

VILLAGE OF DOWNERS GROVE
Stormwater and Flood Plain Oversight Committee Meeting
May 26, 2005, 6:45 p.m.

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

Call to Order

Mr. Beckman called the meeting to order at 6:45 p.m.; a quorum was not established. Since a majority of the quorum existed, Mr. Beckman stated an open workshop could be conducted with the attending public. Mr. Gorman and Mr. Crilly concurred.

Committee Members Present: Messrs. Beckman, Crilly, Gorman

Absent: Messrs. Bollenberg, Nystrom, Chairman Eckmann

Staff Present: Jonathan Hall, P.E., Development Engineer/Stormwater Administrator; Mike Millette, P.E., Asst. Dir. of Public Works; and Ms. Megan Dugard, Recording Secretary.

Others Present: Maureen Parilla, 1409 Ridgewood Circle; Andrew Gosewind, 1406 Ridgewood Circle; Mary and John Lathrup, 1421 Ridgewood Circle; Mr. & Mrs. Brandt, 1135 Carol St.; Richard Boone, 1125 Carol St.; Ronnie C. Bark, 1129 Carol Street; Julia Jaskowiak, 1405 Ridgewood Circle; Tom and Joan Jepson, 1412 Ridgewood Circle; Mary Neuberger 1104 Carol St.; Jennifer Hosnedl, 1100 Norfolk St.; David Jaeger, 1101 Carol St.; Maryann Byrne, 1415 Ridgewood Circle; Kerry Carlson, 1121 Carol St.; Joe and Pat Doll, 1124 Carol St.; Ray Adkins, 1121 Carol St.; Will Lockett, 4712 Montgomery; Paul Wisniewski, 1136 Carol St.; and Gregory Feltz, 1427 Ridgewood Circle

Approval of April 28, 2005 Minutes

The approval of minutes was deferred to the next scheduled meeting.

Public Comments

Due to the number of attendees in the audience, Maureen Parilla, 1409 Ridgewood Circle, volunteered to act as a representative for her neighbors. She thanked Mr. Hall for the letter he sent to her and her neighbors to submit to their mortgage companies regarding the postponing of flood plain insurance. She also thanked him for the access to the appropriate files.

Ms. Parilla asked as to the status of the request for village funding to help the residents apply for a loan to get a base flood elevation and provide the necessary surveys and application. She ask why it was not on the Village Council's past and future agenda. Mr. Millette explained the agenda was set by the mayor and the village manager. From his understanding at the last council meeting, staff was given positive direction to place the matter on the June 28th council workshop agenda.

For everyone's understanding, Mr. Hall summarized the issues that would be brought before the village council. A review of the changes on the flood map also followed.

Per a question, Ms. Parilla stated that she and her husband had no specific time frame to get flood insurance while some neighbors did. Per Mr. Hall, DuPage County's response time was immediate and sometimes not. He speculated the county was going through the same issues but with less time. He believed it was up to the elected officials to assist.

Mr. Gorman asked staff about the status of checking the building permit records to see if as-built plans existed for houses reflecting the lowest adjacent grade above 748 feet, wherein Mr. Hall indicated he did locate as-built plans for three residents but could not recall all the information for the FEMA documentation. The top foundations were above 748 feet. In addition, he tried to locate accurate information on a subdivision file as to what the flood elevation was. The county indicated that in certain cases the Village could use the high water level of a detention area in a subdivision as a flood elevation. However, staff has not been able to correlate the benchmarks used at that time. Staff was more comfortable to use the flood elevation across the street.

Mr. Gorman summarized staff's technical discussion above and that council has been requested to review funding for a survey of the residents' subdivision. That survey information would then be used to get a letter of map amendment from FEMA for each house and the survey would be one effort to cover all the homes. As to who pays for the survey would be determined by the village council. Discussion followed that the residents could also get their own survey but there was a cost benefit to surveying the entire subdivision.

Ms. Parilla's understanding from last night's meeting was that the commission was going to seek funding from the village council to provide for the base flood elevation.

Mr. Beckman asked Mr. Millette as to the real time frame to obtaining flood insurance, wherein Mr. Millette indicated time was of the essence since Mr. Parilla indicated that when he spoke at the village council meeting, he indicated that he was told by his insurance carrier that he could obtain a pro rated refund and the longer he waited, the less refund he would receive.

Ms. Kerry Carlson, 1121 Carol Street, indicated that once a mortgage company finds out that a homeowner is in a flood plain, even if it is removed, they can require an owner to carry flood insurance. Ms. Parilla indicated it would be at a reduced rate, however.

Discussion followed on the number of identified flood plain sites, the costs of the sites to be mapped, and bringing the matter before village council on June 28, 2005. Staff estimated the costs, including Carol Street, to be approximately \$12,000 to \$13,000. Once action takes place at the village council and the money was authorized, Mr. Millette estimated that staff could have contracts ready within a week to two weeks after June 28th meeting. Mr. Hall estimated the entire process could be anywhere from a week to one month, considering the paperwork involved.

Dialog followed as to how that time frame affected the residents and whether this commission could expedite the matter to the Village Council. Mr. Hall stated the matter was already on the agenda and a motion was made at the prior meeting.

Resident Darlene Branden, 1135 Carol Street, asked as to who sets the agendas and providing input to the mayor, wherein, Mr. Millette explained the agendas were set by the village manager.

