

# City of Elgin, Illinois

## Private Property Drainage Assistance Program Application

*Updated May 2021*

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## Contact Information

Name	Email
Address	Phone

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## Property Information

Address of property with drainage issue:

Have you contacted the City previously about this issue or has this issue been subject to a code complaint/violation, if so when? (Include month and year if possible)

## Application Requirements

- 1) Contact information
- 2) General Site Plan with proposed improvements
- 3) At least 2 detailed proposals from a general contractor, landscape company, engineer, or other qualified professional with cost estimates OR if no contractor is being used, a detailed plan with cost estimates.

Upon review of the application materials, City staff will evaluate the issue and determine its eligibility in the program. Permits from the community development and/or engineering departments may be required depending on the scope of work involved. Bonds for any work in the rights-of-way (sidewalk, curb & gutter, parkway restoration) or when connecting to a City storm sewer will also be required.

## Program Overview

This program provides homeowner with funding to resolve, or largely mitigate drainage problems on their property. This program's primary purpose is to address long-standing, drainage issues that are contributing to code violations, property damage and affecting multiple properties (neighbors).

Urban development over the last several decades has created more impervious surfaces, which creates large amounts of runoff during storm events or snow melts. Gravity takes runoff somewhere, and in some cases, homes that are in lower elevations receive more water than their neighbor's homes. Fences, pools and retaining walls have been built up over time and likely further impede the natural (or developed) drainage patterns. Some homes that were built decades ago would simply not have been constructed today due to floodplain regulations. These development-based externalities are compounded by the increasingly volatile weather.

Correcting these drainage problems is often multi-faceted. Frequently, cases have no solution as the topography or elevation of certain areas naturally collect more water than other areas. It is possible that despite a drainage problem, this program's level of funding may not be able to assist you. Each case is different and may require a different approach.

## Private Property Drainage Program Application

Priority is given to projects where the following is demonstrated:

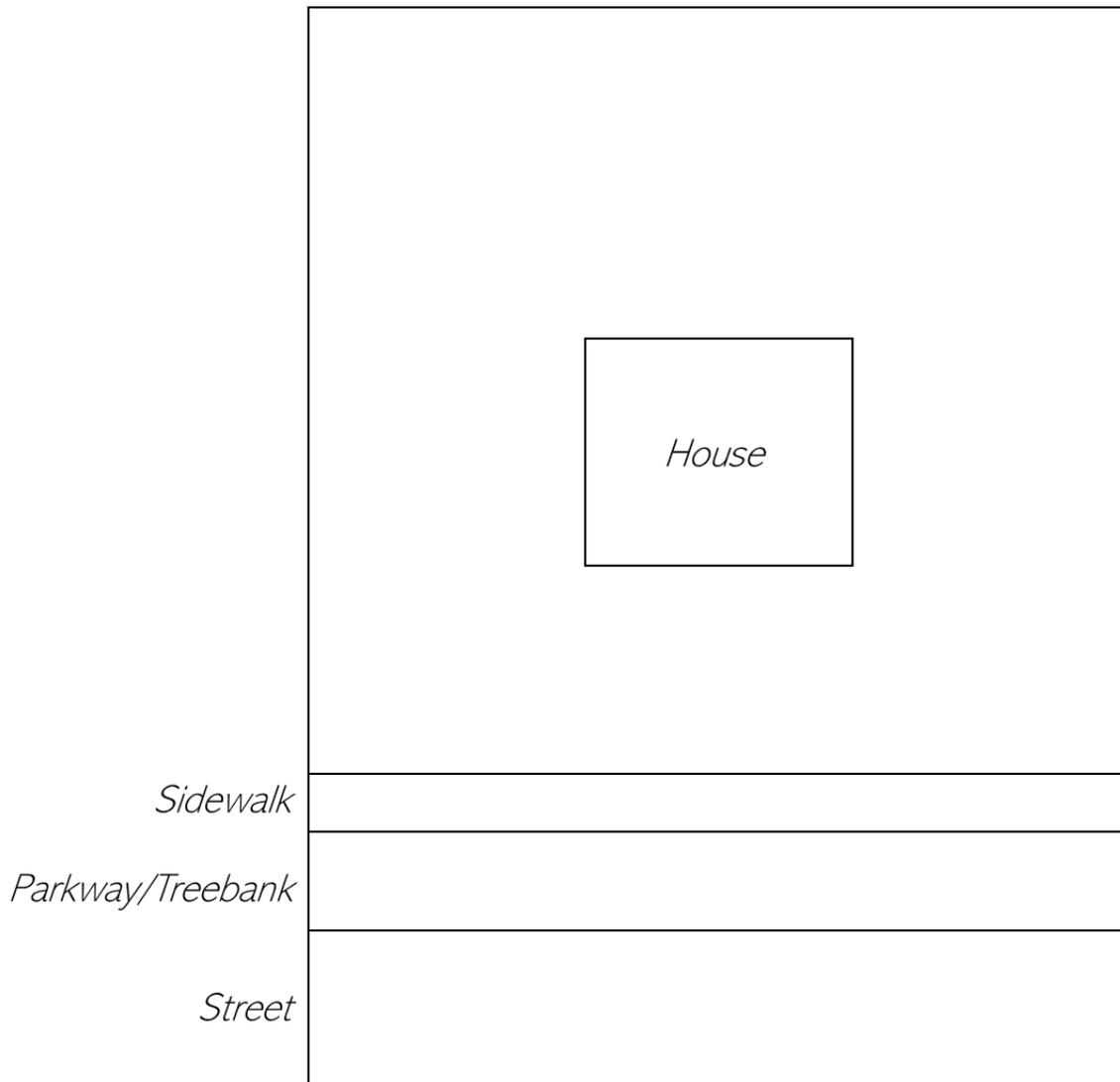
- Documented evidence of standing water at least 72 hours after a rain event.
- Drainage/standing water cause direct damage to structures or home drainage.
- The proposed project has the ability to substantially improve the issue.
- The proposed project will assist in compliance with City regulations and benefit more than one property.

