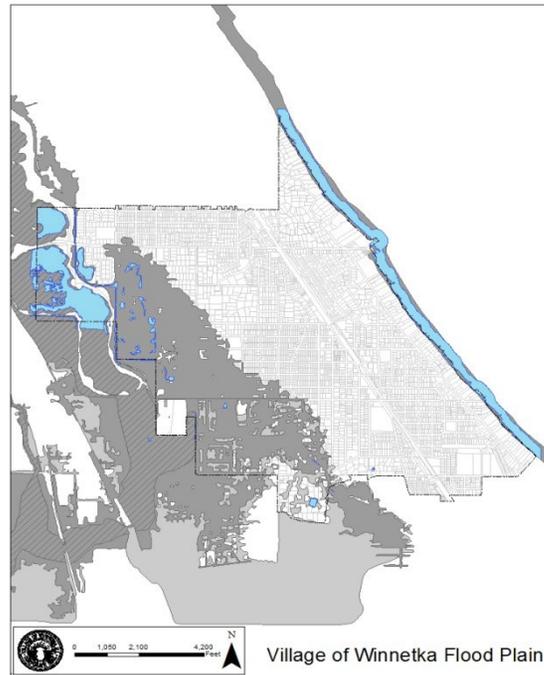


Quick Tips – Flood Plain Construction

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

- Structures that are located within 100 feet of the 100-year flood plain must comply with the Village's Flood Hazard Protection Regulations and the MWRD WMO. A WMO Single Family Home-Special Flood Hazard Area Permit Application must be submitted with the building permit application. If the existing/proposed structure is mapped outside of Zone A/AE, but lies within 100' of the 100-year BFE, a certified topographic survey must be submitted to prove that the lowest adjacent grade to the existing/proposed structure is at least 0.1' above the BFE so that the existing/proposed structure can be considered out of the 100-year flood plain, and therefore, not be restricted to the requirements regarding substantial improvements within the 100-year flood plain;
- A topographic survey is needed to make an 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 remaining life of the structure;
- A substantial improvement also includes any foundation expansion of an existing building that increases the building's footprint by the lesser of either 20% or 2500 square feet, in aggregate;
- New construction and substantial improvements must be protected from the flood plain by elevating the structure's lowest floor a minimum of 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 Managers are Obaid Khalid, Assistant Village Engineer, who can be reached at 847-716-3532 or okhalid@winnetka.org; and James Bernahl, Director of Engineering, who can be reached at 847-716-3261 or jbernahl@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.

If you are a recipient of this letter, then your property is either located within the 100-year flood plain; is immediately adjacent to the flood plain, and/or may be subject to flooding.

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 within or adjacent to 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 copies of all of the executed contracts 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 Obaid Khalid at 847-716-3532.

Flood Plain Maps

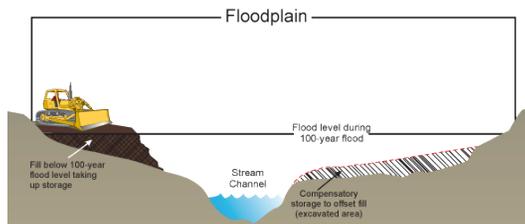
Copies of a Flood Insurance Rate Map (FIRM), or to view a FIRM online can be obtained at <https://msc.fema.gov/portal/home>, as well as providing access to many other sources of important flood information. Also, the Village has an Interactive Mapping system on its website at www.villageofwinnetka.org. Look under **I WANT TO**, then **VIEW INTERACTIVE MAPS**, 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 Village with the FIRM's overlaid onto it 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. 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.

Compensatory Storage

One of the primary directives of the Flood Hazard Protection Regulations 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 Flood Hazard Protection Regulations 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 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 Regulations, 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 in and within 100 feet of the 100-year flood plain. Permit applicants must comply with the more restrictive of either the Village Flood Hazard Protection Regulations or the MWRD WMO.

The Village has incorporated the WMO in the Flood Hazard Area Protection Regulations, which can be found in Section 15.68 of the Village Code. To read the Flood Hazard Area Protection Regulations 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.mwrdd.org; under **Doing Business**, select **WMO AND INFILTRATION/INFLOW**, then **GENERAL INFORMATION**.

For more detailed flood plain construction requirements, go to the Village's website at www.villageofwinnetka.org under the **QUICK LINKS: FLOOD PLAIN INFORMATION; FLOOD PLAIN CONSTRUCTION**, or for more flood plain information, you may contact the Village directly, either in person, or by phone or e-mail. Contact Obaid Khalid, the Village's Assistant Village Engineer and Certified Flood Plain Manager at 847-716-3532 or okhalid@winnetka.org; and/or James Bernahl, Director of Engineering and CFM, at 847-716-3261 or jbernah1@winnetka.org.