

**DISTRIBUTION:**

Trustee Guy Franzese,  
Chairperson  
Trustee Al Paveza  
Trustee Tony Schiappa  
Nancy Montelbano  
Alice Krampits  
David Allen  
**Vacant**  
Doug Pollock  
Evan Walter  
David Preissig

**AGENDA****STORMWATER COMMITTEE**

**Tuesday, August 8th, 2017**

**7:00 p.m.**

**Public Works Conference Room  
451 Commerce Street**

- 1) CALL TO ORDER**
- 2) ROLL CALL**
- 3) APPROVAL OF MAY 9, 2017 MINUTES**
- 4) APPROVAL OF JULY 17, 2017 SPECIAL MEETING MINUTES**
- 5) UPDATE REGARDING RESIDENT'S CONCERN FOR DRAINAGE ON  
PROPERTY ADJACENT TO 15W619 81ST STREET**
- 6) UPDATE REGARDING BUCKTRAIL ESTATES DETENTION POND**
- 7) UPDATE REGARDING REVISED PRELIMINARY FLOOD INSURANCE RATE  
MAPS AND A FLOOD INSURANCE STUDY FROM DUPAGE COUNTY**
- 8) CONSIDERATION OF INCENTIVES RELATED TO PERMEABLE PAVERS**
- 9) AUDIENCE DISCUSSION**
- 10) ADJOURNMENT**



## M E M O

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**To:** Chairperson Guy Franzese  
Members of the Village of Burr Ridge Stormwater Committee

**From:** David Preissig, P.E., Director of Public Works & Village Engineer

**Date:** August 4, 2017

**Subject:** Agenda Summary for Stormwater Committee Meeting on August 8, 2017

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**1) CALL TO ORDER**

**2) ROLL CALL**

**3) APPROVAL OF MINUTES FROM MAY 9, 2017 STORMWATER COMMITTEE MEETING**

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Please see attached minutes for consideration [*Attachment A*].

**4) APPROVAL OF MINUTES FROM JULY 17, 2017 SPECIAL STORMWATER COMMITTEE MEETING**

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Please see attached minutes for consideration [*Attachment B*].

**5) UPDATE REGARDING RESIDENT'S CONCERN FOR DRAINAGE ON PROPERTY ADJACENT TO 15W619 81ST STREET**

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At its regular meetings on May 10, 2016, and August 9, 2016, the Stormwater Committee was briefed on the issues and Village actions in addressing the concerns of residents Gary and Nicolette Panice, 15W619 81st Street. A landscaped berm on a neighboring property to the south at 15W622 82nd Street, owned by Mr. & Mrs. George Carioscia, has been blocking the flow of water, which is supposed to flow toward 82nd Street and into the lake bounded by the properties on 82nd Street, 83rd Street and Lake Ridge Drive.

The Village has sent four (4) letters requesting modifications, and on May 12, 2017, the Village sent its final notice to have corrections completed by June 15, 2017. The residents' attorney responded on behalf of the Carioscia's. Please see attached correspondence [*Attachment C*].

Village staff, including part-time Code Enforcement Officer Cheryl Smith and the Engineering Division, will work with these homeowners to amicably resolve the matter. A meeting

between homeowners will be scheduled in late August. However, if satisfactory progress is not made, then a citation to 15W622 82nd Street and follow-up court appearances may be required and the Village Board will be informed.

## **6) UPDATE REGARDING BUCKTRAIL ESTATES SUBDIVISION DETENTION POND**

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At its regular meetings on February 6, 2017, and May 9, 2017, the Stormwater Committee was advised that the Village has retained over \$70,000 in a letter of credit for consideration of corrections needed to this subdivision's stormwater management system. The detention pond of the subdivision was being re-designed and re-constructed with a modification to treat the volume control storage requirement of the Watershed Management Ordinance (WMO) using a wetland bottom "flow-through" practice instead of retention-based practices. Revised plans have been approved that should prevent a large volume of standing water and still provide stormwater treatment per the WMO.

Work is continuing in this pond. Fine grading the pond bottom and satisfactory establishment of wetland plants is on-going. Continual maintenance of the pond plantings will be necessary to keep weed pressure to a minimum and allow the high-quality wetland plants to flourish.

## **7) UPDATE REGARDING REVISED PRELIMINARY FLOOD INSURANCE RATE MAPS AND A FLOOD INSURANCE STUDY FROM DUPAGE COUNTY**

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The current effective Flood Insurance Rate Maps, issued by the Federal Emergency Management Agency (FEMA), identify various flood zones and are used by the National Flood Insurance Program (NFIP) for rating flood insurance policies and enforcing federal mandatory insurance purchase requirements. Revised FIRM maps were issued in 2015, which have been further revised and re-issued for review and comment in June 2017.

The Illinois State Water Survey (ISWS), on behalf of FEMA, hosted two meetings on Thursday, July 27, 2017 to present the revised preliminary Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for DuPage County. Meetings were held in the auditorium of DuPage County's JTK Administration Building, with the first meeting targeting local government officials, and the second being a public open house.

Project Engineer Jim Miedema attended the meeting for local government officials. This session included discussions from municipal Stormwater Administrators, County staff, representatives from FEMA, and subject matter experts. Representatives from FEMA provided a discussion of the newly revised floodplain mapping released this year. Revisions are based upon the initial release of the updated floodplain mapping conducted in 2015 and comments received for that mapping from various agencies and residents.

During the public open house, ISWS, FEMA and DuPage County staff were available to help citizens locate their properties and answer questions. Staff members discussed engineering and surveying, floodplain mapping, floodplain management, Letters of Map Change, FEMA administrative procedures and flood insurance.



