



VILLAGE OF DOWNERS GROVE
Stormwater and Flood Plain Oversight Committee Meeting
April 13, 2017, 7:00 p.m.

Downers Grove Public Works Facility
5101 Walnut Avenue, Downers Grove, Illinois

I. CALL to ORDER

Chair Gorman called the meeting to order at 7:03 p.m. A roll call followed, and a quorum was established.

II. ROLL CALL

Members Present: Chair Gorman, Mr. Ruyle, Mr. Scacco, Mr. Wicklander

Members Absent: Mr. Civito, Mr. Crilly, Mr. Schoenberg

Staff Present: Julie Lomax, Stormwater Administrator
Kerry Behr, Stormwater Administrator
Dawn Didier, Village Attorney

Public Present: Michael Davenport, Matt Forzley, Dan Grecco

III. APPROVAL of December 8, 2016 Minutes

Mr. Ruyle made a motion, seconded by Mr. Wicklander, to approve the December 8, 2016, minutes. **Motion carried by a voice vote 4-0.**

IV. PUBLIC COMMENTS

None

V. NEW BUSINESS

A. Petition for Variance

The public hearing was opened. Mr. Grecco, engineer for Mr. Forzley, and Mr. Davenport, architect for Mr. Forzley, summarized the property's characteristics, including that it is almost entirely within an LPDA and lower than Highland Avenue (as well as most of the neighborhood). They are asking for relief for the elevation of the proposed detached garage.

One of the reasons the request is being made is due to the shared driveway with property to the south. In order to elevate the detached garage, it would result in a retaining wall and safety issues. Mr. Davenport further explained that due to the shared driveway, if the new garage were to be installed at the required elevation, the home to the south may be left with a less than adequate sized driveway.

Mr. Grecco summarized the proposed engineering plan. The garage must be moved at least 5 feet away from the property line to meet the zoning setback requirement. Other than that, the proposed garage will be in approximately the same location. The proposed garage is being elevated somewhat higher than its existing elevation, but not in accordance with the Code requirements of 1 foot above the BFE. Elevating the garage to 1 foot above the BFE would require a considerable amount more fill, and more compensatory storage. Compensatory storage is challenging because almost the entire lot is in the LPDA. In addition, since the property has a shared driveway, the garage would have to be moved further away, which would require more fill or a retaining wall used, which poses safety and access issues for the neighbor. The garage location also must take into account power line setback requirements from the back property line.

The property is located within LPDA SJ79, with a BFE of 736.2 (NAVD88). The existing garage is constructed approximately 2.3 feet below the BFE. The proposed garage is approximately 1.8 feet below the BFE. Flow-through vents will be provided on at least two sides of the garage, per code requirements. All building material below the Flood Protection Elevation (1 foot above the Base Flood Elevation) will be flood resistant materials. Mr. Forzley has owned the property since 2015 and has not experienced flooding in the garage.

The Committee requested a sign be posted on the back wall of the garage with a red line mounted at the elevation of the base flood elevation, particularly as a warning to future owners. The sign would read “Flood waters may rise to the elevation of this line. The storage of materials harmful to water quality, including gasoline, oils and fertilizers must be stored above this line.” The sign will be provided to Mr. Forzley by the Village. Mr. Forzley was agreeable to hanging the sign in his garage as a condition of the approval. The Committee further requested a Note to Title be recorded with DuPage County notifying any future purchasers of the LPDA on the property and garage is subject to flooding.

The Committee noted the following findings of fact and recommendation, as provided in the petition and outlined in Section 26.1900.J of the Village Code:

1. Applicant Matthew Forzley is the owner of the property located at 4710 Highland Avenue.
2. Almost the entire lot, including the entire garage, is within LPDA SJ79, with a base flood elevation (BFE) of 736.2 (NAVD88), which would make the flood protection elevation (FPE) 737.2.
3. Section 26.505.B of the Stormwater and Flood Plain Ordinance requires detached garages to be constructed at least one foot above the BFE.
4. The owner is proposing to demolish an existing detached garage and build a new detached garage in approximately the same location within the LPDA, and is requesting a variance to build the garage 1.8 feet below the BFE and 2.8 feet below the FPE (the existing garage is 2.3 feet below the BFE and 3.3 feet below the FPE).

