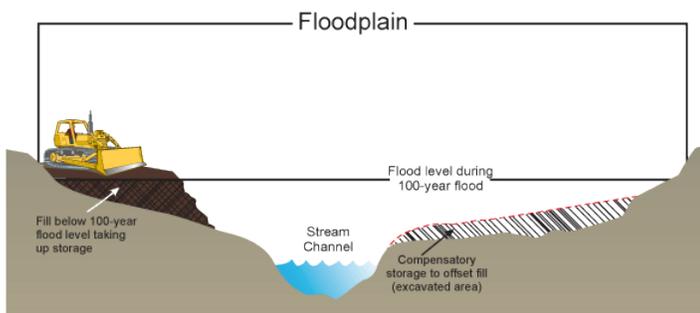


Flood Plain Rules to Remember

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.

One of the primary directives of the Flood Hazard Protection Ordinance is to preserve the natural storage capacity of the 100-year flood plain, or to put it in other words, maintain 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 any amount of any material that occupies space 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 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.



One way to think about what happens when development impacts the floodplain's ability to store flood water is to imagine that the flood plain during a large storm or flood event is like a bathtub filled with water. If you push a beach ball into the bathtub, the water will spill out onto the floor. The same thing happens with development in the flood plain. Fill or other structures in the flood plain displace the flood water onto other people's property. This is not

permissible under the Village's Flood Hazard Protection Ordinance. The provision of compensatory storage preserves the ability of the flood plain to store water on the subject property. If you bring in 1 cubic yard of material, you need to remove 1.1 cubic yards of material.

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.

Copies of a Flood Insurance Rate Map (FIRM), or to view a FIRM online can be obtained at www.fema.gov/hazard/flood/info.shtm, as well as providing access to many other sources of important flood information. Also, the Village has an Interactive Mapping system on its website at www.villageofwinnetka.org. Look under **DEPARTMENTS**, then **PUBLIC WORKS**, then **ENGINEERING**, then **INTERACTIVE MAPPING**, and then select **interactive maps** in the first paragraph. Once on the mapping site, click on **LAYERS** and select **WINNETKA**, and then select either **FEMA Flood Hazard Advanced Legend** or **Basic Legend**, and an overview of the entire town with the FIRM's overlaid will be presented. In order to find information about a specific address, type in the address under **FIND**, located in the upper left hand corner of the page. For more information, you may contact the Village directly, either in person, or by phone or e-mail. In many cases, the only definitive way to determine whether a property is located within the flood plain is by obtaining a topographic survey of the property.

While any of the Village's Engineering staff can answer your questions about the flood plain, you can contact Susan Chen, the Village's Flood Plain Manager at (847) 716-3532 or schen@winnetka.org.