



State of Illinois
Department of Natural Resources

OFFICE OF WATER RESOURCES
**Report on
Des Plaines, Illinois
Flood Hazard Mitigation Project
January 2020**



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I. INTRODUCTION

This report discusses the flood hazard mitigation project requested by the City of Des Plaines and recommended for implementation by the Illinois Department of Natural Resources, Office of Water Resources (IDNR/OWR). **The project is for the acquisition and demolition of 12 homes located on 12 parcels at an estimated cost of \$3,632,300, with the IDNR/OWR share limited to \$1,500,000.** The City's January 1, 2014 Hazard Mitigation Plan Update recommends that repetitive flood loss properties located within the 100-year floodplain and within the corporate limits of the City be acquired, demolished, and the site maintained for public open space use, thereby eliminating future flood damages and threats to public health. The City has been working with the IDNR/OWR, the Illinois Emergency Management Agency (IEMA), and the Metropolitan Water Reclamation District (MWRD) to acquire flood prone properties with more than 80 purchased to date.

II. DESCRIPTION OF THE PROBLEM

The City of Des Plaines, Illinois has a long history of repetitive structural flood losses due to high stages on the Des Plaines River. Although a floodwall and levee system (Levee 50 – Rand Park) protects most properties between Busse Highway and Rand Road from flooding, large residential and commercial areas in the City remain vulnerable to frequent Des Plaines River flooding and flood damages. The City has experienced major flooding events during the years of 1986, 1987, 2004, and 2007 – 2011, the flood of record in April 2013, and 2017. Historically, many residents were forced to evacuate their homes each time flooding occurred.

III. DESCRIPTION OF THE PROJECT

The Des Plaines Flood Hazard Mitigation Project includes the acquisition and demolition of 12 real property (no mobile homes) structures, including clearing of the properties acquired, and reshaping the properties to safe and manageable conditions. The project also includes the preparation of designs, plans and specifications for the clearing and reshaping of the properties, and acquisition transaction expenses such as title commitments, appraisal costs and recording costs. This project is consistent with the City's floodplain management goals contained in its Hazard Mitigation Plan. A listing of the flood prone properties approved for inclusion in the project is included in Section IX of this report. **The IDNR/OWR is limiting its share of the project to \$1.5 million** and the City will be responsible for any additional costs.

IV. AUTHORITY AND AUTHORIZATION

Participation in this flood hazard mitigation project by the Department of Natural Resources, Office of Water Resources through its Flood Hazard Mitigation Program is granted under the authority of the "Flood Control Act of 1945," 615 ILCS 15 (2004 State Bar Edition). The Illinois General Assembly appropriated funds to the Department of Natural Resources under Public Act 98-0050, Article 31, Section 10 for cost sharing to acquire flood prone structures and to implement flood hazard mitigation plans.

V. PROJECT BENEFITS

The acquisition of the floodplain properties will greatly reduce the need for future federal and state disaster assistance to affected residents in the City of Des Plaines. By removing clusters of structures affected by repetitive flooding, the project will reduce the need for public rescues and emergency services during flood conditions within the watershed. The acquisition and demolition of the project structures will also allow the City to clear the mapped floodway of structures and expand its public open space holdings in the City.

The Department has evaluated the economic feasibility associated with the removal of the project's floodplain structures using the FEMA's Benefit Cost Analysis module v.5.3.0. This flood damage economic assessment model computed the capitalized value of the flood damage reduction benefits created by the elimination of these structures to be valued at \$8,926,985. **Based on total project costs of \$3,632,300, the project has a benefit cost ratio of 2.46;** and every structure in the project has a positive b/c ratio. **The Department will participate in the project up to \$1,500,000.** The City is responsible for any additional costs.