The open house also marks the beginning of a 30-day public comment period for the new mapping. Comments may be submitted to the Illinois State Water Survey in Champaign. All written comments must be received by Friday, August 25, 2017. Please see attached comment sheet [Attachment D]. Copies of other handouts that were distributed at this meeting are available at our Village Hall.

FEMA will be compiling comments and data until the end of September 2017. A federal 90-day appeal process will likely be provided from January to March 2018. The final map updates will be released in Summer 2018. FEMA will issue a Letter of Final Determination after which municipalities must adopt the new FIRM/FIS panels by Ordinance.

It is important to understand the regulatory issues that are associated with properties located in a floodplain. Flood insurance and special permit requirements may add complexity to ownership of a property located in a floodplain. These floodplain maps may be used to help determine whether or not a DuPage County property is located in the regulatory floodplain.

## **8) CONSIDERATION OF INCENTIVES RELATED TO PERMEABLE PAVERS**

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At its regular meeting on July 17, 2017, the Plan Commission continued a public hearing as remanded by the Board of Trustees on May 22, 2017, for consideration of an amendment to Section IV.H.9 of the Burr Ridge Zoning Ordinance which states that the combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building; said amendment to consider allowing greater area lot coverage if utilizing permeable paver systems. Additional information was considered, including testimony from Unilock about their permeable paver system. The Plan Commission reiterated its concerns regarding expanding the level of permitted coverage to allow for greater use of permeable paver systems. The Commission expressed a desire for the Village to encourage and incentivize the use of permeable systems as a method for replacing non-permeable systems in presently permitted rear lot areas, such as asphalt and concrete and to promote better stormwater management practices. However, the Commission continues to object to utilizing additional green space as an incentive for permeable paver systems.

The Stormwater Committee held a special meeting on July 17, 2017, immediately following the Plan Commission hearing, and adopted similar motions. The Stormwater Committee did not recommend an amendment to the Zoning Ordinance permitting the use of permeable pavers to increase coverage of the rear-yard area. The Committee also suggested consideration of incentives to encourage the use of permeable pavers, but not as an alternative to green space.

The Village of Willowbrook is considering a permeable paver parking lot at its municipal campus. A project to replace the asphalt parking lots currently serving the Village Hall (835 Midway Drive) and the future park building/council chambers (825 Midway Drive) is needed within the next 1 to 2 years. A grant from DuPage County would fund 15% of a proposed \$620,000 project to complete this project by stalling a permeable paver stone parking surface. The Village of Willowbrook is not obligated to complete the project, in that if is not substantially completed by March 2019, any and all grant monies received from the County



must be returned. A copy of Willowbrook's municipal campus site plan is attached [Attachment E].

As stated to the Stormwater Committee in May, the practice of providing stormwater management Best Management Practices (BMPs), including the use of permeable pavers, is a dynamic and rapidly changing field with new techniques, materials, and equipment introduced and tested continually. Sparse design guidelines or standards are available for reference or guidance with respect to the benefits of this technology for use as a BMP. The Village utilizes current County stormwater ordinances and critically reviews other BMP standards that may be proposed by developers and their engineers.

As such, at a DuPage County Municipal Engineers Group meeting on August 3, 2017, Village Engineer David Preissig raised the question regarding current practices or incentives provided by the municipalities for permeable pavements. The County's Stormwater Management Division uses a 'draft' detail it suggests as a minimum measure, which is attached for review [Attachment F]. Other agencies' engineers did not have any input. Only the Village of Westmont was considering a permeable paver system in a public way, which it is installing in some alleys. The County suggested that the cost to provide a stormwater benefit in a public way could be equitably distributed among properties draining to that public way.

Costs to construct permeable paver systems are substantially more expensive than other paved surfaces. For example, a recent study for a parking lot project by the Wheaton Park District found that costs for permeable pavers was approximately \$11.40 per square foot, or approximately 75% more than the asphalt pavement estimate of \$6.60 per square foot. Costs for concrete and standard brick paver pavements are more than asphalt, but also less than permeable paver systems. Costs of the various pavement sections vary based on site and sub-grade conditions, and the specific costs for permeable pavers are increased if the sub-base layers are required for detention or if the substantial excavation must be disposed off-site.

Incentivizing the installation of permeable paver systems in the Village could provide a benefit to the Village's stormwater systems. If designed, installed, and maintained properly, permeable paver systems should mitigate some stormwater run-off volume and pollutants. The following categories will be discussed by staff relative to future incentives:

- Award and Recognition
- Expedited Permitting
- Permit Fee Reduction
- Post-Construction BMP Fee-in-Lieu Program
- Public Grants

Staff is requesting additional consideration and review by the Stormwater Committee that can be returned to the Village Board at a specified time.



## **ATTACHMENTS**

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*A: Minutes, Stormwater Management Committee Meeting, May 9, 2017*

*B: Minutes, Stormwater Management Committee Meeting, July 17, 2017*

*C: Correspondence with 15W622 82nd Street, Mr. & Mrs. George Carioscia*

*D: Illinois State Water Survey comment sheet*

*E: Village of Willowbrook Municipal Campus Site Plan*

*F: DuPage County Example Detail for Permeable Pavers*



**MINUTES**  
**STORMWATER MANAGEMENT COMMITTEE MEETING**  
**May 9, 2017**

**CALL TO ORDER**

Chairperson Guy Franzese called the meeting to order at 7:00 PM

**ROLL CALL**

Present: Chairperson Guy Franzese, Trustee Al Paveza, Nancy Montelbano, Dave Allen, Alice Krampits and Trustee Tony Schiappa

Also Present: Village Administrator Steve Stricker, Public Works Director/Village Engineer David Preissig

**APPROVAL OF MINUTES**

A **motion** was made by Nancy Montelbano to approve the minutes of February 6, 2017. The motion was **seconded** by Dave Allen and **approved** by a vote of 6-0.

