


MEMORANDUM

TO: Trustee Bob Bachner, Chair
Public Works & Environmental Concerns Committee

FROM: William J. Heniff, AICP, Community Development Director 

MEETING DATE: December 12, 2023

RE: **VILLAGE BOARD POLICY AMENDMENT – RESIDENTIAL DRAINAGE PROGRAM
(IMPLEMENTATION STATUS REPORT AND PRESENTATION)**

As the Public Works and Environmental Concerns Committee (PWECC) will recall, the Committee supported, and the Village Board approved, a number of policy and procedural changes to the Residential Drainage Program this year. These changes undertaken by the Community Development Department included the following:

1. Community Development filled a long-vacant Development Services Inspector position to assist the Private Development Engineer in responding to such drainage requests. The was approved in the 2023 budget and the position was filled in January (by Joe Baker). This change also reduced third-party costs.
2. The former Backyard Drainage Grant Program was significantly modified into an overall Residential Drainage Program. The Village's Private Development Engineer Jeff Tomasek, P.E. oversees program components.
3. A concierge level of service relative to residential drainage requests, from initial inquiry to final resolution, was established and implemented.
4. Staff increased exposure of services provided by the Village pertaining to drainage.
5. Increased direct technical assistance and engagement was made available to residential property owners, regardless of grant eligibility. This effort would include property owners and contractors.
6. Grant funding amounts were increased, when applicable and warranted.
7. Promotion through direct communication efforts, which will transform the program from a response to a proactive engagement effort. Staff undertook a retroactive outreach to many property owners that inquired about grants during the 2019 to 2022 period but did not proceed in applying for a grant.

Attached for PWECC reference are the following items:

1. The adopted Residential Drainage Grant Program
2. A PowerPoint Presentation that will be shared with the PWECC members at the meeting.

ACTION REQUESTED

This memorandum and the forthcoming presentation are being shared with the PWECC for informational purposes only and staff will summarize the 2023 activities and accomplishments by the Village. No formal action is being requested at this time.



VILLAGE OF LOMBARD

VILLAGE BOARD POLICY MEMORANDUM

**Subject: Residential Drainage
Program**

Section: 4.D.
Dept.: PW/CD
Date: January 20, 2000
Updated: March 2, 2023

I. Purpose

The purpose of this program is to improve flood-prone improved single-family properties through cooperative efforts by the Village of Lombard and effected residents and property owners.

II. Procedures/Guidelines

A. Interested homeowners who can demonstrate that two or more contiguous properties are directly affected by inadequate drainage or flooding can apply for a grant to provide financial assistance to install drainage improvements. "Directly affected" means that applicable properties are subject to standing stormwater for more than 72 hours. The 72-hour provision is based on the nuisance of mosquito breeding, which may be relaxed at the discretion of the Private Development Engineer if the stormwater threatens to damage the principal residential dwelling.

B. Eligible costs may include surveying, engineering, permits, and construction work including connection to public storm sewer and restoration.

C. Homeowner groups and eligible property owners initiate projects, perform surveying and prepare engineering plans by a Professional Engineer or a landscape contractor. Plans are submitted to the Community Development Department for review and approval. This effort may be done in consultation and coordination with Community Development staff, and staff can make resources available to affected parties, all in order to help ensure that grant applications meet the intent of the program and the projects have the greatest chance of addressing the drainage concerns.

D. Approved plans are eligible for a grant. Grant applications are submitted to the Community Development Department along with companion plans, cost estimates, or bids. Community Development staff shall evaluate the reasonableness and appropriateness of the grant

application. The Village's Private Development Engineer has discretion in determining proper courses of action and using best engineering practices in project extent and review activities. Costs associated with preparing unapproved plans are not eligible for grant funds.

