



Why is the Village making downspout disconnection mandatory?

A mandatory downspout disconnection has been the law for several years in La Grange Park. All gutter downspouts must be disconnected from the combined sewer system at the point of sale of the home. Recently, the Village updated the ordinance to ensure that these disconnections are complete by January 2019. The Downspout Disconnection Program provides incentives in the form of reimbursements to help owners meet the deadline. All reimbursements are first come, first served.

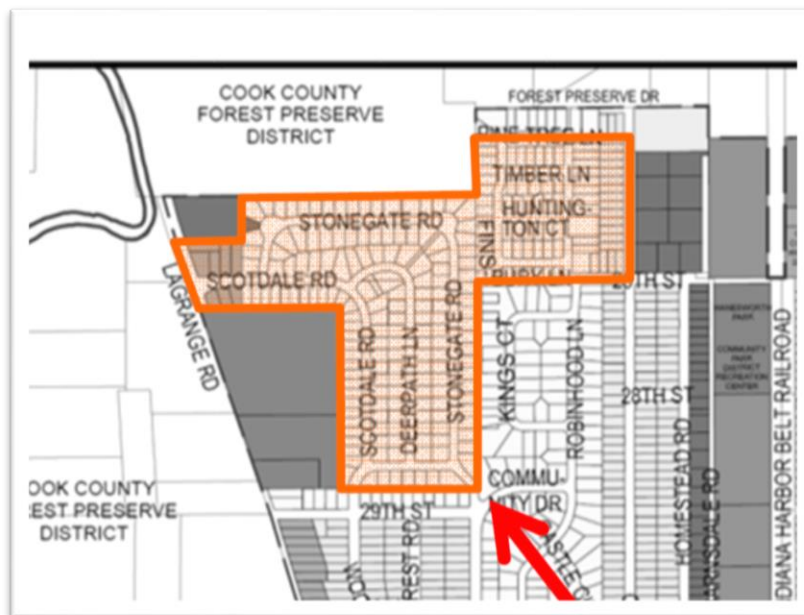
Disconnecting downspouts can greatly reduce the amount of stormwater entering the sewer system. It is also an important step in reducing the risk of basement flooding and releasing polluted rainwater into our local waterways.

A downspout is a pipe that carries rainwater/snowmelt from the roof of your home or gutters into the sewer system via a drain pipe connection.



Are all La Grange Park homes eligible for the Downspout Disconnection Assistance Program?

All single family homes with gutter downspouts connected to the combined (sanitary) sewer are eligible. Homes constructed after 2003 are not eligible. Homes located in the orange area on map below are not eligible because the area is served by a separate storm water sewer.





What is a drain pipe connection?

The drain pipe connection is the point where a downspout enters the ground. This typically indicates that the downspout is connected to a pipe that goes to the sewer system that runs under or next to your home, ties into the structure's sewer which leads to the main sewer under the street.

What is downspout disconnection?

Downspout disconnection is the process by which your existing downspout is cut (approximately 9 to 12 inches) above ground level. An elbow and an extension are then added to the downspout in order to divert rainwater and snowmelt onto the ground. The abandoned drain pipe is then capped and sealed. A splash pad may also be attached at the end of the downspout extension to prevent erosion in garden areas and help direct the flow of water.



What is a combined sewer?

Combined sewers carry both stormwater and sewage to wastewater treatment plants. Many parts of the Village are serviced by combined sewers. When it rains or snows, there is an increased volume of storm water which can overload the sewer system and cause it to release untreated sewage into our lake, rivers and streams or cause untreated sewage to back up into basements.

Do all downspouts on my property need to be disconnected?

Yes, if your home is area that is connected to the combined sanitary sewer all downspouts must be disconnected, where feasible. (See also image on page 1)

Do I need to disconnect my downspout if it flows into a French drain or dry well?

If your downspout drains into a soakaway pit, French drain, or dry well, it is likely to have been disconnected from the Village's sewer system. These devices direct water from the downspout underground, where the water can easily infiltrate into the ground.

How does disconnecting my downspout help prevent basement flooding?

Disconnecting your downspout from the sewer system helps to reduce the amount of stormwater that is sent through the sewers. Less stormwater in the system will help prevent wastewater from backing up through sewer pipes and floor drains or any other low-lying plumbing fixtures in your basement. Additionally redirecting roof rain water will result in about 12% reduction of water being handled by the sewer system, thereby reducing flooding.

My basement has never flooded, why do I need to disconnect my downspouts?