5. The existing driveway is shared with the neighbor to the south (4714 Highland Ave).
6. The variance will not alter the essential character of the area involved, including existing stream uses; the proposed project will be constructing a new detached garage in approximately the same location as an existing detached garage.
7. Carrying out the strict letter of the provisions of the Stormwater Ordinance would create an undue or particular hardship or difficulty on the adjacent owner. The owner of 4714 Highland would be left with a driveway of less than 10-feet in width (minimum required per zoning code) due to grade differentials needed in the property should the new garage be elevated in accordance with the Code. Additionally, the grade differential between the driveways would be nearly 3-feet and would result in a potentially unsafe driving condition.
8. The Owner's requested relief is the minimum necessary and there are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit the reasonable continuation of the development.
9. The Owner's circumstances are unique and do not represent a general condition or problem due to the shared driveway and location of the detached garage on both properties (4710 and 4714 Highland).
10. The subject development is exceptional as compared to other developments subject to the same provision as given in reasons above.
11. The construction of the new detached garage with the requested variance meets the requirements set forth in Section 26.504 of the Stormwater Ordinance.

Mr. Scacco made a motion, seconded by Mr. Ruyle, to recommend to Village Council to approve the variance to Section 26.505.B. of the Village Stormwater and Flood Plain Ordinance, allowing the garage floor elevation to be 1.8 feet below the Base Flood Elevation of 736.2 (NAVD88), rather than one foot above the BFE, with the following conditions:

1. Place sign in garage stating hazardous materials to be stored above BFE.
2. A Note shall be recorded to the Title that the garage is subject to flooding.

Motion passed by roll call vote 4-0.

B. DuPage County MEG Presentation "Upcoming Updates in Precipitation"

At the December DuPage County Municipal Engineer's Group (MEG) Meeting, DuPage County presented "Upcoming Updates in Precipitation." Staff showed the presentation to the Committee. The presentation shows a general increasing trend in rainfall. The rainfall data used for stormwater calculations comes from Bulletin 70, which was originally published by the State Water Survey, and last updated in 1998. DuPage County and the State Water Survey plan to update Bulletin 70. A timeframe has not yet been established.

C. IAFSM Presentation

In March, Staff presented at the Annual Conference for the Illinois Association for Floodplain and Stormwater Management (IAFSM), along with another engineer. Staff reviewed the presentation with the Committee.

VI. STAFF REPORT

See Attachment.

VII. OLD BUSINESS

None

VIII. PUBLIC COMMENT

None

Mr. Scacco made a motion, seconded by Mr. Ruyle to adjourn the meeting at 8:14 p.m.

Motion carried by voice vote of 4-0.

VODG SWFPOC
Staff Report
September 14, 2017

A. NPDES

The Village of Downers Grove has a permit through the Illinois Environmental Protection Agency (IEPA)/National Pollutant Discharge Elimination System (NPDES) for Municipal Separate Storm Sewer System (MS4). The main goal of the program is to reduce pollutant discharges into the waterways. The Annual Report was submitted and posted on the website.

B. 2014 Stormwater Project Analysis

Staff is working on study/design for the projects from the 2014 report. Resident surveys have been sent out for a number of project areas. The following is a brief update of the status of each project.

- 1 – Black Oak/Candlewood – Design awarded
- 2 – Downers/40th – waiting for completion of LPDA study to solicit and award design
- 3 – Elm/Earlston – Design awarded
- 6 – Highland Ct/Washington – Bid, Fall 2017 Construction
- 7 – Drendel Rd (south of Indianapolis) – Further design needed
- 8 – Chase Ave (Haddow to Burlington) – Construction underway
- 10 – Prairie/Forest – to be designed in-house
- 11 – Linden – Design awarded
- 12 – Hitchcock (Glenview to Cornell) – Design awarded
- 14 – Jefferson & Middaugh – Construction underway
- 15 – Lyman (Kenyon to Blanchard) – Bid, Fall 2017 Construction
- 16 – Hobson Triangle area – reviewing resident surveys
- 17 – Francisco (Haddow to Burlington) – Construction underway
- FP-1 – St Joseph Creek (Hummer Park to Village Hall) – plan to solicit bids for study/design
- FP-2 – Deer Creek – waiting for information from Westmont before we move forward with study/design
- FP-4 – St Joseph Creek (Maple and Elmwood) – included with FP-1