### Eligible Project Types

Eligible Project Types	Ineligible Project Types or Properties
<ul style="list-style-type: none"><li>• Rain gardens</li><li>• Dry wells</li><li>• Drain tile</li><li>• Sump pump connections to an approved storm sewer connection point</li><li>• Re-grading</li><li>• Other projects not listed are subject to the approval by City staff</li></ul>	<ul style="list-style-type: none"><li>• New construction or remodeling that requires storm water control measures</li><li>• “Blind” connections to City storm sewer</li><li>• Multiple installation at one property (one-time participation only)</li><li>• Maintenance and repair of existing storm sewer systems</li><li>• Connecting downspouts to City sewers</li><li>• Properties owned by parties with code violations in the past twelve months, unpaid fees, fines or past due accounts with the City</li><li>• Pop-up emitters onto public rights-of-way</li></ul>

Description of the Problem:

Please use the diagram below to draw or sketch where the water accumulates or ponds. Please also indicate any sheds, fences, driveways, patios or other surfaces that would prevent water from draining into the ground. Submit any photographs or documentation that the issue has been occurring.



## Program Timeline

- 1) Upon receipt of all necessary application documents city staff will review the issue, proposed improvement and determine eligibility in the program.
- 2) A determination of eligibility will be made within 14 calendar days after the application is completed.
- 3) If eligible for the program, applicants will be asked to enter into a reimbursement agreement with the City of Elgin.
- 4) The homeowner then has 60 days after the date of the signed agreement to complete the work and submit all payment documentation to the City.
- 5) After review of all documents, the City will reimburse the resident 50 percent of labor and material costs, up to \$5,000 per project. If a resident chooses to install the improvement themselves without using a contractor, the resident is still required to secure the necessary permits and approvals from the City. Upon approval by staff, the City will reimburse 50 percent of the cost of materials only, up to \$3,000 maximum. If a rain garden is built the City will match 75 percent of project costs with the same match ceilings.

## Application Certifications

This application does not guarantee any funding from the City of Elgin. Upon successful application and approval of a project under this program, you as the applicant will be solely responsible for all payments to the contractor and shall provide the City with proof of payment in full.