**REVISE DRAINAGE POLICY (8112 PARK AVENUE - NOWACZYK)**

Public Works Director David Preissig stated that the basic principle of the law of natural drainage is that landowners shall take whatever advantages or inconveniences of drainage nature places upon their land. He stated that a fundamental principle of Illinois drainage law follows the natural drainage principles: the owner of lower ground must receive surface water that naturally flows from higher ground.

PW Director Preissig stated that a resident of 8112 Park Avenue has been persistently critical of the Village for not requiring her neighbors to do more to stop the drainage from flowing onto her property, even though the neighbors' properties are all higher in elevation than hers. He stated that neighbors at 8109 Garfield Avenue (Mr. & Mrs. Michalski) have taken extra precautions in the collection and discharge of downspouts and sump pump drains. He also stated that neighbors at 8115 Garfield Avenue (Mokrzycki) and 8118 Park Avenue (Bindingnavle), both of which are located uphill and south of 8112 Park Avenue, have also worked to alleviate concerns for stormwater discharges.

PW Director Preissig stated that the resident at 8112 Park Avenue is still not happy with the situation, insisting that her neighbors and the Village do more to divert the water flowing onto her property, including a storm sewer along the east side of Garfield Avenue. Chairperson Franzese stated that this situation occurs in several places throughout the Village and does not see why the Village and the residents should have to pay for this improvement. Residents Mr. & Mrs. John Michalski were present at the meeting to explain what they tried to do over the years to help alleviate concerns from their neighbor at 8112 Park Avenue and agreed that they should not be held responsible for water flowing downhill off of their property onto their neighbor's property.

After some discussion, it was agreed that the Village should take no further action in regard to a possible storm sewer on Garfield Avenue and that, based on Village Ordinances, the neighbors are also not responsible to provide any additional improvements. Chairperson Franzese directed PW Director Preissig to write a letter to Mrs. Nowaczyk with the Committee's findings and encourage her to make an investment in her property related to prescribed drainage improvements.

### **AMEND ZONING ORDINANCE RE REAR YARD LOT COVERAGE/PERMEABLE PAVERS**

PW Director Preissig stated that, at the direction of the Village Board, the Plan Commission at its April 3 meeting, conducted a public hearing in consideration of an amendment to the Zoning Ordinance relative to rear yard lot coverage, with the possibility of allowing the installation of permeable pavers to act as a trade-off to allow for additional lot coverage.

PW Director Preissig stated that permeable pavers are engineered systems designed to have voids constantly available in the aggregates and sub-base in order to provide a stormwater benefit. Such stormwater benefits include runoff volume control and stormwater filtration, and it was noted that various manufacturers in other publications tout permeable pavers as "a best management practice for these reasons." However, the practice of stormwater management BMPs, including the use of permeable pavements, is a dynamic and rapidly changing field with new techniques, materials, and equipment introduced and tested continually. In spite of stated environmental advantages of permeable pavements, these systems have typically remained outside the ordinary conventions of urban design and construction. Sparse design guidelines or standards are available for reference or guidance with respect to the benefits of this technology for use as a BMP. The Village utilizes current County stormwater ordinances and critically reviews other BMP standards that may be proposed by developers and engineers.

Dave Allen mentioned the Morton Arboretum as an example of how permeable pavers are used for this purpose. PW Director Preissig concurred, but stated that, in order for that system to work at the Arboretum, there is considerable maintenance that is involved to maintain the pavement system. He stated that the work the Arboretum does to maintain its system would be difficult for any individual resident. He stated that Downers Grove is one community that allows the use of permeable pavers and has a detailed list of requirements needed for certification.

Nancy Montelbano stated her concern for the need of an individual homeowner to properly maintain the permeable pavement system and that the systems would have to be constantly monitored and inspected by the Village, which in turn would cost additional Village dollars.

Alice Krampits stated that green space is important to have and that she could not support the use of permeable pavers to allow for additional lot coverage.

Al Paveza stated that, if we are counting on this system for drainage, we will run into problems.



Luisa Hoch, Vice Chairperson of the Plan Commission, was also present and stated her understanding of the permeable pavers as it related to their review of the site at 15W241 81st Street.

Chairperson Franzese stated that permeable pavers may make for a great application in urban areas, but that the Village has large lots and plenty of open space and that one of the reasons we have large lots is so that there is ample green space for drainage concerns. He agree with Ms. Montelbano regarding the issue of inspections and asked what would happen if an individual resident's permeable pavement system failed and what recourse the Village would have, other than to take the resident to court. Village Administrator Stricker concurred that the only recourse the Village would have would be to take a resident to court over this matter and ultimately push for either the proper repair and maintenance of the permeable pavement system or to remove it and remove the additional lot coverage allowed.

Chairperson Franzese stated that, if a permeable pavement system is needed for additional lot coverage, in his mind in this Village with its larger lots, it would be an example of simply overbuilding. He stated that he felt that this type of system would be OK for some properties, if they wanted to do it solely for environmental reasons, but not in lieu of adding additional lot coverage.

There was considerable discussion and the Committee agreed that the Village should continue to permit the use of permeable pavers where property owners desire to provide this surface as a designated environmental benefit, but that the stated benefit of permeable paver systems should not provide credit against green space, stormwater volume control or rear yard lot coverage, as is being considered by the Plan Commission. With this in mind, a **motion** was made by Nancy Montelbano to recommend that the Village not allow permeable pavers to be used as a trade-off to increase lot coverage. The motion was **seconded** by Dave Allen and **approved** by a vote of 6-0.