VI. PROJECT COSTS

The total estimated cost of the project is \$3,632,300 including acquisition, asbestos abatement, demolition and clearance of the property acquired, reshaping property acquired to a safe and manageable condition, preparation of designs, plans and specifications for the clearance and reshaping of the property, and property acquisition transaction expenses (such as title commitments, attorney fees, preparation of legal descriptions, plat drawings, recording costs, associated appraisal costs and, if necessary, associated survey costs or other similar expenses). The Department will provide up to \$1,500,000 for the project. The City will be responsible for the remainder of the project costs estimated at approximately \$2,132,300. These remaining flood hazard mitigation costs will be funded by the MWRD.

VII. ENVIRONMENTAL REVIEW

To identify any potential environmental impacts to cultural and biological resources associated with the mitigation work proposed, an environmental review was completed by the Illinois Department of Natural Resources. This review concluded that the mitigation work could proceed without any anticipated impacts to the noted environmental resources. As part of the review process, the Illinois Historic Preservation determined that no historic properties, subject to protection under Section 106 of the National Historic Preservation Act of 1996, will be adversely impacted by the mitigation work.

VIII. PROJECT SPONSORSHIP AND FUTURE ACTIONS

Prior to expenditure of State Funds for the project, a local governmental entity, known as a project sponsor, must agree to participate in the mitigation project with the Illinois Department of Natural Resources, Office of Water Resources. City of Des Plaines serves as that sponsor for this project through an Intergovernmental Agreement with the Department of Natural Resources. As a project sponsor, City of Des Plaines has agreed to:

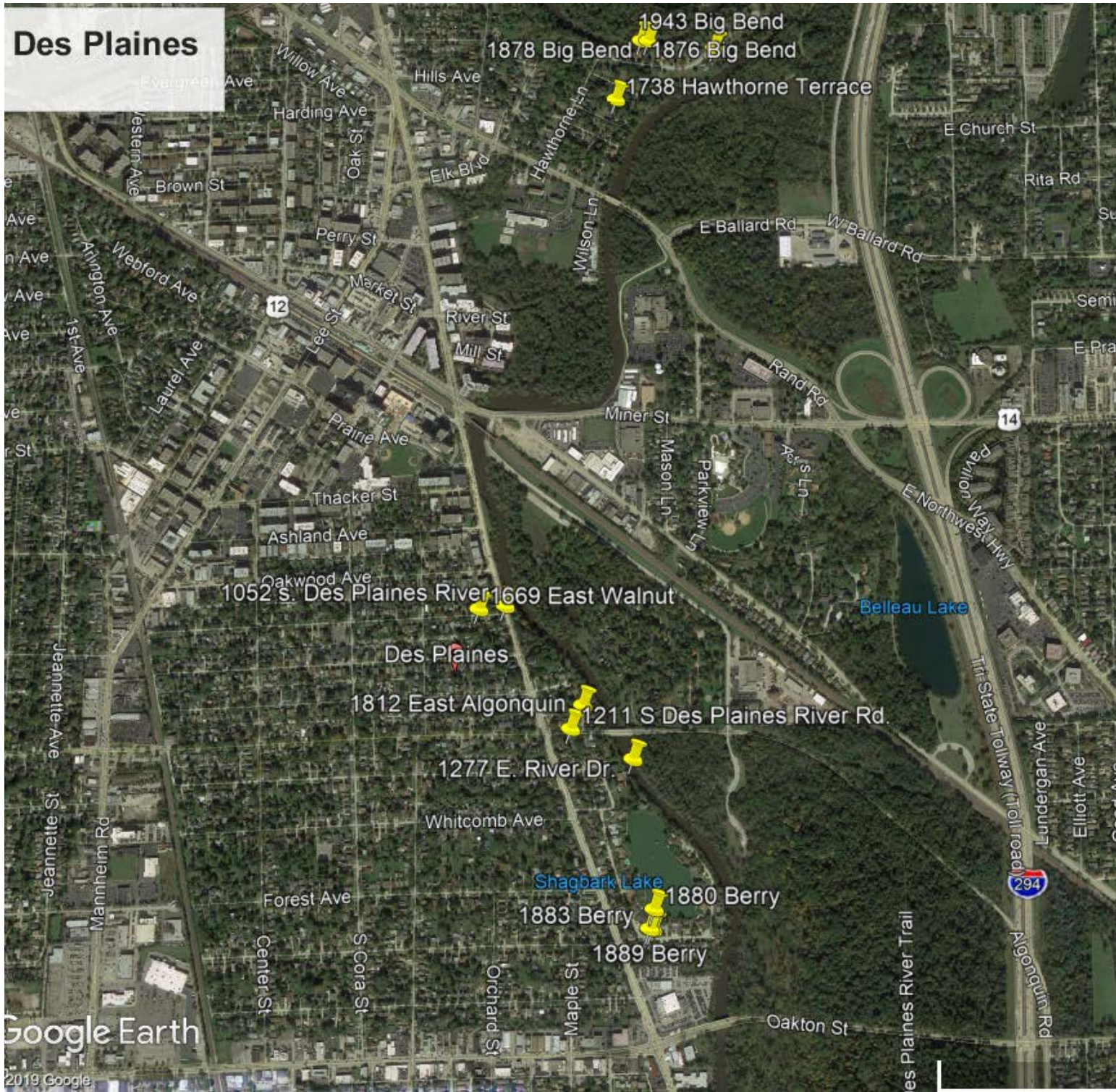
- acquire the property in fee with title running in the name of the People of the State of Illinois, Department of Natural Resources, Office of Water Resources, demolish or otherwise remove the improvement(s) on the property acquired, develop the designs, plans and specifications needed, prepare contract documents, solicit bids, award contracts, supervise the work, and perform all other work necessary to complete the project;
- furnish billings to the Department of Natural Resources with supporting documentation as evidence that the work covered under such billing(s) is completed and in connection with the project for reimbursement;
- obtain all federal and state permits, in the name of the City, as may be necessary to implement and maintain the project;
- pay all project costs over and above the Department's \$1,500,000 maximum funding obligation;
- maintain in perpetuity all acquired flood prone property in an open, safe, neat and manageable condition from the time of closing with the private owner; and
- maintain eligibility in the National Flood Insurance Program and continue to adopt and enforce appropriate ordinances to satisfy the Federal Emergency Management Agency and the Department's requirements relative to the regulation of development in floodplains under the jurisdiction and control of the City.

