



VILLAGE OF DOWNERS GROVE
Stormwater and Flood Plain Oversight Committee Meeting
May 12, 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 7:10 p.m. A roll call followed and a quorum was established.

II. ROLL CALL

Members Present: Chair Gorman, Mr. Ruyle, Mr. Scacco (arrived 7:25 pm), Mr. Schoenberg, Mr. Wicklander

Members Absent: Mr. Civito, Mr. Crilly

Staff Present: Karen Daulton Lange, Village Engineer / Stormwater Administrator

Public Present: Patrick & Sharon Brogan, Robert Schlaf

III. APPROVAL of February 11, 2016 Minutes

Mr. Schoenberg made a motion, seconded by Mr. Wicklander to approve the February 11, 2016 minutes. Motion carried by voice vote of 4-0.

IV. PUBLIC COMMENTS

None.

V. NEW BUSINESS

A. Petition for Variance

The public hearing was opened and all members of the public were sworn in to tell the truth and the whole truth. Mr. Schlaf, engineer for the Brogan's, summarized the property's characteristics, including that it is almost entirely within an LPDA, lower than 63rd street, and has a portion of a wetland in the backyard. Mr. Brogan has owned the property for nearly 30 years and has never experienced flooding in the home or garage.

Mr. Schlaf summarized the proposed engineering plan. A reduced footprint of the detached garage is proposed, and that the top of block for the floodproofing elevation should read 739.2, which is 1.1 higher than the base flood elevation (BFE) of 738.1. If the garage were to be elevated above the BFE, a 'bridge' would need to be built since the driveway is sloped down from 63rd St. This would necessitate much more fill and compensatory storage. The

small amount of fill they are proposing to have the garage floor at 737.0 will be compensated for in a proposed rain garden to the rear of the garage.

The Brogan's provided pictures of the dilapidated existing garage, and stated that the new garage would add to the property value and look nicer than the existing garage. They said they would store any materials such as gas and oils above the block waterproofed wall.

Mr. Ruyle inquired as to the construction of the sealed concrete block wall, and was concerned that the sealing would not be done properly, thus minimizing the flood proofing effects. He suggested a poured concrete wall, and Mr. Brogan said his contractor already told them it would cost an additional \$2,000 for the block wall, and that poured concrete would add considerably to the cost. Mr. Ruyle said his concern was not with the Brogan's maintaining the wall, but a future owner.

Mr. Wicklander asked if flow-through vents would be appropriate, and Mr. Schlaf said he could add them to the three walls, but Chair Gorman pointed out that the wetland and LPDA fill up very slowly from the rear of the property, so the vents would not be effective.

Mr. Ruyle suggested having a hinged ramp where the lawn mower and other gas-powered equipment could be stored at a higher elevation, but after further discussion it was decided that it was a good idea if a larger garage and flashier flooding potential, but it would not be a requirement.

Several of the committee members expressed concerns with future owners of the property not being aware of the flooding potential and asked Staff if LPDAs were recorded. They are not, but information on them is available on our Village website and our codes regulate them similarly to flood plain. It was agreed that a large, permanent sign affixed to the interior back wall of the garage would be required with a horizontal line at the BFE with a statement on the sign to the effect of "storage of materials harmful to water quality, including gasoline, oils, fertilizers, etc., must be stored above this line".

The Brogan's agreed to these conditions and the committee thanked them for improving their property and being concerned that future owners be made aware of the BFE and the precautions needed to help protect the water quality, especially since there is a wetland in the rear of their property.

The committee noted the following findings as outlined in Section 26.1900.J of the Village code:

1. Granting the variance shall not alter the essential character of the area involved, including existing stream uses; and
2. Carrying out the strict letter of the provisions of this Ordinance would create an undue or particular hardship or difficulty on a specific developer or owner; and
3. The relief requested 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; and

4. The applicant's circumstances are unique and do not represent a general condition or problem; and
5. The subject development is exceptional as compared to other developments subject to the same provision.

Mr. Scacco made a motion, seconded by Mr. Schoenberg, to recommend to the 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 at 1.1 feet below the Base Flood Elevation of 738.1 (NAVD88), rather than one foot higher, with the following conditions:

1. The sealed concrete block floodproofing shall extend to the elevation of 739.2 or higher.
2. A note to title shall be required as part of the permit process stating that the property is within an LPDA, including the garage, and that storage of materials harmful to water quality, including gasoline, oils, fertilizers, etc., must be stored at an elevation above the concrete block wall in the garage.
3. A large, permanent sign affixed to the interior back wall of the garage would be required with a horizontal line at the BFE with a statement on the sign to the effect of “storage of materials harmful to water quality, including gasoline, oils, fertilizers, etc., must be stored above this line”.

Motion passed by roll call vote 5-0.

Due to a previous commitment, Mr. Scacco had to leave the meeting at 8:07.

B. Discussion of Detention Requirements for Single Family Lots

Chair Gorman pulled the item from the agenda.

VI. STAFF REPORT

See Attachment.

VII. PUBLIC COMMENTS

No further public comment.

VIII. OLD BUSINESS

A. Lot Coverage / Zoning Code

Staff reported that they were not ready to present findings based on guidance received from the committee regarding lot coverage discussions that began last year. Chair Gorman reported that he is Chair of an Ad Hoc committee regarding lot coverage.

Mr. Schoenberg made a motion, seconded by Mr. Wicklander to adjourn the meeting at 7:55 p.m. Motion carried by voice vote of 6-0.

Staff Report
May 12, 2016

A. High School Students Glue the Town

Students from both North & South HS will be gluing the “No Dumping! Drains to River” medallions next week on Village storm structures. They have chosen high pedestrian intersections, school bus stops, and other areas that could benefit from the medallions. Staff is meeting with the students from South HS tomorrow morning to drop off ½ of the 500 medallions and safety vests for the students. The medallions were donated by SCARCE through a grant with the DuPage Foundation.

B. NPDES AFIR & NOI

The IEPA issued a new General National Pollutant Discharge Elimination System (NPDES) Permit which became effective on March 1. Staff is preparing the Annual Facility Inspection Report (AFIR) along with a revised Notice of Intent (NOI) which is due by June 1.

C. EMI - CRS

Staff was notified in January that she had been accepted for the Emergency Management Institute course, E0278: National Flood Insurance Program/ Community Rating System. The class and transportation was paid for by FEMA for the four-day course in Emmitsburg, MD

D. Departure

Staff is ending her service at the Village of Downers Grove at the end of the month. It has been a pleasure working with you all over these past 4 ½ years. Nan Newlon will be your contact in the interim until a new Stormwater Administrator is assigned.