### **BUCKTRAIL ESTATES SUBDIVISION**

PW Director Preissig stated that the detention pond in the Bucktrail Estates subdivision was designed to retain a volume of stormwater and subsequently infiltrate into the soils below as required by the "volume control" best management practices of the MWRD Watershed Management Ordinance (WMO). However, he indicated that the pond it not operating to these required specifications. As such, he stated that he and his Staff have been working with the developer to eliminate the retention practice and instead provide for a "flow-through" practice. As a flat-bottomed wetland, this re-design should provide a better system that would prevent a large volume of standing water while still meeting the requirements of the WMO. The revised pond plantings have been reviewed by the Village's wetland consultant and revised plans have been reviewed by the Village Staff and approved for construction. He stated that this work is anticipated to begin sometime in May 2017 during an extended period of dry weather.

In response to a question from Administrator Stricker as to the ongoing effectiveness of this change, PW Director Preissig stated that the Village's Engineering Staff will have to periodically inspect the pond to make sure it is working properly.

Chairperson Franzese thanked Mr. Preissig for this additional work and stated that he is anxious to see the standing water be removed from the bottom of the pond.

#### **SPECTRUM SENIOR LIVING FACILITY P.U.D.**

PW Director Preissig stated that construction activities continue for the Spectrum Senior Living located on 91<sup>st</sup> Street. He stated that on March 29 into March 30, 2.25 inches of rainfall fell on the site in short duration, which quickly inundated the site and surcharged its stormwater systems, resulting in sediment escaping the site along the 91<sup>st</sup> Street ditch, as well as the south east detention pond overflow. He stated that the Falling Water community is downhill from the entire site and, therefore, received the silty runoff.

Mr. Preissig stated that the developer directed his excavator to create swales to help control the surface water on site north of the building pad. However, the aggregate backfill around the sanitary sewers was creating drainage paths beneath these swales and discharging water against the silt fence along 91<sup>st</sup> Street. He stated that on April 6, after noting unsatisfactory progress to correct the sedimentation failures, the Village issued a Stop Work Order. He stated that the developer completed the work to reinstate the berm at the detention basin and several additional measures to flocculate the silty water. With this, the Stop Work Order was lifted on Saturday, April 8.

Mr. Preissig presented the Committee with a list of onsite milestones for the developer to complete and that he will continually watch the site to ensure compliance.

#### **IMPROVEMENTS FOR 7600 COUNTY LINE ROAD (MED PROPERTIES GROUP)**

PW Director Preissig stated that the developer, Village staff, and neighboring residents met to review the plans for this site over two meetings in January and February 2017 and that at its February 6 regular meeting, the Plan Commission gave its approval to the final plans and the building materials and elevations subject to final staff approval of the plans. He stated that he expected that the target date for demolition of the existing buildings is around June 1.

#### **DITCH EROSION/STABILIZATION MEASURES - 16W215 94TH STREET & 10S681 OAK HILL COURT**

PW Director Preissig stated that at the November 2016 meeting of the Stormwater Committee, he reported that DuPage County Department of Stormwater Management had informed the Village of a complaint received from Fallingwater residents regarding drainage off Oak Hill Estates. He stated that the Public Works Department met with the County and, as a result, the Department of Public Works placed boulders of broken concrete in the ditch near the culvert pipe outflow to dissipate energy from the culvert pipe at 94th Street before it enters private property.

He stated that, during the rainstorms of March 29-30, further ditch erosion was observed. After receiving phone calls from nearby residents, the Village observed that a tree collapsed

into the ravine and the resident's stockade fence became unstable. Also, some silt from the ravine ran onto Fallingwater Drive West, which was cleared by Public Works crews.

PW Director Preissig stated that maintenance and stabilization of this ravine may be beyond the abilities of either adjacent homeowner. He stated that DuPage County acknowledges that these matters are in the corporate limits and the jurisdiction of Burr Ridge, but has offered technical assistance. He stated that the Village is working with County staff to develop flow calculations and slope stabilization remedies. He stated that Village staff will estimate the costs of various stabilization options and will provide this information to the Stormwater Committee at a later date for its consideration.

PW Director Preissig stated that cost sharing arrangements and temporary easement agreements will be needed for the Village to perform this work. He stated that there are no easements along either property line that would permit the Village to enter affected properties and perform the extensive work in the ravine that would be required. He stated that the issue is further complicated by the fact that the Village is in legal proceedings against one of the affected homeowners at 10S681 Oak Hill Court.

In response to a question from Alice Krampits, Mr. Preissig stated that we are not liable to do this work, but there is a need to take some action, due to the impact that this flow is having on Burr Ridge residents.

### **AUDIENCE COMMENTS**

Mr. Raja Shaw, 11413 Burr Oak Lane, stated his concern for the fact that the drains in the street along his property are constantly overtopping and clogging, due to fallen leaves and branches. He stated that, because he is aware of the problem, he is constantly going out to clear the site during a major rainfall, but would like to see the Village do something to alleviate this problem. PW Director Preissig stated that he would meet with Mr. Shaw at his residence to take a look at the issue and see what could be done.

### **ADJOURNMENT**

There being no further business, a **motion** was made by Alice Krampits to adjourn the meeting. The motion was **seconded** by Al Paveza and **approved** by a vote of 6-0. The meeting was adjourned at 8:10 p.m.

Respectively submitted,

A handwritten signature in dark ink, appearing to read "Steve Stricker", written in a cursive style.

Steve Stricker  
Village Administrator

SS:bp

**MINUTES  
STORMWATER MANAGEMENT COMMITTEE  
SPECIAL MEETING  
July 17, 2017**

**CALL TO ORDER**

Chairperson Guy Franzese called the meeting to order at 9:30 p.m.