IX. LIST OF POTENTIAL ACQUISITION SITES (real property only)

City of Des Plaines

<u>ADDRESS</u>	<u>PARCEL NUMBER</u>
1812 E Algonquin	09-21-105-037
1880 Berry Ln	09-21-302-051
1883 Berry Ln	09-21-302-060
1889 Berry Ln.	09-21-302-061
1876 Big Bend Dr.	09-16-106-084
1878 Big Bend Dr.	09-16-106-080
1943 Big Bend Dr.	09-16-106-066
1052 S Des Plaines River Rd	09-21-102-011
1211 S Des Plaines River Rd	09-21-301-017
1738 Hawthorne Terrace	09-16-106-042
1277 E. River Dr.	09-21-304-014
1669 E. Walnut	09-21-102-009

Des Plaines



1943 Big Bend

1878 Big Bend / 1876 Big Bend

1738 Hawthorne Terrace

1052 S. Des Plaines River / 1669 East Walnut

Des Plaines

1812 East Algonquin / 1211 S Des Plaines River Rd.

1277 E. River Dr.

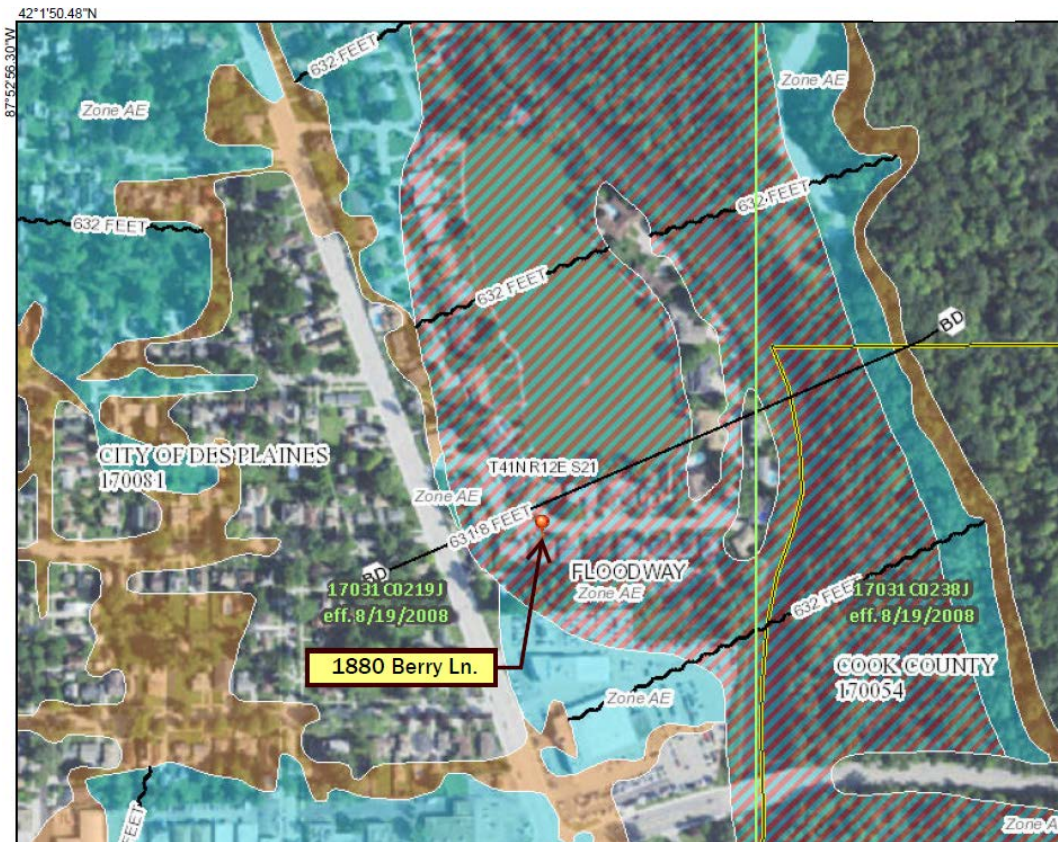
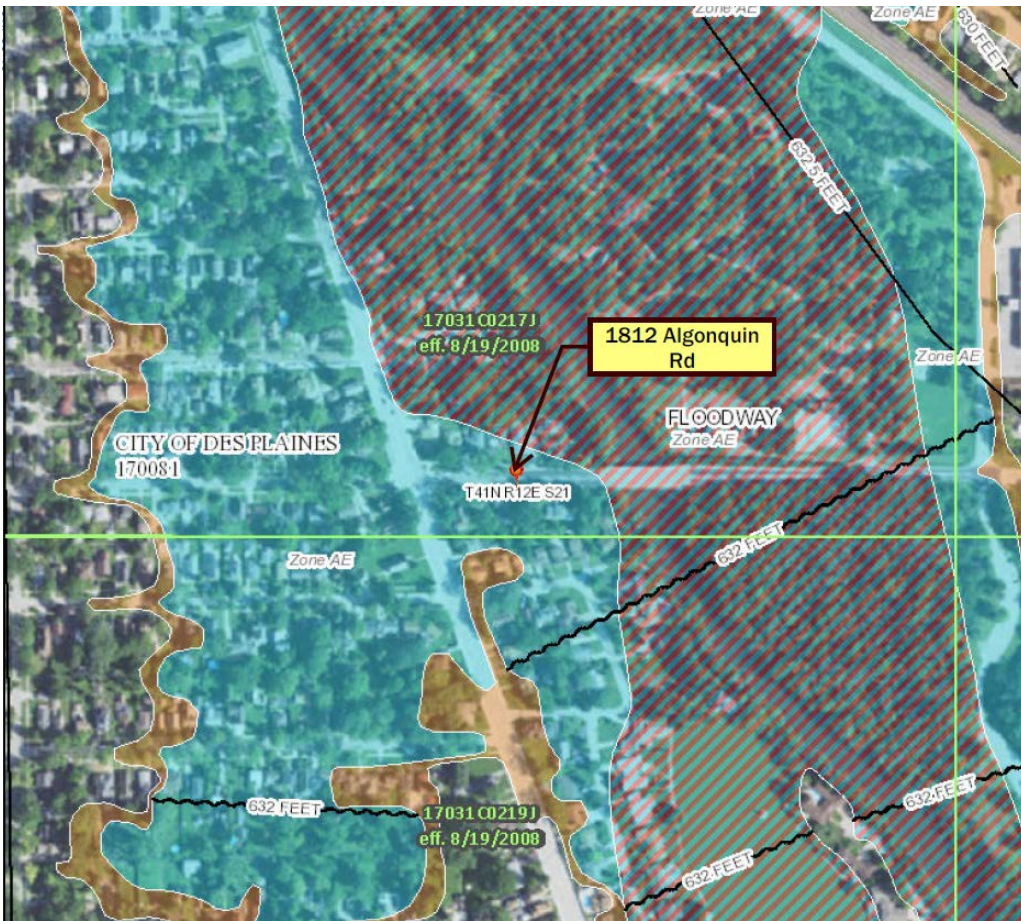
1880 Berry