By execution of this application in the space provided below, the Applicant and Owner(s) of all of the properties included in this Application do hereby certify, acknowledge, agree and affirm to the City of Elgin that:

- 1) All statements contained in this Application and all attachments and supporting documents are true, correct and completed.
- 2) I certify that I am the property owner and/or have the full authority to apply for this project to be completed on the property listed above and if necessary, agree to let city staff conduct site visits, with prior notice to review the issue. You may be asked to provide a copy of a title policy or deed showing current ownership.
- 3) The City and its representatives have the right, and are hereby granted, permission and license to enter upon each of the properties included in this Application, and into any structures located thereon (if needed), for purposes of conducting any inspections that may be necessary in connection with this Application, including, without limitation, surveys, measurements, soil borings, and other investigations.

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- 4) I have carefully read this Application, the City of Elgin Private Property Drainage Assistance Program and the instructions for completing this Application, and fully understand the terms and provisions of each.
- 5) I waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this Application.
- 6) I understand that the purpose of the Policy and the Program is to enhance the public health, safety and welfare and to improve storm water and surface water drainage conditions in the City, and it is not intended to fund routine or required property maintenance.
- 7) I understand that the Program is highly competitive, funds are limited and selection for participation is at the sole discretion of the City. I understand that the City will review my Application and at the City's discretion may reject or approve my participation in the Program. As part of any City approval, I understand that the City may require changes or modifications to my property as it relates to storm water and surface water drainage to achieve the goals of the Program.
- 8) I understand that the City shall have no liability for any defective work or other damage, injury and/or loss on account of any act or omission of the Contractor in the performance of the work. I, as the property owner/agent shall make any claim for such matters directly against the Contractor or Contractor's insurance carrier. I hereby agree to indemnify and hold City harmless against any and all claims and further covenants not to sue the City for any and all claims, as no system is absolutely fail safe.
- 9) I understand that The Program is designed to reduce the risk of flooding and improve drainage issues. However, there is always some risk of flooding or drainage issues as a result of heavy rainfall, unexpected sewer collapse, obstruction or other extreme environmental conditions or other unforeseen factors. Proper operation of all swales and sewers are necessary to prevent further issues from arising. I understand that I am responsible for all testing, inspections and any corrective work that may become necessary. Please remember that footing drains, stormwater tiles and all perimeter drains must stay disconnected from the sanitary sewer system, and that any additions to the outside of the home (sheds, patios, etc.) may contribute to future drainage issues if not properly accounted for.

Signature

X \_\_\_\_\_

Date \_\_\_\_\_

## Rain Garden Information

### **What is a Rain Garden?**

A rain garden is a depressed landscaped area planted with wild flowers and other native plants that collects and soaks up rainwater that runs off of streets, roof tops, sidewalks, and turf lawns during a storm event. The rain garden will fill with a few inches of water and allow the water to slowly filter into the underlying soils instead of running off to a storm drain.

During larger events where the soils beneath the rain garden become saturated with water, the water will begin to pond on the surface of the rain garden. The rain garden is designed with overflow capabilities, either an underdrain system and/or a structure in the curb, that will allow water to exit the rain garden into the street. Although the rain garden will not soak up all of the rain water in this case, it will slow down the rate at which the water enters the combined sewer system which helps lessen the chance of untreated water being released into the Fox River.

### **Planting a Rain Garden**

Planting a rain garden is very similar to planting any other garden. Although rain gardens are an extremely useful way to help bypass stormwater from entering the combined sewer system, they should be an attractive element of your yard as well. For those familiar with planting, only a few important things should be kept in mind when planting a rain garden.

A plan as to what plants will be planted and where is helpful, and a few plans are provided later in the Resident Guide to Rain Gardens, but don't be afraid to be creative! Consider bloom time, bloom color, and height when choosing plants for your rain garden to keep the layout interesting and diverse.

One plant per square foot of rain garden is typical when planting.

An even layer of mulch, about four inches thick, should be applied once the new plants are in the ground. The mulch provides a barrier for weeds and other invasive plants from popping up as well as to help keep moisture in the soil.

### **What is a native plant?**

Native plants of Northeast Illinois have been in the area since presettlement times. With their large root systems, they have stabilized soil, slowed runoff, aided with infiltration, and decreased erosion prior to urban development. Today, they can offer the same benefits as we now battle stormwater problems in our area.