**ROLL CALL**

Present: Chairperson Guy Franzese, Trustee Al Paveza, Nancy Montelbano, Alice Krampits

Absent: Trustee Tony Schiappa, Dave Allen

Also Present: Public Works Director/Village Engineer David Preissig

**CONSIDERATION OF ADDITIONAL INFORMATION PRESENTED TO THE  
PLAN COMMISSION REGARDING PERMEABLE PAVERS**

Chairperson Guy Franzese opened with a summary of discussions and recommendations by the Plan Commission at its regular meeting held just prior to tonight's Stormwater Committee meeting. Chairperson Franzese commented that he feels the Village should encourage the use of permeable pavers over other impervious surfaces. He added that he feels permeable pavers should not be used in lieu of green space, and homeowners should not be permitted to over-build and decrease green space. Chairperson Franzese concluded that he feels the Village should incentive the use of permeable pavers.

After some discussion, the Committee members added that permeable pavers are a solution to a problem. Chairperson Franzese noted that Burr Ridge is not lacking in green space, as are some of the neighboring communities that have allowances for utilizing permeable pavers as listed in tonight's Plan Commission packet.

Trustee Al Paveza led the discussion of the Committee regarding a way in which the Village would provide an incentive to a homeowner for using permeable pavers. Public Works Director David Preissig commented that the cost of a permeable paver system is significantly more than the cost for a typical concrete or asphalt driveway. Committee Member Nancy Montelbano added that a driveway constructed of standard brick pavers is also considerably more than a concrete driveway. Chairperson Franzese asked Director Preissig to provide unit costs comparing the various materials at the next

meeting of the Stormwater Committee.

After some additional discussion, the Committee noted that homeowners should also be required to acknowledge the maintenance required of a permeable paver system.

A **motion** was made by Trustee Al Paveza to not consider an amendment to the Zoning Ordinance that permits the use of permeable pavers to increase coverage of the rear-yard area. The motion was **seconded** by Alice Krampits and **approved** by a vote of 4-0.

A **motion** was made by Nancy Montelbano to ask the Village Board for consideration of incentives to encourage use of permeable pavers but not as an alternative to green space, which incentives should be first presented by staff for consideration by the Stormwater Committee at its next meeting of August 8, 2017, and then forwarded to the Village Board for consideration. The motion was **seconded** by Alice Krampits and **approved** by a vote of 4-0.

### **OTHER BUSINESS**

Public Works Director Preissig provided the Committee with an announcement of a public meeting on Thursday, July 27, 2017, by the Illinois State Water Survey and DuPage County Stormwater Management to present revised Preliminary Flood Insurance Rate Map and Flood Insurance Study for DuPage County. The open meeting will be held from 4:00-8:00 p.m. at the DuPage County Government Center, Jack T. Knuepfer Building Auditorium, 421 County Farm Road, in Wheaton.

### **ADJOURNMENT**

There being no further business, a **motion** was made by Trustee Paveza to adjourn the meeting. The motion was **seconded** by Nancy Montelbano and **approved** by a vote of 4-0. The meeting was adjourned at 10:12 p.m.

Respectively submitted,



David Preissig, P.E.

Director of Public Works / Village Engineer



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

Steven S. Stricker  
Village Administrator

May 12, 2017

Mr. & Mrs. George Carioscia  
15W622 82<sup>nd</sup> Street  
Burr Ridge, IL 60527

*By regular mail and certified mail*

**Re: FINAL NOTICE – Drainage Obstruction in Rear Yard**

Dear Mr. and Mrs. Carioscia:

This letter shall serve as the final notice to remove the drainage obstruction in your rear yard by **Thursday, June 15, 2017**. This drainage obstruction is the remnant of a berm constructed along your north property line that still blocks the flow of water between the uphill property and its natural path through your property.

You were notified of this problem and offered remedies in letters dated in 2016 on January 14th, February 5th, June 10th, and September 15th. The last notice requested the following work by October 1, 2016, which has not yet been completed:

- *A minimum 3-foot wide channel shall be cut open in the existing berm that matches the uphill grades and allows all uphill runoff to flow from north to south and into the swale on your property.*

As discussed at your residence with Project Engineer Jim Miedema, you were advised that blocking natural drainage paths is a violation. State law and local statutes require lower properties to accept storm water run-off from adjacent higher properties. You must modify your berm as noted above to allow runoff to be conveyed through your lot. Alternatively but only with prior permission of your uphill neighbors, the uphill natural drainage path may be raised to meet your property elevation.

Please notify the Village when you have completed this work. Otherwise, the Village will inspect for compliance after the date allotted above. A failure to comply with this final notice will result in the issuance of a citation and subsequent court appearance.

Sincerely,

David Preissig, P.E.  
Director of Public Works/Village Engineer

cc: Cheryl Smith – Code Enforcement, Community Development  
David Preissig, P.E. – Director of Public Works, Village Engineer





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\*Also admitted in Indiana  
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GEORGE L. SCHOENBECK  
gschoenbeck@sosinarnold.com

June 20, 2017

Mr. David Preissig  
Director of Public Works  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527

Re: Drainage Matters – 15 W. 622 82<sup>nd</sup> St., Burr Ridge, IL

Dear Mr. Preissig:

Please be advised that we represent George Carioscia and M. Francesca Carioscia with regard to their above-captioned property. We are in receipt of your letter of May 12, 2017 regarding an alleged drainage obstruction on our clients' property. You identify the obstruction as the "remnant of a berm constructed along the North property line" of our clients' property.

The berm you reference was in place when our clients purchased the property several years ago. Moreover, if it was indeed man-made, it has been there for some time as it has numerous trees with diameters in excess of seven inches growing out of it. Illinois law generally prohibits a landowner from changing the natural course of water flowing from neighboring lands onto the landowner's land. Our clients have not altered their land in a manner that affects the manner in which water from the parcel to the North of our clients' property flows onto our clients' property. Moreover, you have offered no proof that the berm at issue is indeed a man-made alteration that caused a change in the natural course of drainage at the time of its construction.