E. When applicable, drainage systems must include an appropriate restrictor.

F. Upon successful completion of the work and final inspection, and receipt of the contractor's paid-in-full receipt, the Village will reimburse the homeowner group for 50% of the project costs up to a maximum of \$15,000. The reimbursement shall be based upon the lowest acceptable cost estimate, which may not be the proposal from the contractor performing the work.

G. The annual Village contribution to this program will be determined in the Capital Improvement Program.

H. "Direct" or "indirect" connections to combined and sanitary sewer systems are prohibited by current Village ordinance and will not be considered. "Indirect" connections enter a storm sewer that discharges to a combined sewer (recombining).

I. Proposed pumping systems discharging to combined sewer areas that comply with current Village ordinance 50.027 are also eligible for this program (Exhibit "A" attached).

J. Improvements constructed on private property will be operated and maintained by the respective property owners; not the Village of Lombard.

K. In addition to making funds available for selected drainage improvements, the Community Development Department may offer supplemental guidance, as deemed appropriate by the Private Development Engineer, in order to assist owners in addressing drainage matters. This may include, but not limited to:

1. Providing topographic information and maps;
2. Field consultations;
3. Providing concept drawings or plans that could be used as the basis for a grant application;
4. Assistance in identifying qualified contractors who may be available to perform such work; and
5. Facilitating the completion of the building permit and/or grant applications, if needed.

L. Should a drainage concern not meet the qualifying factors set forth within the Residential Drainage Program, Community Development staff may still offer the technical services as set forth in Subsection K. above, all in an order to meet the larger drainage program goals.

III. Legislation/Documentation

- A. Minutes of January 11, 2000 Public Works Committee meeting.
- B. Minutes of January 20, 2000 Village Board of Trustees meeting.
- C. Minutes of the February 7, 2023 Public Works & Environmental Concerns Committee meeting.
- D. Minutes of the March 2, 2023 Village Board of Trustees meeting.

EXHIBIT "A"

§ 50.027 SUMP PUMP, DOWNSPOUT AND OTHER STORMWATER DISCHARGES

(A) For all habitable structures and business structures constructed after January 1, 1986, all building subsoil drain sump pump pipes that discharge outside of a building shall be connected to the separated storm sewer system wherever there is a separated storm sewer reasonably available for such connection as determined by the Director of Community Development.

(B) For all habitable structures and business structures, if a separated storm sewer is not reasonably available, all subsoil drain sump pump pipes that discharge outside of a building shall discharge:

- (1) On a grassed or landscaped area on the same property as the structure;
- (2) Within 15 feet of the structure;
- (3) Away from adjacent properties; and
- (4) In a manner so as to not cause a nuisance in the public right-of-way or to adjacent properties or in a manner as otherwise approved by the Director of Community Development.

(C) For all habitable structures and business structures, all downspouts shall discharge:

- (1) On a grassed or landscaped area on the same property as the structure; and
- (2) Within 15 feet of the structure;
- (3) Away from the adjacent properties; and
- (4) In a manner so as to not cause a nuisance in the public right-of-way or to adjacent properties or in a manner as otherwise approved by the Director of Community Development.

(D) Where a downspout or subsoil drain sump pump discharge pipe discharges above the grade level at the point of discharge, said discharge shall be onto splash blocks.

(E) Notwithstanding the requirements of [50.026](#), any person, but only one person from the area tributary to the common depressional storage area, may pump stormwater run-off from a common depressional storage area on private property toward a combined sewer subject to the following restrictions:

- (1) Pumping may not commence or continue during a rainfall event;
- (2) Pumping may not commence until 72 hours after a rainfall event or until the Glenbard Wastewater Authority CSO Facility has stopped discharging effluent to the East Branch of the DuPage River, whichever is longer;

(3) The discharge point must be within 15 feet of the building structure, and in a manner so as to not cause a nuisance in the public right-of-way, or at the discretion of the Director of Community Development; and

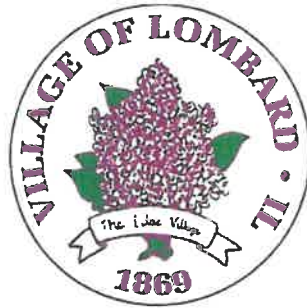
(4) No pumping rate can exceed 250 gallons per minute.

