

**Staff Responses to Council Questions  
December 5, 2017**

**8. Active Agenda**

**A. Ordinance: Adopt the Fiscal Year 2018 Budget in Lieu of Passage of an Appropriation Ordinance**

*2018 Projected Total revenues and Total expenses:*

*\* Removing the fund transfers ... are we projecting to spend more than we take in?*

**FY18 Proposed Budget, All Funds**

Revenue	\$95,348,188
Expenses	\$106,551,254
Difference	\$11,203,066

The 2018 budget includes a spend down of fund balance for capital projects (\$5.4 million), equipment replacement (\$368,000) and for the Packey Webb Ford project from the Ogden TIF Fund (\$5 million).

**13. Manager's Report**

**REP 2017-7624 A. Report: Discuss Potential Amendments to Stormwater Management Regulations**

*How many DuPage municipalities have stormwater regulations which are more stringent than the Dupage County regulations?*

Downers Grove, Elmhurst, Hinsdale and Glen Ellyn have stormwater regulations more stringent than DuPage County.

*What would the stormwater storage basins look like?*

Storage basins could be either constructed under ground in pipes or chambers or above-ground, similar to a rain garden. Photos of underground chambers and pipes are shown below.



*What is the size of a typical basin that would be required?*

A 400 square foot patio (20'X20') would require a storage vault approximately 11'x11'x2' deep. A new home on a vacant lot with 4,000 square feet of impervious area would require a vault approximately 34'x34'x2' deep.

*Please explain the potential impacts of limiting the depth of basements.*

If the depth of basements was limited builders would most likely want to construct homes with raised or "English" basements where possible. This could result in taller homes, depending on how the height of the structure is regulated.

*How do other communities handle regulations about the depths of new basements?*

Staff is checking with other municipalities and will provide this information when it is available.

*When would the Village accept cash in lieu of PCBMPs?*

Staff would accept cash in lieu only when it is not feasible to construction PCBMPs on-site as a result of site limitations or poorly drained soils with no outlet. Site limitations might include natural features on the property like wetlands, floodplain or LPDA's. PCBMPs on sites with poorly drained soils frequently results in complaints from neighboring properties.

*What are the current permit fees for a new single family house? Residential addition? Accessory structure? What are the projected permit fees for the proposed amendments for a new single family house? Residential addition? Accessory structure?*

Below are four examples of current permit fees and how they might change with the potential ordinance changes. Refundable bonds are not included in the table below.

<b>Permit type</b>	<b>Typical Current Fees</b>	<b>Typical Potential Fees</b>	<b>Difference</b>
<b>New Single Family</b> (Typical 3,000 sq ft size)	\$10,000	\$10,300	\$300
<b>Residential Addition</b> (500 sq ft one-story addition) and <b>Accessory Structure</b>	\$1,300	\$2,725	\$1,425
<b>Driveway</b> (200 sf expansion to existing driveway)	\$221	\$721	\$500

For new single family residential, the permit would still be reviewed by the Village’s engineering consultant, a minimal increase in consultant cost is anticipated for a review of the proposed infrastructure connection. For residential additions, accessory structures and driveways, staff currently performs the vast majority of these reviews in house. Under the potential stormwater regulations, these types of permits would be sent out to the engineering consultant for review. This would result in similar consultant review fees as the new single family permits. Additionally, the Village would now require a stormwater bond, which is typically \$2,000.

*How many times in 2016 or 2017 has construction activity taken place on properties located 200 feet or more from the existing stormwater management system?*

Staff is reviewing the records of construction activity and will provide this information when it is available.

*Do other towns require easements on platted lots?*

Staff is checking with other municipalities and will provide this information when it is available.

*How do other communities regulate the top of foundation for new homes?*

Staff has not polled a large number of communities; however, some communities, such as Glen Ellyn, Hinsdale and Naperville, regulate the top of foundation by using an average of the pre-construction grade elevations on the site. In Downers Grove, the Village regulates the top of foundation by using proposed grade elevations.

