South Elgin, Illinois
Riverside Avenue
Case Study in Creative Floodplain Management

Kurt Baumann, PE CFM
Riverside Avenue Floodway LOMR

- South Elgin
  - Population ~21,000
  - 6.4 mi²
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- Fox River
  - 1540 mi² watershed
  - 12,250 cfs
  - Great natural resource
  - Significant flood damage potential
  - Riverfront property - desirable
  - Numerous pre-FIRM residences
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Study Area
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- IDNR delegated community
- Village certified to enforce SWO
- Residential permit application
  - Met applicable floodplain standards
    - First floor 3’ above BFE
    - MEP at or above FPE
    - Garage 6” above BFE
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- Building Permit Issued
  - Work proceeded
- Inadvertently permitted
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- Stop Work - August ‘03
- Builder hired an attorney
- Village explored options:
  - Relocation of houses
    - land swap for adjacent parcels
  - Relocation of floodway
    - west side of river
    - Kane County Forest Preserve property
    - excavation 500’ x 20’ x 8’
- Occupancy permit could not be issued
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- 2004 - 2006: litigation ongoing
- November 2006
  - Met with IDNR
    - Familiar with location
    - Receptive to floodway island concept
    - Requested FEMA comment
  - FEMA receptive to concept
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- Options
  - Village owned parcels
  - Corridor east of Riverside
  - Considered excavation
  - Needed corridor at north end
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- Initial concept
- Meeting with residents
- Easements
  - 100 Crystal
  - 635 Riverside
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- Technical Analysis
  - Water surface profile
  - Conveyance
  - Velocity
  - Storage
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- Residential fire
  - 100 East Spring Avenue
  - Substantial damage
- Flood - August 2007
  - 100 East Crystal Avenue
  - Substantial damage
  - Opportunity for Village
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- Final Concept
- IDNR Floodway agreement
- IDNR Approval
  - December 2008
- FEMA Approval
  - August 2009
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- Floodway LOMR
  - Resolved legal dispute
  - Relocated floodway ‘burden’ to public property
  - Allows private residences to be re-built after substantial damage
  - Does not reduce flood risk
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Questions?