

CITY OF WOOD DALE



Public Works Department

Rear Yard Drainage Assistance Program

Revised June 2024

Background

The City of Wood Dale recognizes that several areas of the City, including private property, do not have positive drainage of storm water to the City rights-of-way. This can adversely affect private properties and public rights-of-way leading to property damage, nuisance mosquitos, deterioration of surfaces, and ice buildup. For health and safety reasons the City is implementing a rear yard drainage policy which includes a public/private cost share program.

Preferred project types will be to connect private storm water systems (rear yard drains, sump pump discharge lines, downspouts, etc.) to the City's storm water collection system. Per City Code, any connection to the City's storm sewer system is required to have the approval of the Public Works Director. The Public Works Department will verify the capacity and location of the nearest connection point before approving any project. In the absence of an available connection point, other projects will be considered including dry wells, rain gardens, rain barrels, etc. Only one application will be allowed per property (one-time participation).

Upon completion, the resident assumes ownership and maintenance responsibility of the system up-to-and-including the point of connection with the City storm sewer. The City assumes no liability for future maintenance or repair of private storm water systems.

Program Eligibility

In order to participate in the Rear Yard Drainage Assistance Program, the following criteria must be met:

Wood Dale resident and at least one of the following conditions:

1. Nuisance flooding, including standing water and saturation.
2. Overland flooding which causes direct damage to house or structures.
3. Multiple residential/homeowner impact.

The following are not eligible for funding assistance from the City:

- New construction or remodeling that requires storm water control measures
- Commercial or industrial properties
- Multiple installations at 1 property (1-time participation only)
- Maintenance and repair of existing storm sewer systems (Removal and replacement of existing systems may be considered)

The City, in consultation with their engineer, will at their sole discretion determine if a property meets the requirements of the program. The City reserves the right to cancel said Program, at any time, without notice, and further reserves the right to deny City cost participation to any resident, for any reason.

At no time does the City participation relieve the resident of their responsibilities under Municipal Ordinance Code, Federal, State, and/or County storm water regulations. Residents choosing to install storm water sewer system without City Cost Participation will follow existing Community Development Department requirements.

Program Guidelines

Residents seeking to take advantage of this program should submit an application and associated documentation to the Public Works Department at 790 N Central Avenue. Required documentation includes:

- Program Application including waiver (attached)
- Pictures of nuisance flooding, and
- Plat survey or drawing of property indicating flood areas

Effective June 7, 2024, a fee of \$250 for all participating properties will be due upon submittal of an application prior to a site visit being performed by the City's engineer. The City will then, at their discretion, consult with storm water engineers to assess the underlying factors and determine the best course of action. Once a course of action is determined, in the sole and exclusive assessment by the City, a memo will be issued identifying the causing factors and recommending a strategy for mitigation.

Each year, the City will solicit proposals from qualified contractors and award the program to a single contractor based on qualifications and in consideration of unit pricing provided for common project types. Upon receipt of the engineer's memo, said contractor will provide proposals for the work prescribed. Residents electing to seek their own contractor will be solely responsible for obtaining a minimum of three (3) quotes for the work prescribed. The City will review all submitted proposals, and award the project to the lowest, qualified contractor.

After a contractor is selected, a permit will be applied for with the City of Wood Dale Community Development Department. All applicable insurance, bonding, and inspection requirements apply, however, permit fees and deposits will be waived by the City. Drawings/plans prepared by the resident or the resident's contractor must be provided to the Community Development Department and reviewed by the City engineers to verify compliance with sound engineering practices and consistency with City Code.

Upon completion of the work and satisfactory closeout of the permit, the contractor can apply for payment from the City. The City will not approve payment for any work not prescribed by the City or its engineers or for work performed by an unauthorized contractor, or for work performed without the necessary permits or inspections. The City may at any time deny a permit or ask for further information from a resident or contractor.

After reviewing the application for payment, the City will release payment to the contractor for all material and labor costs for the project. Costs in excess of \$10,000 shall be the sole responsibility of the property owner, for which the City will invoice the property owner with payment due in full within 30 days of the invoice date. If a resident chooses to install a rear yard drainage system themselves without using a contractor, the resident is still required to secure the necessary permits and approvals from the City. Upon approval, the City will reimburse the cost of materials only, up to \$10,000 maximum.

It is often advantageous for multiple residents to group together on one project which benefits multiple properties. In these instances, the contractor shall invoice each property owner separately

for the work performed on their property, and the City will cover the first \$10,000 in project costs for each participating property. Any applicable maintenance agreements are to be worked out amongst the residents and the City bears no responsibility for mediating agreements between neighbors.

Homeowners Associations, multifamily units, and Not-for-Profit organizations may participate in the program. The application process and funding amounts will remain the same as for single-family properties. Improvements to privately owned detention basins or other existing infrastructure are not eligible under the program.

Projects will be approved on a first come-first-serve basis until the available budget is met. Applications received after the budget is met will be prioritized for the following fiscal year.