*In recent years, how many residential construction projects have been required to construct detention basins? PCBMPs?*

No individual lots have met the threshold to require the construction of detention basins. Detention basins have been constructed as part of subdivisions. PCBMPs have been constructed on 180 residential construction projects over the past 5 years.

*Please provide some examples of projects which result in 100 sf of more of net new impervious area.*

Construction projects which may result in net new impervious areas over 100 square feet include all types of projects including decks, detached garages, large storage sheds, driveways, residential additions, patios, pools, and new single family homes. Additional information on this topic is available in the table and pie charts in the response to the question below.

*What has been the increase in net new impervious area based on residential construction activity?*

Staff analyzed permit activity for calendar year 2016. Of the 847 permits issued, the following table indicates which type of project they represent and the amount of net new impervious area, organized into five incremental categories.

### 2016 Residential Permits

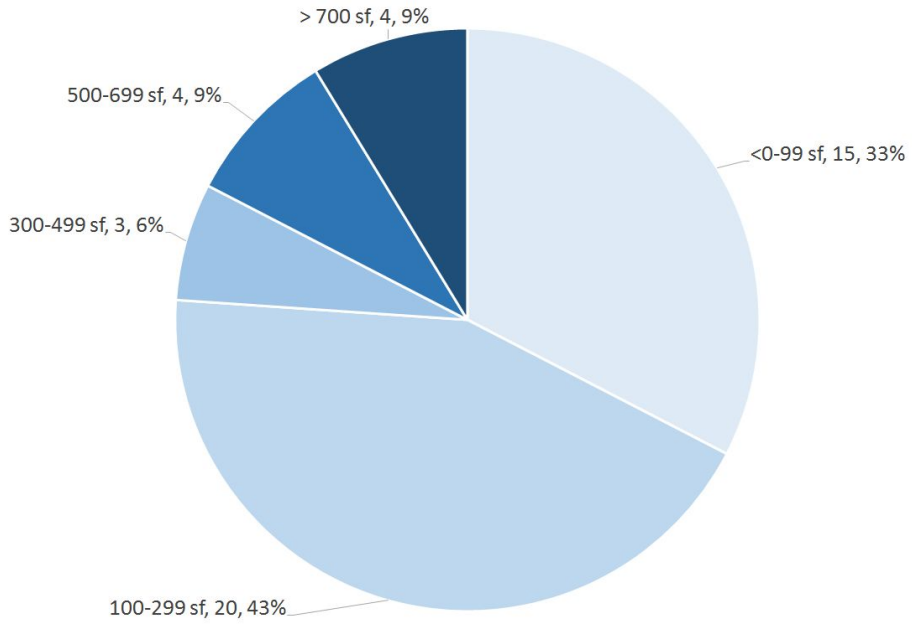
2016 Residential Permits - Increase in Net New Impervious Area by Type

	Accessory Structures	New Single Family	Remodels / Additions	Decks, Driveways, Patios, Pools	Total	%
<0-99	15	17	242	274	<b>548</b>	64.70%
100-299	20	5	13	95	<b>133</b>	15.70%
300-499	3	6	19	44	<b>72</b>	8.50%
500-699	4	17	9	21	<b>51</b>	6.02%
> 700	4	28	5	6	<b>43</b>	5.08%
<b>Total</b>	<b>46</b>	<b>73</b>	<b>288</b>	<b>440</b>	<b>847</b>	<b>100.00%</b>

