

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

SUBJECT:	SUBMITTED BY:
New Business – require detention for all new residential construction that results in 700 square feet or more of net new impervious area	David Fieldman Village Manager

SYNOPSIS

At the request of Commissioner Barnett, consideration of whether to require detention for all new residential construction that results in 700 square feet or more of net new impervious area 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

If the Village Council approves this motion, staff would place information regarding *Information: Potential Amendments to Stormwater Management Regulations* on a future Village Council meeting agenda for further review and discussion.

BACKGROUND

Commissioner Barnett requested that the Village Council consider whether to require detention for all new residential construction that results in 700 square feet or more of net new impervious area. The proposal is as follows:

Require detention for all new residential construction that results in 700 square feet or more of net new impervious area.

At the October 18, 2016 Village Council meeting, Council discussed potential amendments to stormwater regulations including:

- Require on-site stormwater detention with an outlet to an established minor drainage system
- Require sump pumps to connect to a minor drainage system or Post Construction Best Management Practices (PCBMP)
- Maximum impervious area regulation/open space requirement
- Require additional PCBMP's for basements deeper than nine feet (9')
- Eliminate the building coverage "bonus" for detached garages and front porches

- Restrict foundation and/or finished grade elevation
- Reduce minimum foundation drain tile size requirement from six-inch (6") diameter to four-inch (4") diameter
- Increase the minimum required side yard setback in the R-4 zoning district to six feet (6') or 10% of the lot width, whichever is greater
- Increase the stormwater runoff fee and/or fee-in-lieu for construction PCMBPs
- Remove local PCMBP requirements (700 square feet instead of 2500 square feet)

These changes were proposed to reduce the amount of stormwater runoff negatively impacting adjacent properties, increase funds for future projects, improve the effectiveness of the Village strategies uses and overall create more resident satisfaction.

On site detention as proposed by Commissioner Barnett is the first option included in the report. The Village Council discussed these options at the [October 18, 2016](#) Village Council meeting and did not pursue any of them.

If this motion is approved, the entire proposal on all potential amendments to stormwater regulations would be placed on a future Village Council agenda.

ATTACHMENTS