Mr. Greg Feltz, 1427 Ridgewood Circle, asked if someone from this commission would work with the residents to locate certain elevations, wherein Mr. Hall indicated that staff has assisted residents prior to locate certain survey information. He asked the residents to sign their names on the sign-in sheet and he would locate certain information for them.

Mr. Feltz asked the staff and the commission if they knew what the repercussions were regarding insurance companies as opposed to mortgage companies. Mr. Millette indicated the mortgage companies were more of the driving force behind the flood insurance since they carried a home's promissory note. Mr. Gorman also provided some additional information.

Mr. Tom Jepsen, 1412 Ridgewood Circle, inquired that once the funding was approved, etc., and the residents submitted their letters of map amendment, did the county get involved in the matter or stop the process? Mr. Hall did not see the county getting involved since the county was working more closely with FEMA. Just a copy of the documentation was sent to the county.

Mr. Paul Wisniewski, 1136 Carol Street, asked whether the village attorney was working with FEMA or the county board, wherein Mr. Millette said the attorney was not. Mr. Gorman explained that the matter was basically being reviewed by engineers and attorneys were not involved in the process.

Conversation followed on what further steps could be taken by the residents. Mr. Hall asked those residents who did not receive his letter to provide their name and addresses on the sign-in sheet.

Mr. Beckman stated he would contact Commissioner Schnell regarding what could be done on this issue to move it up.

Ms. Kerry Carlson commented that the village should have been proactive with its map amendments and should have responded to the residents back in late 2004 regarding the flood plain matter rather than now. Mr. Millette responded by explaining that the appropriate steps had been taken and the appropriate announcements had been made in the newspaper. Staff was not given direction to notify specific residents.

Mr. Hall proceeded to point out that the official map date had not been adopted by the village because the county was vacillating on the official map date and the process was stopped at the village level due to the information received by the county, which indicated that the village did not have to adopt the final maps yet. Apparently, the date did not matter because the maps were issued by FEMA and changes to the map could occur. Mr. Hall explained that if the county was going to revise the map, did they have an obligation to inform certain individuals or not?

Mr. Ray Adkins, 1121 Carol Street, asked about the previous discussion on the issuance of a building permit, wherein Mr. Hall explained the specifics as it related to identifying Localized Poor Drainage Areas ("LPDAs") for only building permit purposes and not for flood insurance. Dialog then followed that the storm sewer system alleviated the problem but Mr. Atkins questioned why was the area still was under a flood map.

In response to a resident's question, Mr. Millette proceeded to read from the October 28, 2004 Stormwater Oversight Committee's minutes the concerns raised by Mr. Ponstein regarding the county's benchmarks in 1991 and those of FEMA and producing an error of 1.8 feet or less in some areas. The minutes explained that the village, by not adopting the proposed map, would risk the overall village's flood insurance rate. There were concerns raised in those minutes about the notification process to the newly affected residents. Mr. Millette then stated he would follow up on the notification process and whether it was broadcasted on cable television.

Mr. Greg Feltz, 1427 Ridgewood Circle, stated he was reviewing the village council minutes from August 2004 and noticed the discussions about the LPDAs and that the village's requirements were more stringent than the county's. At that time, there was discussion that the village become less stringent and adopt the county's plan. He asked the status of that matter.

Mr. Millette explained that the village was more stringent with the LPDAs as they relates to protecting neighbors when another neighbor wanted to construct on the LPDA site. After council asked staff if the LPDAs could be removed, the county explained they could be removed but it would not change the topography of the land. Therefore, the council directed staff to respond more proactively to notify residents, and, as a result, staff was ready to produce an interactive map showing all the LPDAs on the village's web site. The only way to remove an LPDA was to provide proof that the water could go somewhere else. Mr. Millette indicated the county was not aware of the village's storm sewer system in the area. To date, staff was meeting with the county to remove some LPDAs and find solutions to the flooding problems.

Mr. Richard Boone, 1125 Carol Street, asked if Carol Street was an LPDA, confirmed that FEMA initiated the study for Carol Street, and conveyed that it appeared that the county was not sure if the village's sewers were installed correctly in 1996 to alleviate the water problem. Wherein Mr. Hall could not confirm the first two statements but stated that the county was the lead agency on that matter. As to alleviating the water problem, Mr. Hall explained two separate processes existed -- the first was the accuracy of maps and the second dealt with alleviating flooding, which was not an issue at the time the sewers were installed and had never been mapped.

Ms. Maureen Parilla reiterated that because time was of the essence, the floodplain matter would not be considered in the new master plan, wherein Mr. Millette confirmed the two issues would be separate.

Regarding the benchmark difference between FEMA and the Village, Mr. Millette explained the bust on Gilbert was 1.3 feet in the Village's favor. Comments followed on how FEMA would focus on the ground elevation and until the area was actually surveyed, staff did not want to confirm the benchmarks.

Mr. Brandt asked if flood plain designations were recorded on county property deeds wherein it was noted that it was not. Mr. Gorman explained the law required flood plains to be investigated but not recorded in real estate transactions. Furthermore, he said anything could be recorded on a property deed.

New Business - Deferred

Old Business

- A. Stormwater Master Plan Update - Deferred
- B. Stormwater Permit Review - Consultant Selection Process Update - Deferred
- C. Summer Schedule - Deferred

Adjourn

Mr. Beckman called the meeting adjourned at 7:45 p.m.

Respectfully submitted,
(as transcribed by tape)

/s/ Celeste K. Weilandt
Celeste K. Weilandt, Recording Secretary