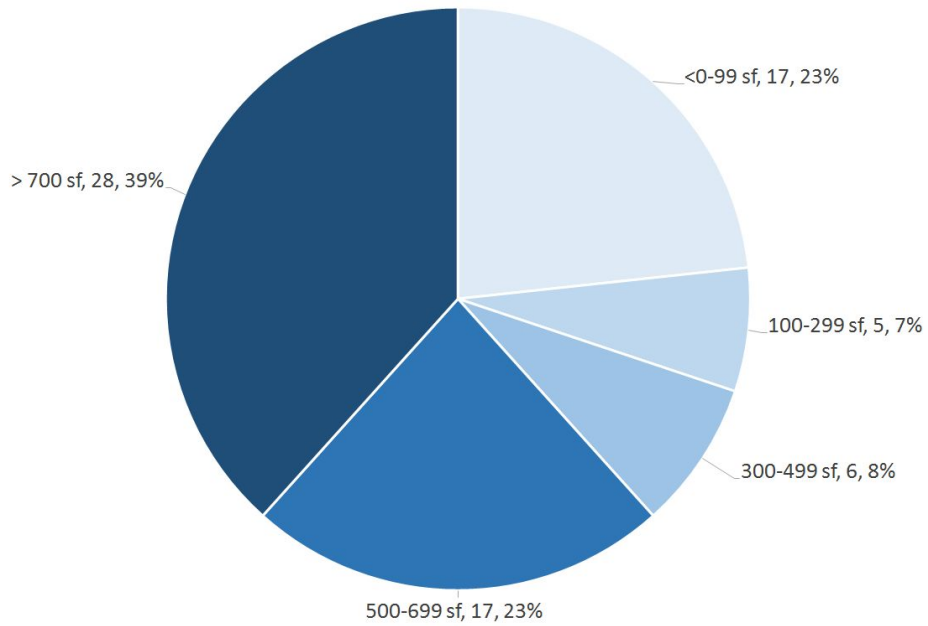
As you can see, 43 or 5% of permits issued in 2016 increased net new impervious area by over 700 square feet. 548 or 64.7% of permits increased net new impervious by 99 square feet or less.

