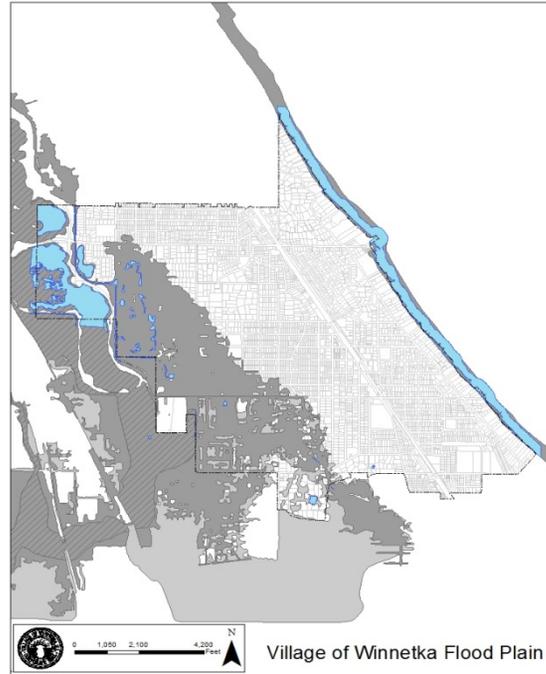


Quick Tips – Flood Plain Construction

Here are some quick reference tips for construction in the flood plain:

- Property and/or structures that are located within 100 feet of the 100-year flood plain must comply with the Village's Flood Hazard Protection Ordinance and the MWRD WMO;
- A topographic survey is needed to make exact flood plain determinations and to develop a grading plan with compensatory storage calculations;
- The total cost of improvements to an existing structure must be less than 50% of the current market value of that structure, excluding the land value, for the life of the structure;
- New construction must be protected from the flood plain by elevating the structure's lowest floor 2' above the BFE;
- Compensatory storage is an excavated volume that must be provided to offset any fill placed within the flood plain at a ratio of 1.1 to 1 (cut to fill);
- Compensatory storage must be freely draining, without the use of a pump;
- Obtain a permit through the Village for all work within the 100-year flood plain.



Flood plain inquiries can be directed to the Engineering Department of the Village of Winnetka, and can be made in person, by telephone, or by e-mail. The Engineering Department is located at the Village Yards, 1390 Willow Road, Winnetka. While any of our Engineering Staff can answer your questions, our Flood Plain Manager is Susan Chen, Assistant Village Engineer, who can be reached at 847-716-3532 or schen@winnetka.org. For flood plain inquiries, please provide the Village with the street address of the property in question. For general questions or concerns regarding local flooding, drainage issues or sewer back-ups, contact 847-716-3568, and your call can be directed to the appropriate Public Works staff.

Village of Winnetka

Flood Plain Construction – Build Responsibly



Public Works Engineering Department

Phone: 847.716.3568

Flood Plain Rules to Remember

The Village Engineering Department would like to remind those residents who live in the 100-year flood plain that there are certain rules and regulations that must be followed, not only for construction, but for landscaping, too.

When to Get a Permit

Regardless of whether or not you live in the flood plain, if you are planning on doing ANY type of alteration to your home or property, be it an interior renovation, addition, constructing a new or replacement home or garage, shed or other detached auxiliary structure, and/or any type landscaping work that may in any way alter the existing grades on your property, you will need to obtain a permit through the Community Development Department. For flood plain properties, this permit will need to include a copy of the executed contract for the proposed work; certified calculations and grading plan to address drainage issues as well as compensatory storage requirements; and architectural plans and details that address various flood plain specific construction requirements.

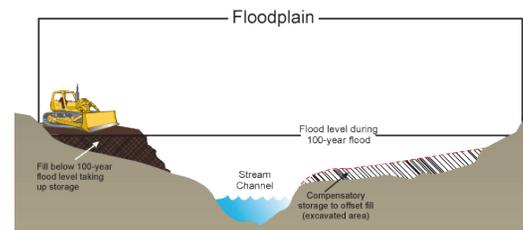
If you have questions regarding the Village's permitting process, please contact Anita Lichterman at 847.716.3520; for questions regarding the Village's Flood Plain requirements, contact Susan Chen at 847.716-3532.

Compensatory Storage

One of the primary directives of the Flood Hazard Protection Ordinance is to preserve the natural storage capacity of the 100-year flood plain, maintaining the volume that the flood plain occupies. In order to fulfill this directive, the Ordinance requires that there be no fill placed within the 100-year flood plain without the provision of compensatory storage. Compensatory storage must equal at least 1.1 times the volume of flood storage lost below the Base Flood Elevation (BFE).

Fill is considered to be **any** amount of **any** material that occupies space (volume) between the existing grade and the 100-year base flood elevation. Fill can include mulch, soil, timbers, stone, raised gardens or patios, porches, sheds, or any other material or structure, in addition to garages, additions or new homes. The flood plain ordinance has no minimum threshold for what is considered fill, and makes no distinction between various materials, with respect to volume.

So, the next time you or your landscaper decide to beautify your property by creating new landscaping or even maintaining existing landscaping, please be aware that since you are located within the 100-year flood plain, you will need to remove 1.1 times the amount of material from your property in conjunction with the placement of any new materials.



Construction Requirements

The Village of Winnetka's Flood Hazard Protection Ordinance, along with the Metropolitan Water Reclamation District's Watershed Management Ordinance (MWRD's WMO), which became effective on May 1, 2014, requires compliance with certain criteria, depending on the type of construction/development that is being proposed, within 100 feet of the 100-year flood plain. For those who had been familiar with the Village's Flood Hazard Protection Ordinance, please be aware that the WMO flood plain construction requirements are much more strict and do not allow for any waivers. The Village has incorporated the WMO in its Flood Ordinance, which can be found in Section 15.68 of the Village Code. To read the Flood Hazard Protection Ordinance online, go to the Village's website at www.villageofwinnetka.org under the heading: GOVERNMENT-COUNCIL INFORMATION: VILLAGE CODE. To read the full version of the MWRD's WMO, go to www.mwrld.org; under Business with Us, select Watershed Management Ordinance (WMO).

For more detailed flood plain construction requirements, go to the Village's website at www.villageofwinnetka.org under I WANT TO: SEE FLOOD PLAIN INFORMATION; FLOOD PLAIN CONSTRUCTION, or contact Susan Chen, the Village's Assistant Village Engineer and Certified Flood Plain Manager at 847.716.3532 or schen@winnetka.org