Even if the berm was man-made, when considering its age, we fail to see how the Village or our clients' neighbor can now allege that the current flow of water at these properties is not their natural flow. At a minimum, the prevailing drainage conditions at these properties have been in place for decades. The manner in which these properties drain today is their natural flow. The Village and our clients' neighbor cannot speculate that at some point in the distant past the neighbor's property drained over our clients' property in a different manner and consider that speculative drainage theory as the natural manner in which water drains from the neighbor's property.

In any event, we fail to see how our clients would bear the financial responsibility for the work you have requested. If, at some point in the distant past, a prior owner of our clients' property altered the drainage pattern of these properties in violation of Illinois law, our clients' neighbor would have a cause of action against those prior owners, not our clients, for their damages.

Our clients will not pay for, or personally undertake, any of the work you have requested of them as they have no obligation to do so under Illinois law. In the interest of resolving this matter, our clients will, however, permit the Village or their neighbor to the North to construct a swale through the East side of the berm (or a drain tile) that would empty into the swale running North to South along the East side of our clients' property, provided the work is lawful and properly engineered. Our clients would not bear the expense of any such work. The Village or our clients' neighbor to the North would have to indemnify our clients against any liability asserted by the owners of the property onto which our clients' property drains on account of the excess water flow onto those properties this change would create.

Very truly yours,

**SOSIN, ARNOLD & SCHOENBECK, LTD.**



George L. Schoenbeck



# DU PAGE COUNTY

## REVISED PRELIMINARY OPEN HOUSE

Please use this sheet to record information to help determine how the DuPage County Revised Preliminary Flood Insurance Rate Map (FIRM) may affect your property.

Links to more information are listed on the other side of this sheet.

<b>PROPERTY INFORMATION</b>
My Community Name:
FIRM Panel #: 17043C ____ ____ ____ J
My Revised Preliminary Flood Hazard Zone (circle one):
AE    A    X (0.2% annual chance)    X (outside the 0.2% chance floodplain)    Other: _____
Has my Zone changed? (circle one)    Yes    No
<b>FLOOD INSURANCE</b>
Do you currently have a flood insurance policy for your property? (circle one)    Yes    No
<b>LETTER OF MAP AMENDMENT (LOMA)</b>
Does the property have a LOMA? (circle one)    Yes    No
My LOMA case #: _____
<b>FLOODPLAIN MANAGEMENT</b>
Contact information for my community's Floodplain Manager (see list at information table):

You can review the revised preliminary maps on the FEMA Map Service Center at [hazards.fema.gov/femaportal/prelimdownload/](http://hazards.fema.gov/femaportal/prelimdownload/) or the Illinois State Water Survey website at [www.illinoisfloodmaps.org](http://www.illinoisfloodmaps.org)

Property owners with questions about the revised preliminary maps can contact their local floodplain manager or:

### ILLINOIS STATE WATER SURVEY

Shelly Fuller  
(217) 649-9419  
mlfuller@illinois.edu

### FEMA

FEMA Map Information Exchange (FMIX)  
(877) 336-2627  
msc.fema.gov

# Online Resources:

## Flood Insurance Rate Maps (FIRM):

Revised Preliminary FIRM (high resolution PDF) & FIS

- [hazards.fema.gov/femaportal/prelimdownload/](https://hazards.fema.gov/femaportal/prelimdownload/)

Revised Preliminary FIRM (lower resolution jpg) & FIS, Changes Since Last FIRM

- [www.illinoisfloodmaps.org](http://www.illinoisfloodmaps.org)

Compare Revised Preliminary FIRM with 2004 DuPage County Effective FIRM

- [go.illinois.edu/dpc](http://go.illinois.edu/dpc) (URL expires August 31, 2017)

Flood Hazard Mapping - Frequently Asked Questions

- [www.fema.gov/flood-hazard-mapping-frequently-asked-questions](https://www.fema.gov/flood-hazard-mapping-frequently-asked-questions)

## Flood Insurance:

Homeowners - Frequently Asked Questions

- [www.fema.gov/homeowners-frequently-asked-questions](https://www.fema.gov/homeowners-frequently-asked-questions)

National Flood Insurance Program (NFIP)

- [www.fema.gov/national-flood-insurance-program](https://www.fema.gov/national-flood-insurance-program)

Flood Insurance Reform

- [www.fema.gov/flood-insurance-reform](https://www.fema.gov/flood-insurance-reform)

## Elevation Certificates:

Elevation Certificates - Who Needs Them and Why

- [www.fema.gov/media-library/assets/documents/32330](https://www.fema.gov/media-library/assets/documents/32330)

NFIP Elevation Certificate and Instructions

- [www.fema.gov/media-library/assets/documents/160](https://www.fema.gov/media-library/assets/documents/160)