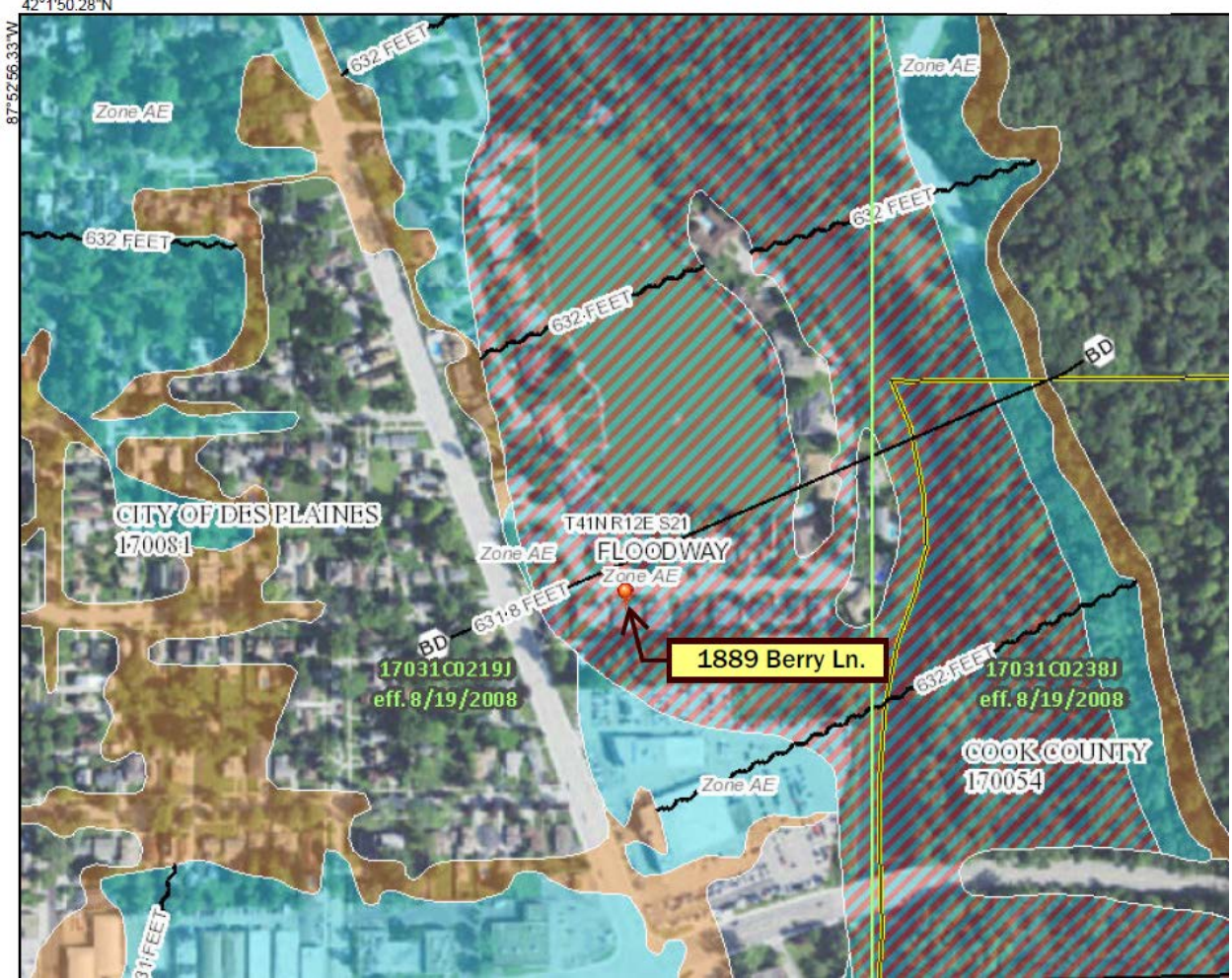
1883 Berry

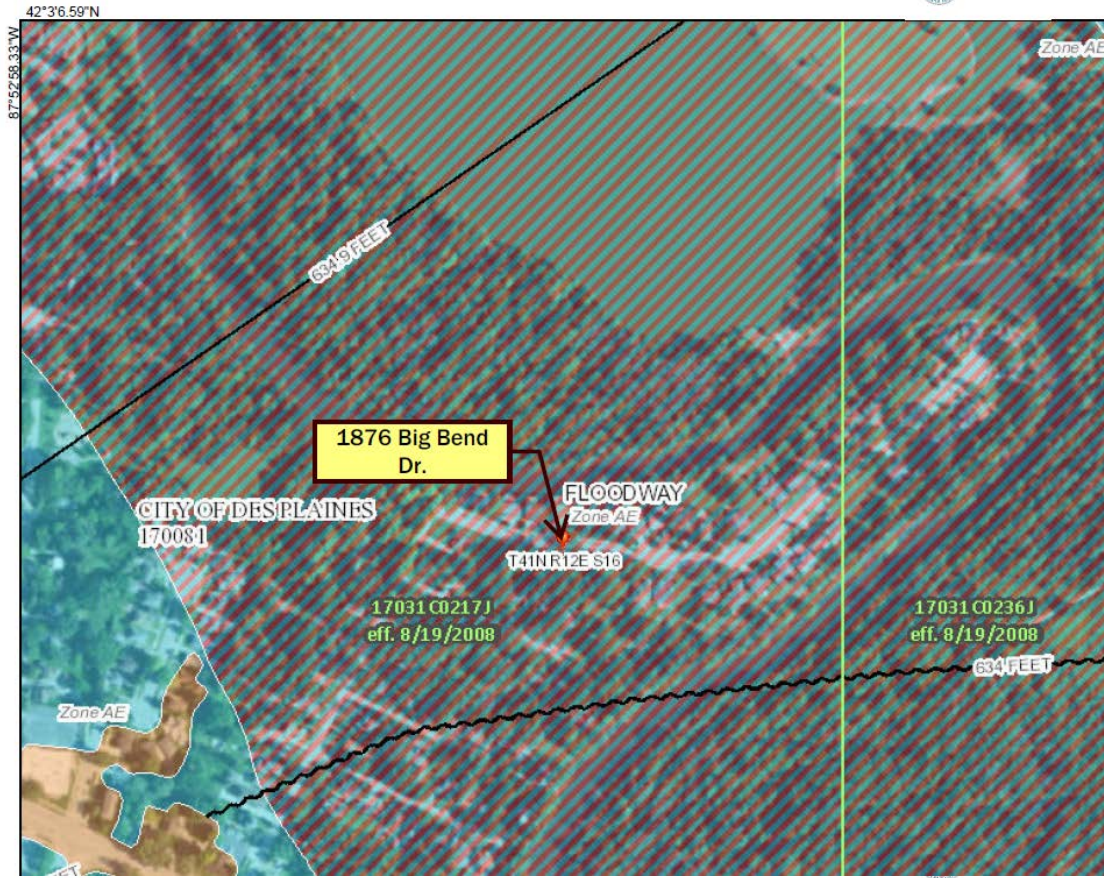
