

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
6/20/2017

SUBJECT:	SUBMITTED BY:
New Business – remove the investment limit from the Stormwater & Floodplain Ordinance (Chapter 26 of the Village Code)	David Fieldman Village Manager

SYNOPSIS

At the request of Commissioner Barnett, consideration of whether to amend Chapter 26 of the Village Code to remove the investment limit from the Stormwater and Floodplain Ordinance has been placed on the New Business Agenda. Pursuant to Village Council policy, this topic shall be a discussion item only to allow for the Council to direct staff to prepare an action for consideration at a later date.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

RECOMMENDATION

Action at the discretion of the Village Council.

BACKGROUND

Commissioner Barnett requested that the Village Council consider the removal of the investment limit from the Stormwater and Floodplain Ordinance (Chapter 26 of the Village Code). The proposal is as follows:

Strike the investment limit from the LPDA ordinance

The Stormwater & Floodplain Ordinance (Chapter 26 of the Village Code) prohibits Substantial Improvements to existing houses located within a Localized Poor Drainage Area (LPDA). Substantial Improvement is defined as any reconstruction, rehabilitation, addition or improvement taking place during a 10-year period in which the cumulative percentage of improvements equals or exceeds 50% of the market value of the structure before the improvement started.

This regulation, based on federal regulations governing houses in floodplains, is intended to:

- Limit the dollar amount of damage to houses caused by flooding.
- Reduce the likelihood of house flooding by encouraging the replacement of existing houses in an LPDA with new houses located outside of an LPDA.

Removal of this regulation would not negatively impact stormwater drainage on adjacent properties. All existing regulations requiring the storage capacity of the LPDA to be maintained would remain in effect (any fill placed in an LPDA due to an addition to a house would be offset with the addition of compensatory storage as currently required). Removal of this regulation would allow property owners to make substantial improvements to houses located within LPDA's, potentially increasing the cost of recovering from a flood.

Amending Chapter 26 of the Village Code requires a public hearing at the Stormwater & Floodplain Oversight Committee and review and approval by the Village Council.

ATTACHMENTS