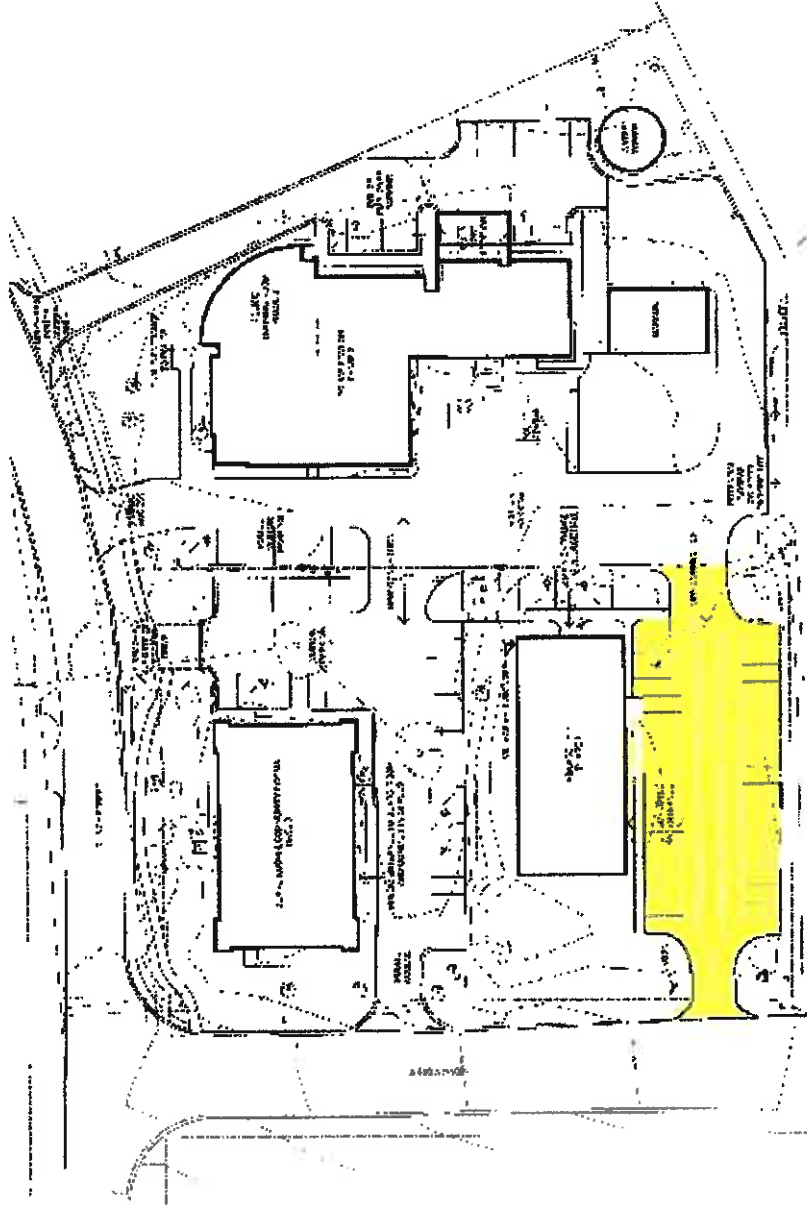
## Letters of Map Change (LOMC):

Letters of Map Change (LOMC)

- [www.fema.gov/letter-map-changes](https://www.fema.gov/letter-map-changes)

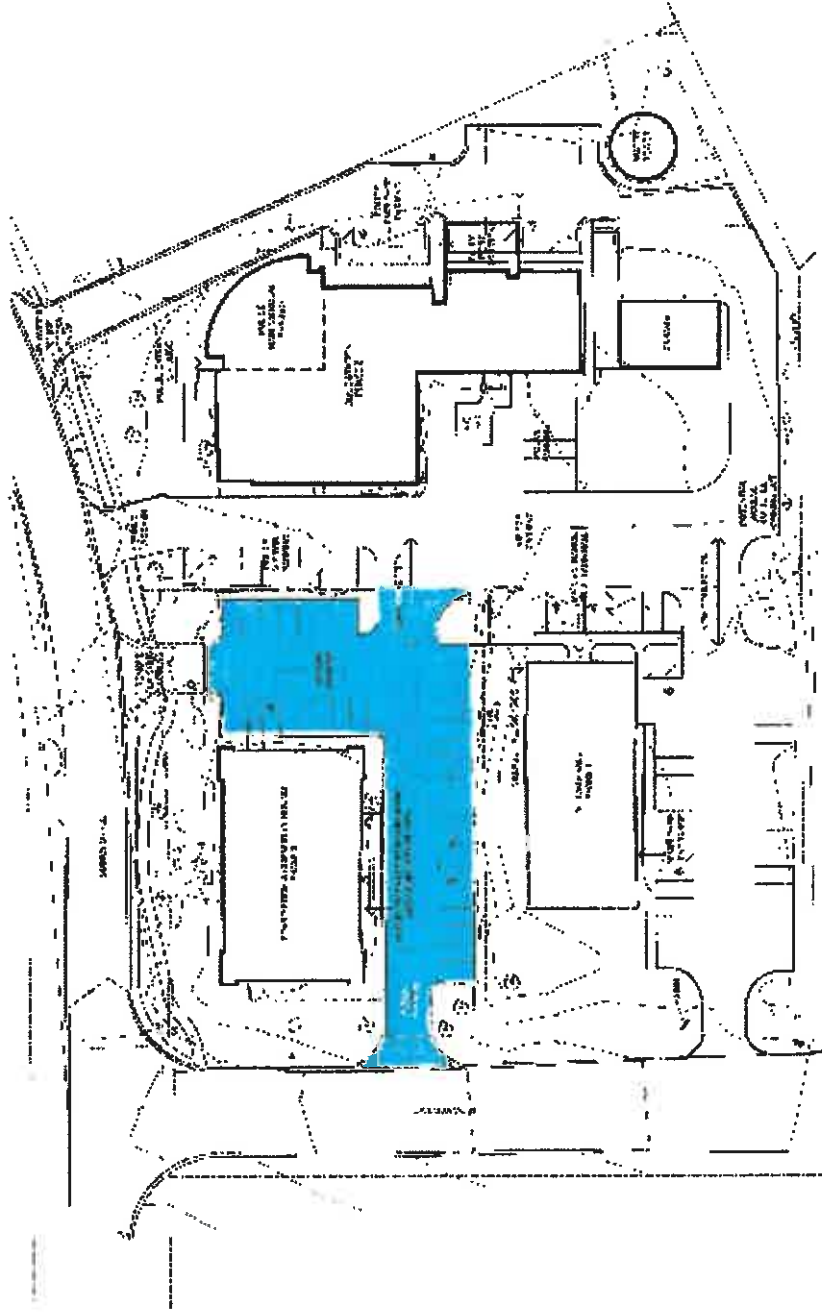
Online LOMC Application

- [www.fema.gov/change-flood-zone-designation-online-letter-map-change](https://www.fema.gov/change-flood-zone-designation-online-letter-map-change)



