. The Library requests that curbing not be required for the driveway portion. Staff has no objection to this request but asks that the Board of Trustees formally approve the request since it would waive the typical requirement. Staff suggests the following two conditions to any approval of the waiver: (1) the driveway width shall not exceed fifteen feet and (2) the driveway shall pitch eastward.

Stormwater detention per Village Code is deemed unnecessary since the vacant lot had been zoned R2 until the recent change to CR. A 50% lot coverage is permitted for single family developments. The proposed driveway would constitute much less than 50% coverage. Conceivably, the lot could be rezoned back to R2, the driveway could then be built, and then the lot could be rezoned to CR. This is the rationale for not requiring detention for the driveway at this time. However, detention would be required for the driveway as part of any future expansion of the library on this lot.

Please request the Board of Trustees to approve by motion the waiver of the typically required curbing at their August 17, 2006 meeting. The property is in District 1. Call Dave Gorman or myself if you have any questions.

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cc: David P. Gorman, PE, Development Engineer