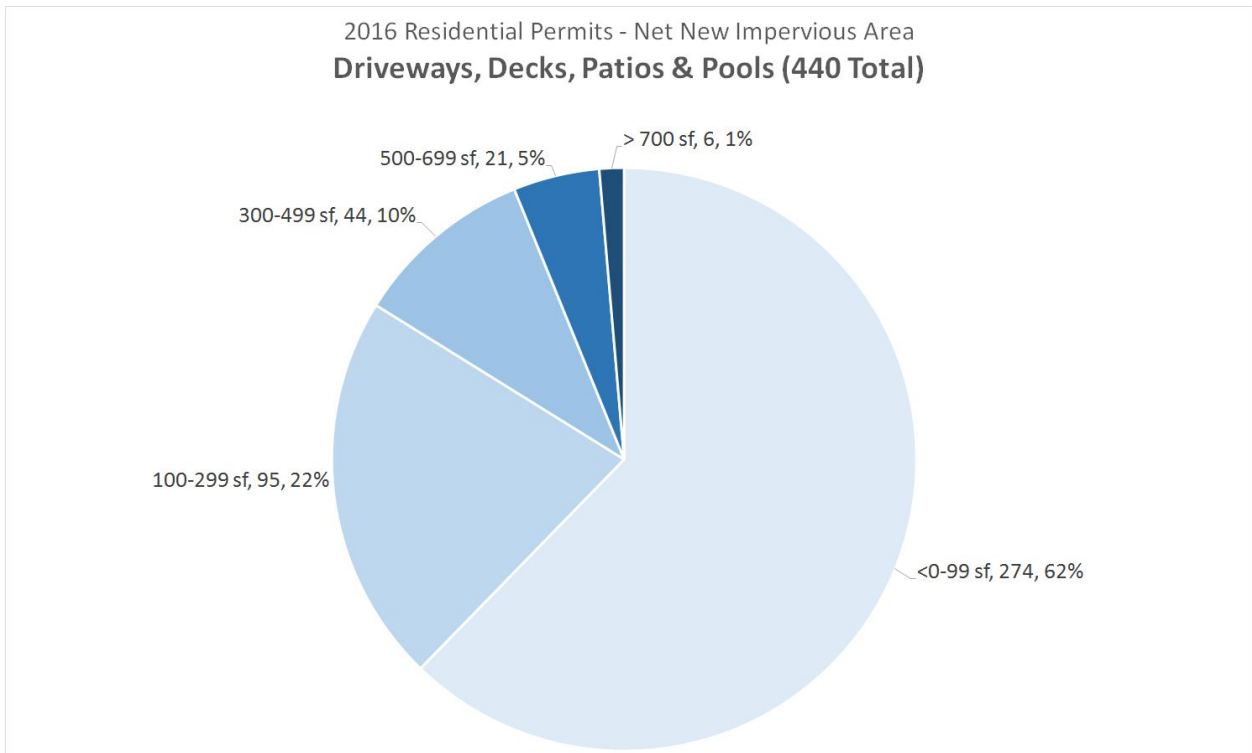
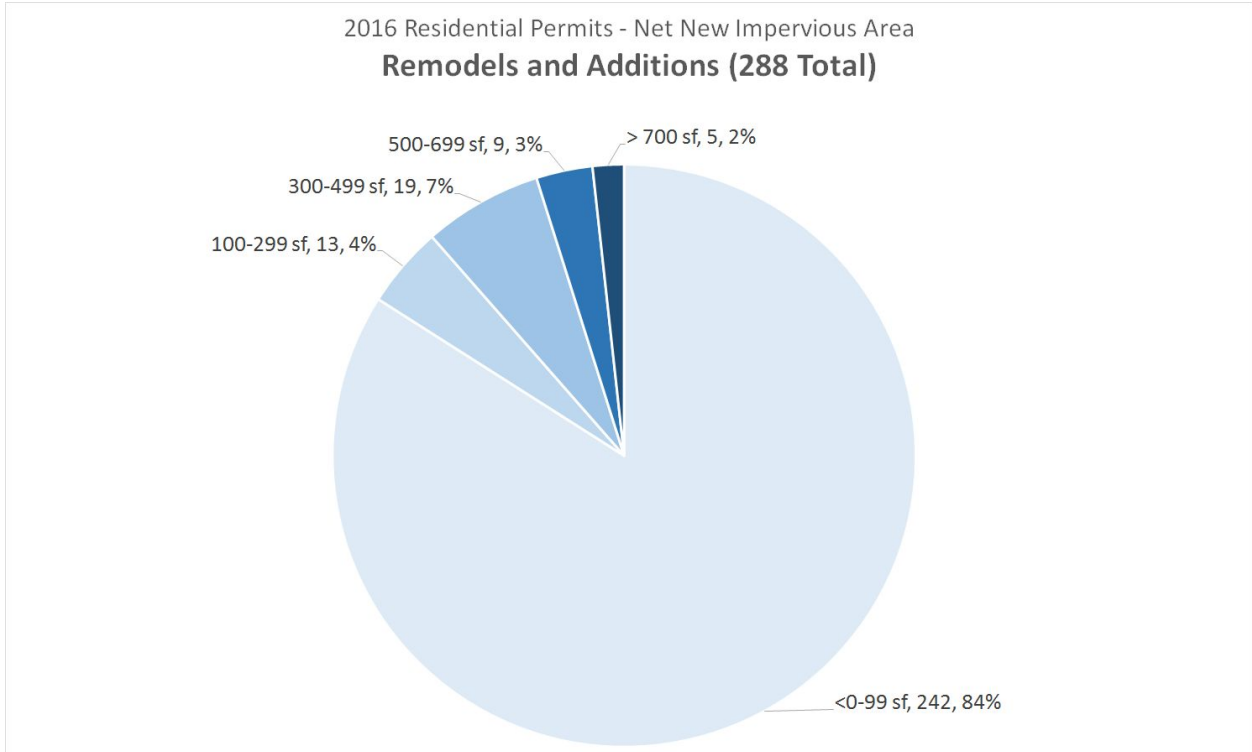
The following pie charts display this information graphically by permit type:

2016 Residential Permits - Net New Impervious Area  
**Accessory Structures (46 Total)**



2016 Residential Permits - Net New Impervious Area  
**New Single Family (73 Total)**





*How many cases of building without the required permit do we have each year?*

There are about 50 cases a year that are discovered by the Village where construction has taken place without applying for a permit first.