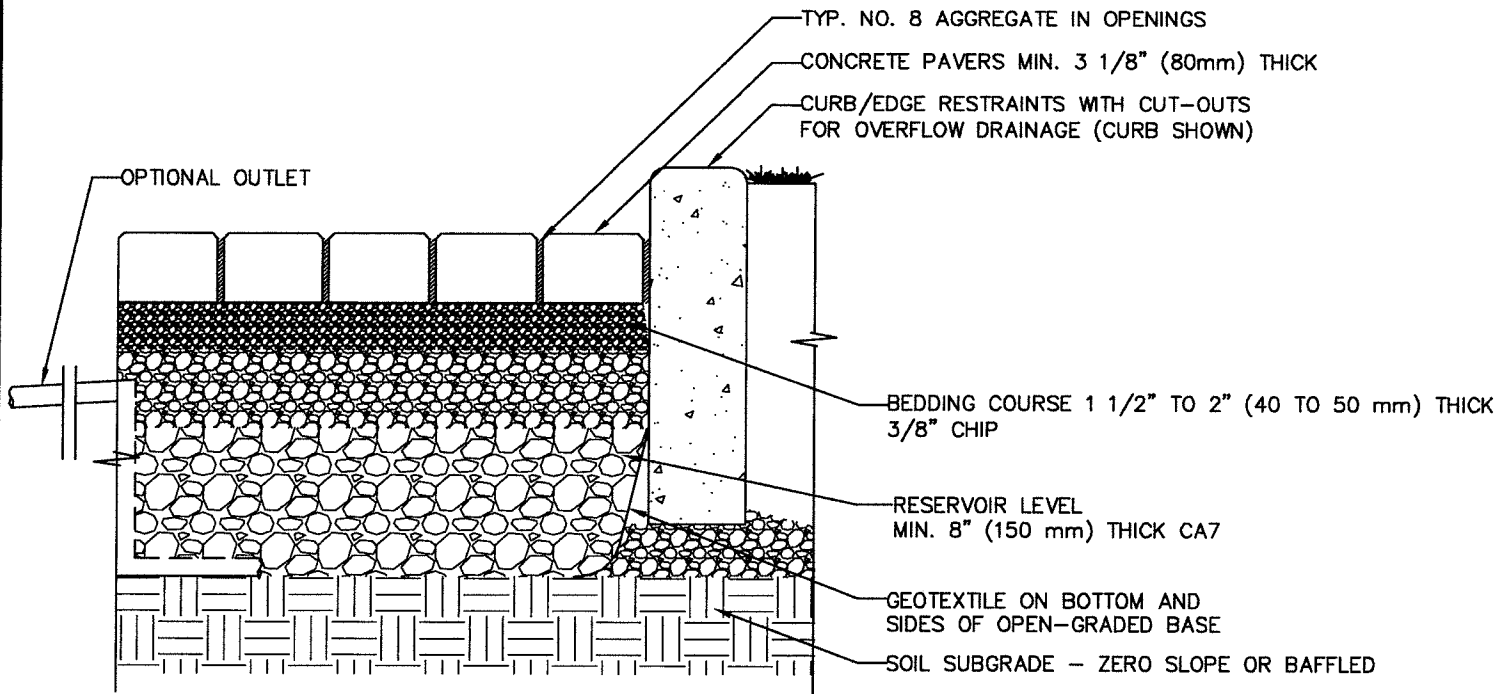
VILLAGE OF WILLOWBROOK  
MUNICIPAL CAMPUS SITE PLAN

**WILLIAMS**  
**R ARCHITECTS**  
ARCHITECTS  
11111 WILLOWBROOK AVENUE  
WILLOWBROOK, ILL. 60091  
TEL: 708/564-1111  
FAX: 708/564-1112  
WWW.WILLIAMS-R.COM



VILLAGE OF WILLOWBROOK  
MUNICIPAL CAMPUS SITE PLAN

WILLIAMS  
ARCHITECTS  
100 N. WILLOWBROOK  
CHICAGO, IL 60657  
TEL: 312.251.1000  
FAX: 312.251.1001



## DESIGN

### general notes

- to count as permeable, reservoir level min 8" of CA7, more if mfr recommendation
- to count as BMP, must meet reqts of Article VIII
- pavement surface slope < 3%
- pavement bottom slope 0% or use check dams
- setback from foundation min 10' from foundation
- min depth to seasonal high water 2' from bottom of cross-section, based on soil characteristics
- offset from utilities check local reqts
- no sump pump connections
- bypass flows from areas not being addressed

### surface pavement

- design engineer to certify loading reqts

### bedding course

- 2" minimum thickness
- 3/8" chip open graded

### reservoir level

- Open graded stone

### outlet

- piped connections @ top of reservoir level
- underdrains required in clay soils      perforated Schedule 40 pvc pipe in washed stone
- infiltration sump optional

### observation well

- 4-6" vertical pvc pipe w/lockable cap

### CONSTRUCTION

- sediment control of excavation required
- perimeter control required to prevent compaction

### MAINTENANCE

- follow manufacturer's recommendations
- provide maintenance and operations plan

DUPAGE COUNTY  
EXAMPLE DETAIL  
FOR  
PERMEABLE PAVER  
CROSS SECTION

DATE: SEPTEMBER, 2015