



VILLAGE OF DOWNERS GROVE
Stormwater and Flood Plain Oversight Committee Meeting
March 18, 2019, 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 7:00 p.m. A roll call followed, and a quorum was established.

II. ROLL CALL

Members Present: Chair Gorman, Mr. Crilly, Mr. Delves, Mr. Ruyle, Mr. Scacco, Mr. Schoenberg, Mr. Wicklander

Members Absent: None

Staff Present: Kerry Behr, Stormwater Administrator
Julie Lomax, Stormwater Administrator

Public Present: David Evans – Engineer, Wight and Company, rep. School District
Amy Tiberi – Architect, Wight and Company rep. School District
Dave Williams – 5209 Fairmount, Downers Grove

III. APPROVAL of December 17, 2018 Minutes

Mr. Ruyle made a motion, seconded by Mr. Scacco, to approve the December 18, 2018, minutes with the one change of a typo in the Staff Report (change 25% to 20%). **Motion carried by a voice vote 7-0.**

IV. PUBLIC COMMENTS

None

V. NEW BUSINESS

A. Downers Grove North Variance Request

Staff presented information on the proposed variance. The Downers Grove North High School is proposing to construct Squad Rooms under the home (west) bleachers. This area is located within a Localized Poor Drainage Area. Due to existing grades of the existing track, ball fields and vacated roadway, they are unable to elevate the proposed squad room and meet all ADA requirements. The squad room is considered an accessory structure to the primary structure (school). Therefore, it is required to be elevated to one (1) foot above the LPDA elevation.

The applicant is requesting a variance to allow the building to be elevated to one (1) foot below the BFE. Additionally the plumbing is proposed to be elevated to the BFE instead of the FPE (three feet above the BFE) - Sections 26.505 and 26.1303 of the Stormwater and Flood Plain Ordinance.

All other requirements of the Ordinance will be met including providing compensatory storage.

Staff recommended granting the request for the accessory structure below the BFE with the plumbing at the BFE, as the request is being made due to existing site constraints.

Mr. Schoenberg wanted to confirm the design team will meet all requirements of FEMA Bulletin 10-01 and/or 10-02. He requested the plumbing be raised to one foot above the BFE. Mr. Gorman pointed out the floor drain will be the lowest point as the toilets will be more than a foot above the floor and suggested it may be possible to install a standpipe to provide the protection. In addition, he said that the fact that these buildings will always be owned by the school as opposed to other properties that change ownership to possibly unaware buyers over time provides uniqueness to this petition. Mr. Wicklander suggested that a sign be placed in each separated area of each building stating the area is prone to flooding and hazardous material must be stored above the FPE. The final recommendation to Village Council from the SWFPOC will include:

- Raise the lowest plumbing opening (floor drain) as high as possible, ideally one (1) foot above the BFE.
- Install sign(s) in each separate area of each building stating the area is prone to flooding and hazardous material must be stored above the FPE (which is 3 feet above the BFE)

Mr. Scacco made a motion, seconded by Mr. Wicklander, to recommend to Village Council to approve the variance to Section 26.505 and 26.1303 of the Village Stormwater and Flood Plain Ordinance, allowing the floor elevation to be 1.0 foot below the Base Flood Elevation (BFE) of 735.7 (NAVD88), rather than one foot above the BFE, and the plumbing be installed at the BFE.

Motion passed by roll call vote 6-1.

VI. STAFF REPORT

A. Stormwater Management Award

At the annual conference for the Illinois Association for Floodplain and Stormwater Management (IAFSM) last week, Downers Grove received the 2019 Award for the Excellence in Stormwater Management. The award was presented to staff at the IAFSM Conference for their work in stormwater including LPDAs, CRS and Stormwater Utility.

Mr. Ruyle requested that this information be presented to the public or they be notified via Next Door and the award displayed. Staff indicated that the IAFSM awards chair will be presenting the award at Village Council tomorrow evening (3/19).

B. DuPage County Water Quality Grant

On Wednesday, March 13, DuPage County announced Downers Grove as one of the recipients of the Water Quality Improvement Program Grant. The project proposed includes streambank stabilization and regrading for St. Joseph Creek between Main Street and Barth Pond. Over the last few years, Downers Grove has acquired six lots at Webster and St. Joseph Creek, as well as two lots at Main Street and St. Joseph Creek. These now vacant lots will be incorporated into the project.

C. New Flood Insurance Rate Maps

On February 1, 2019, FEMA issued a Letter of Final Determination stating the preliminary floodplain maps will become effective August 1, 2019. The County is in the process of adopting the new maps. Once they do that, the Village will then adopt the new maps.

The Stormwater and Flood Plain Ordinance will be revised to incorporate the updated maps.

VII. OLD BUSINESS

Chair Gorman inquired if residents affected by the changes to the LPDA elevations, and possibly recording Notes to Title against properties with LPDA would be done. Staff indicated that letters will not be sent. However, when a new larger project occurs, a Note to Title will be required as part of the permit process. Chair Gorman also asked about posting FAQs regarding LPDAs on the website.

Staff presented sample site plans showing how the new Residential Stormwater Storage (RSS) is being incorporated into developments. Chair Gorman asked about standard details for Post Construction Best Management Practices (PCBMPs) / RSS. Staff indicated each site has been so unique we have been working with the builders/engineers on a case by case basis.

VIII. PUBLIC COMMENT

None

Mr. Schoenberg made a motion, seconded by Mr. Crilly to adjourn the meeting at 7:52 p.m.
Motion carried by voice vote of 7-0.