1889 Berry

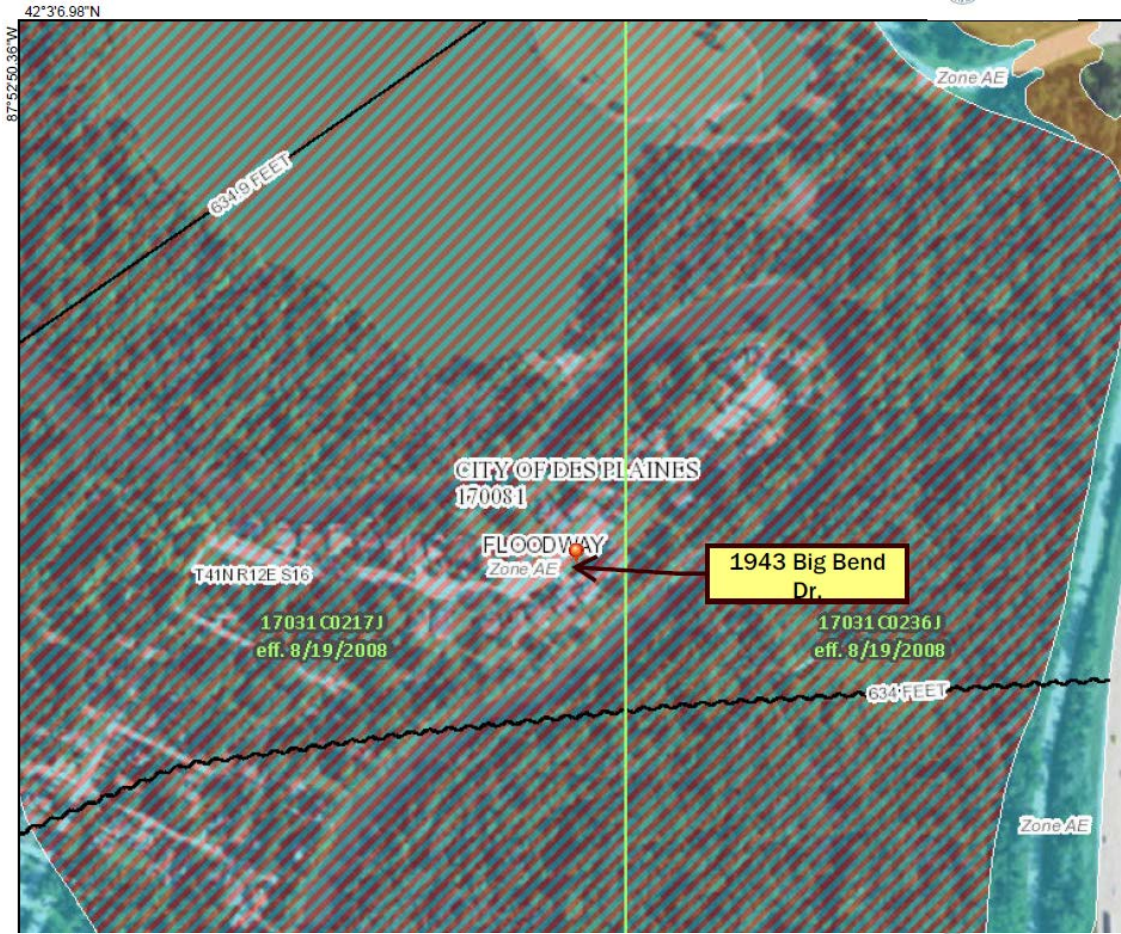
Google Earth

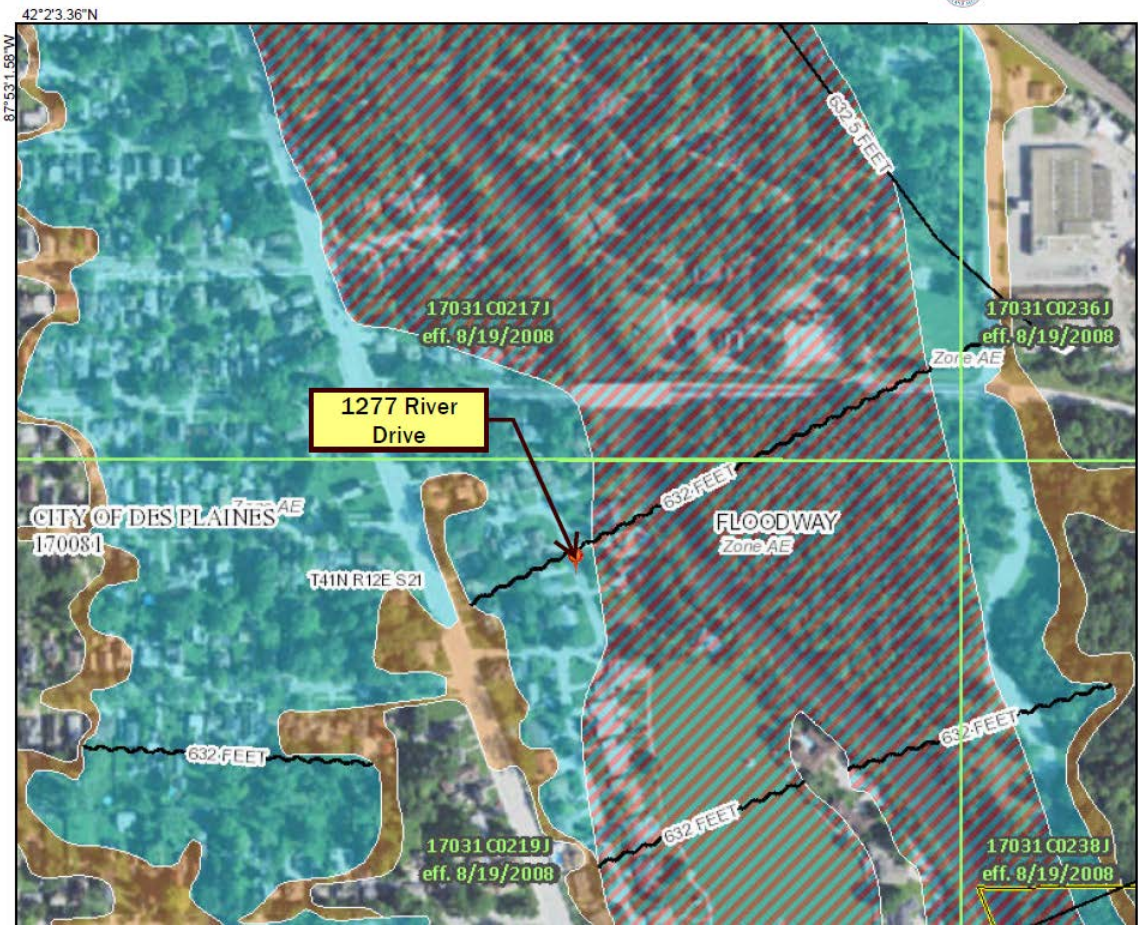
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1738 Hawthorne Terrace