Notwithstanding the foregoing, pumping as described in this subsection (E) will be prohibited if combined sewer surcharges are induced from such pumping. In addition, the Village of Lombard reserves the right to further restrict the approved pumping rate in individual situations where it has been determined that the maximum rate will result in surcharging, sewer overflows, adverse health or environmental problems.

(F) In the event that any downspout(s) and/or subsoil drain sump pump discharge pipe(s) is/are found to not be in compliance with this section, the owner of the property on which said downspout(s) and/or subsoil drain sump pump discharge pipe(s) is/are located shall, within 180 days of receipt of a notice from the village, advising said property owner of the noncompliance, bring said downspout(s) and/or subsoil drain sump pump discharge pipe(s) into compliance with this section. Said 180-day period may be shortened by the Director of Community Development, in the event the non-compliance with this section presents an imminent threat to the health, safety and/or welfare of any person, or an imminent threat to the integrity of any building or structure, to such period of time as deemed reasonable to protect said person, building or structure.

('70 Code, § 13.08.075) (Ord. 2797, passed 11-14-85, Ord. 4190, passed 7/18/96; Ord. 6057, passed 06/21/07; Ord. No. 7228, § 1, passed 6-17-16)

Special note: The code provisions set forth within Section 50.027 are subject to change by the Village Board of Trustees. Should such changes occur, the latest effective version of the Village Code shall be automatically applicable to the Residential Drainage Program.



Residential Drainage Program 2023 Recap

1

Residential Drainage Program

- Review of the Past Backyard Drainage Grant Program
- Program changes introduced to PWEC in early 2023
- Village Board approved program changes in March 2023
- Community Development staff implemented changes in Spring 2023
- This presentation is offered to provide the PWEC and update on activities undertaken in 2023 and levels of accomplishment

2

2023 Changes

- Restructured “Backyard Drainage Grant” and instituted the “Residential Drainage Program”
- Increased grant reimbursement from \$5,000 to \$15,000
- To provide a more complete level of service to assist residents, the Development Services Inspector position was reinstated and filled by Joseph Baker

3

2023 Changes

- Streamlined application forms and processes
- Gave discretionary authority to the Private Development Engineer on technical matters
- Provide in-house free consultations with residents to offer possibilities to remedy drainage issues

4

2023 Highlights

Program Roll-Out

- Social Media
- Press Releases
- Review of past engagements by residents going back to 2019

