



**DUPAGE
COUNTY**

Watershed
Management

Water
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Floodplain
Mapping

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Flood Operations
& Maintenance

Shared
Services



STORMWATER MANAGEMENT

MEMORANDUM

Date: July 19, 2024
To: Stormwater Management Committee
From: Robert Covey, P.E., Senior Project Engineer
Re: St. Joseph Creek Condominium Homeowners Association – Flood Wall and Flood Gate Project - Agreement

DuPage County Stormwater Management, through its Watershed Planning Program, has been working to implement various projects outlined in the St. Joseph Creek Watershed Plan. The watershed plan, which was approved by the County Board on February 9, 2021, includes several recommended projects to reduce flooding and improve water quality throughout the watershed. Staff from Stormwater Management have been working with staff from the Village of Lisle, and members of the St. Joseph Creek Condominium Homeowners Association to implement one of the projects: the St. Joseph Creek Condominium Flood Mitigation Project. DuPage County has received ARPA funding in the amount of \$179,266,585 with a portion of these funds being allocated to Stormwater projects. The Stormwater Management Department has received a portion of the ARPA funds to be used for construction of new projects. The St. Joseph Creek Condominium Flood Mitigation Project will be mostly funded with ARPA, but also partially funded through a FEMA Hazard Mitigation Grant.

Stormwater Management staff has been working closely with an engineering consultant to design and develop final construction documents for the proposed stormwater project. This project will provide critical protection during severe flood events of all 3 condominium buildings located at 4711, 4721, and 4731 St. Joseph Creek Road, within the Village of Lisle. A total of 5 gates are proposed at the buildings: at the north and south ends of the 4731 building, at both ends of the 4721 building, and at the south end of the 4711 building. The proposed flood walls and passive flood gates will operate without electricity or other human intervention during a flood event, and will protect the lower garage and storage area of these buildings from severe overbank flooding from St. Joseph Creek. The area behind the flood walls and flood gates will be pumped back to St. Joseph Creek through a series of pumps and storm sewers, but only after the creek has receded. The storm sewers which discharge to the creek will also be outfitted with check valves to prevent the creek from continuing to back up into these residential buildings.

This project is intended to strictly prevent overbank flooding from entering the lower level of the condominium buildings and will not prevent any sanitary sewer back-ups or groundwater seepage. The top of the flood walls and flood gates has been placed at an elevation which meets or exceeds the local Base Flood Elevation outlined on the map panels from the August 2019 Flood Insurance Study.

Stormwater staff has been working with the Homeowners Association on an Agreement for the project. The Agreement is required between DuPage County and the St. Joseph Creek Condominium Homeowners Association in order to facilitate the construction of the flood mitigation project at their property. The improvements will be taking place entirely within the property belonging to the Homeowners Association. The majority of the construction will take place near the buildings, with some ancillary work taking place in the driveways and pavement areas of the property. This Agreement with the Homeowners Association will outline the long-term maintenance and operation of the flood walls and flood gates belonging to the Association. The Homeowners Association will be provided with the appropriate permissions to operate, inspect, and maintain the improvements on their property in perpetuity. The Homeowner's Association has signed and approved the Agreement at an earlier board meeting, and it is now being presented for DuPage County approval.

Action Requested: Staff is requesting approval of the Agreement between DuPage County and the St. Joseph Creek Condominium Homeowners Association for the St. Joseph Creek Condominiums Flood Wall and Flood Gate Project.