*Do other municipalities require granting of easements?*

Staff is checking with other municipalities and will provide this information when it is available.

*What is the projected cost of additional staffing resources required for the proposed amendments?*

Staff estimates that a total of 4.0 full-time equivalent positions would be required with an estimated cost of \$400,000 to \$500,000 per year. The Community Development Department would require an additional 2.0 full time equivalent (FTE) development engineers and a 1.0 FTE permit technician/inspector to facilitate the additional permit review requirements, including coordination with consultants, consultations with applicants, inspections of detention systems, and permit reviews. Additionally, the Public Works Department would require 1.0 FTE for a right-of-way inspector to review permits and complete inspections.

*Of the stormwater capital improvement projects completed since 2007, how many of them constructed improvements in areas that lacked infrastructure? How many of them constructed improvements to existing, undersized infrastructure?*

<b>Project Type</b>	<b>Number</b>	<b>Cost</b>
New Infrastructure When None Existed	21	\$19 million
Improvements to Existing Infrastructure	42	\$11 million
New Infrastructure & Improvements to Existing Infrastructure	8	\$5 million
<b>Total</b>	<b>71</b>	<b>\$35 million</b>

*What is the estimated cost of installing the needed infrastructure in the areas where it is lacking?*

In 2007 the Watershed Improvement and Infrastructure Plan estimated it would cost approximately \$200,000,000 to install storm sewers within 200 feet of every property in the Village.

### **Non-Agenda Questions**

*O'Hare Flight Plans: "The plan would put about 74 percent of the traffic on parallel or east-west runways, and 26 percent on diagonals, which would direct more traffic to the northeast and southwest, according to the O'Hare Noise Compatibility Commission, made up of more than 50 municipalities and school districts around the airport."*

*Do we have (or can we get) any assessment of how this might affect VoDG residents?*

The Interim Fly Quiet Plan should affect Downers Grove residents in the same way residents were impacted from July 23 - October 17, 2017.

The OHare Noise Compatibility Commission (ONCC) is holding a meeting December 8, 2017 to vote on the new Interim Fly Quiet (IFQ) Plan that was recently recommended by the ONCC Ad Hoc Fly Quiet Committee. Three runway rotations were presented to the Ad Hoc Committee, and the Committee voted to recommend Option A for consideration by the entire ONCC membership.

While Option A does contain more traffic flowing on diagonal runways than Options B and C, Option A is generally the same fly quiet plan used in the most recent Fly Quiet Runway Rotation Test 3 which was conducted over a 12-week period beginning July 23 and concluded on October 17, 2017. During that time, the online survey that was made available for all residents received only one response from a resident in the Village of Downers Grove.

Due to the similar pattern in this new test, residents in Downers Grove will experience similar noise impacts experienced during the previous 12-week test period from July 23-October 17, 2017.

**Attachments**

rEmarks are attached.



**rRemarks Data for December 5, 2017 Village Council Meeting**

Agenda Section	Agenda Item	Comment	Commenter
First Reading	C. RES 2017-7542 A resolution authorizing a first amendment to subdivision improvement agreement with Bradley Property Holdings, LLC and Bradley Construction Services for McInerney Subdivision	<p>The proposal states, "Developer has three years to complete all public improvements."</p> <p>Three years from WHEN? When is the deadline?</p> <p>Seems like this is a very long extension from the existing requirements in the Village Code.</p> <p>Why not sooner?</p>	John Schofield, 1125 Jefferson Avenue, Downers Grove