5

2023 Highlights

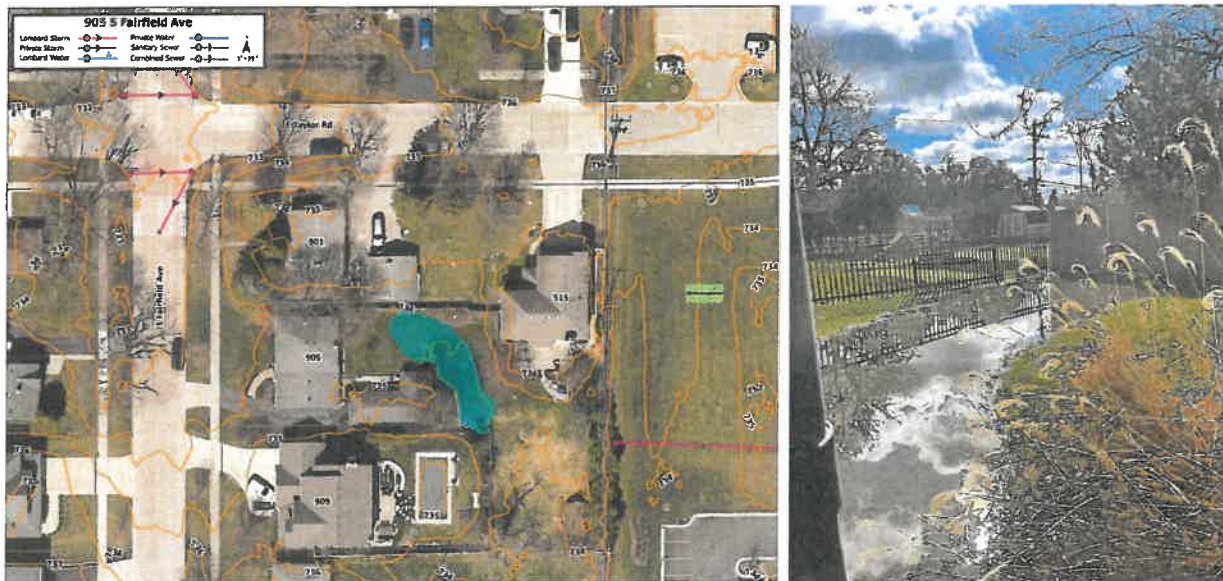
- 9 grant applications received in 2023
- 5 of the approved grants exceeded the prior \$5,000 max reimbursement
- Total of \$61,030 in grant distributions to residents
- 24 properties benefited from the drainage improvements in 2023

6

2023 Grant Award Case Studies

7

INNUNDATION AREAS RELIEVED BY GRANT PROJECTS



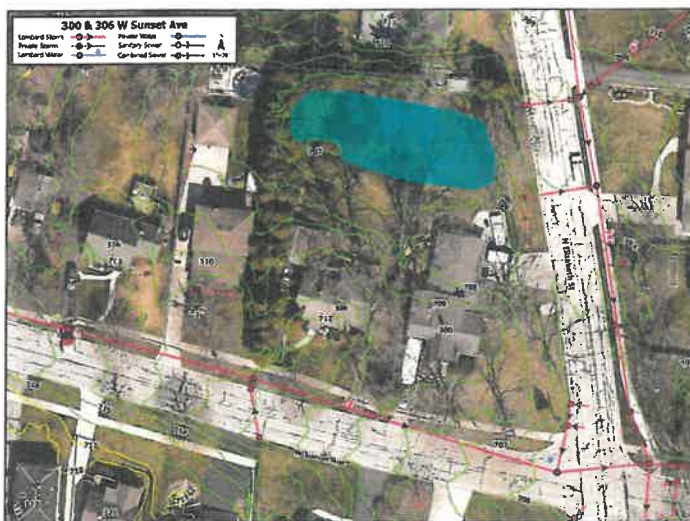
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INNUNDATION AREAS RELIEVED BY GRANT PROJECTS



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INNUNDATION AREAS RELIEVED BY GRANT PROJECTS



14

Private Engineering Division Comparative Analysis

	2019	2020	2021	2022	2023
Grant Applications	9	13	2	3	9
Total Investment	\$88,310	\$164,736	\$16,840	\$23,485	\$124,729
Grant Awards	\$39,090	\$67,254	\$7,545	\$8,660	\$61,030

15

Secondary Benefits to the Residential Drainage Program Changes

Reinstatement of the Development Services Inspector:

- Helped assist Private Development Engineer with field investigations
- Freed up resources to Code Enforcement regarding drainage requests
- Increased field meetings with contractors and residents – even if properties are not grant eligible
- Increased volume of engineering inspections
- Reduced reliance on 3rd party inspection/permit review consultant

16

Private Engineering Division Comparative Analysis

	2022	2023
Engineering Plan Reviews	901	1,012
Engineering Inspections	570	1,179
Certificates of Occupancy	238	211
3 rd party Engineering Costs	\$126,504	\$54,395

17

Closing Thoughts

- Policy changes fully implemented in 2023
- Additional resources increased participation in the Program
- Increased improvements now may reduce future service requests during flooding periods

18