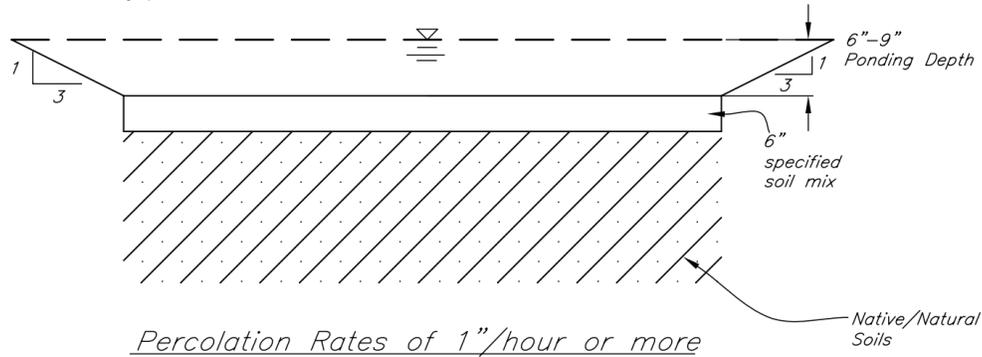
In comparison to traditional landscaping, native plants provide water quality benefits as well. Pollutants in stormwater runoff can be removed by native plants through chemical, biological, and physical mechanisms.

All of the benefits offered by planting native species have some positive impact on the quality and quantity of water entering the Fox River.

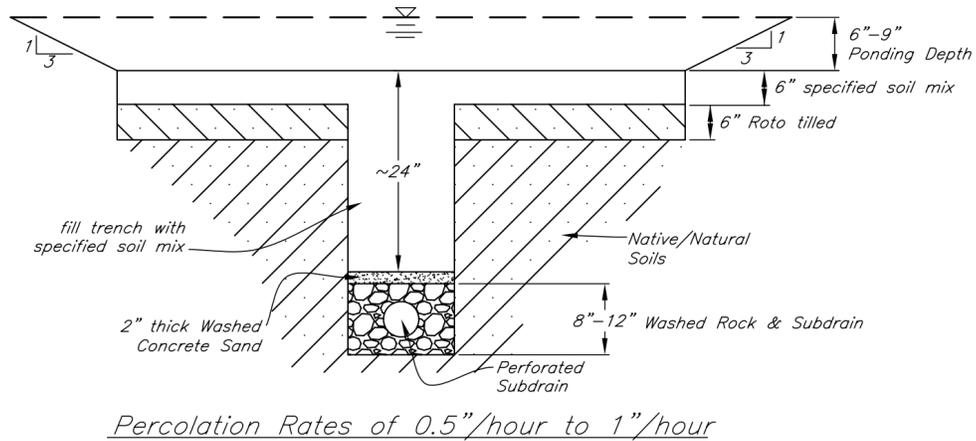
## Rain Garden Design Guidelines

Rain Garden designs should generally conform to any of the following:

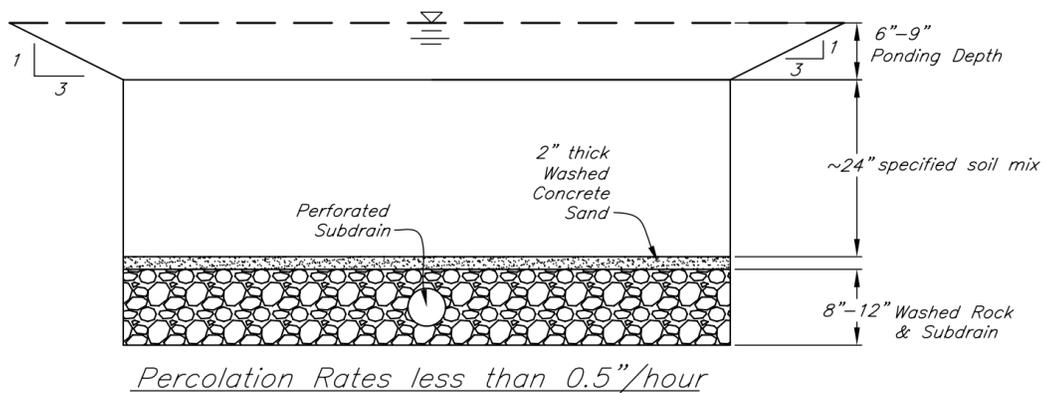
*Typical Rain Garden Cross Section*



*Enhanced Rain Garden Cross Section*



*Typical Bioretention Cell Cross Section*



Images: [https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_007154.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_007154.pdf)