Combined sewer systems are designed to handle a certain amount of storm water runoff. Depending on the amount of rainfall and how fast it falls, the sewer and surface drainage systems can be overwhelmed in any area of the Village resulting in the risk of basement flooding. When the sewers are overloaded, the water level in the system rises above normal design levels, this condition is referred to as a surcharge. Basement flooding can occur if the home has sanitary fixtures or floor



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drains below the surcharge level. Disconnecting your downspout(s), where possible, can help reduce flows in our sewer system and reduce your chances of flooding.

How will the ordinance be enforced?

The Village is asking all property owners to make every effort to disconnect as many downspouts as is feasible. Properties will be continually audited throughout the program period to ensure compliance. Any enforcement will occur only after January 2019. For those properties that are non-compliant after this date, the Village may issue a warning notice followed by enforcement through written citation and penalty.

What if I choose not to disconnect? Are there penalties?

If a homeowner does not comply with the requirements of the ordinance, the Village may use its authority under the Village Municipal Code to enforce compliance. In accordance with the Code, any fine would be determined by the Village regarding the appropriate amount. The Village will not pursue penalties against any homeowner who makes a good-faith effort to disconnect and receives an exemption.

What if it is not technically feasible to disconnect or disconnection would create a hazardous condition?

A property (or downspout) may be eligible for exemptions where the Village determines a disconnection is not feasible or creates a hazard. For example, the downspout is located near areas of property where it could be unsafe for water to drain, there is no ground area for drainage, or if downspouts are inside the wall of the structure.

How do I apply for an exemption?

In cases where it may not be technically feasible to disconnect your downspout or where disconnection would create a hazardous condition, you can apply to the Village for an exemption.

Once your application is received, Village staff will review the application to ensure it is complete. If there is any missing information, you will be notified. Each application will be reviewed to determine which, if any, downspouts are eligible for exemption from the ordinance. Village staff may inspect your property to verify the information provided. Once your application has been reviewed, you will be notified in writing of the decision.

I have applied for an exemption but have not yet received a decision. Will I face a fine?

No. If you have submitted your exemption application to the Village, you will not face a fine.

What can I do if my neighbors' downspouts are draining onto my property?

Discharge from a downspout should be contained on your property so not to adversely affect or cause damage to a neighboring property. If your neighbors' downspouts carry water onto your property, speak to your neighbor as a first step. You can also contact the Village for assistance.

I live on a fixed income. What provisions have been made for low income homeowners?

Financial assistance is available for all Village homeowners to reimburse a portion of the costs of labor and/or materials required in performing downspout disconnection work. Funds are limited and are on a first come first and serve basis. Once the funds are exhausted the homeowner will be responsible for the entire cost of their project.



Do I need a Village permit to disconnect my downspouts?

No, a Program Permit is not required if you disconnect the downspouts yourself and your request for reimbursement for material cost is \$100 or less.

Can I perform the work on my own?

Simple disconnections can be performed on your own. The Village offers do-it-yourself instructions to guide you through the process. For more complex disconnections that require redirecting or pitching your gutters consider contacting a licensed contractor experienced in installation of gutters and aluminum products.

Where can I get information on disconnecting downspouts myself?

There is DIY information and accompanying video on the Village website. Also you can find numerous YouTube videos demonstrating downspout disconnections.

Where should I direct the water flow?

The water from a downspout should flow onto your property and infiltrate into the ground. Never direct the water onto a neighbor's property, a sidewalk, the public walk, Village right of way or any area that can cause flooding issues for surrounding properties.

How long does it take to disconnect?

A simple disconnection should take about 15 minutes or less per downspout. If redirecting is required, it can take additional time.

How much will it cost to disconnect?

The cost to disconnect varies from property to property and can depend on the number of downspouts and whether redirecting is required. A simple downspout disconnect can cost as little as \$12 to \$25. However more involved disconnections that include multiple downspouts or those that are done in conjunction with other Best Management Practices (BMP) such as rain-gardens, swales or gutter redirection. In these cases cost can range from less than \$100 to over \$1,000.

How can I find a Village-licensed building contractor professional?

Ask friends, co-workers or neighbors for recommendations of building contractor experienced in the installation of gutters and aluminum products. Always ask these professionals to show you evidence that they are licensed and experienced. Please keep in mind that the Village will only reimburse a portion of the cost for professional labor.

Can I disconnect my downspout into a rain barrel?

Your downspout can be directed into a **rain barrel** during the spring, summer and fall. Overflow from your rain barrel will need to be directed to a safe discharge area. During winter months, your rain barrel should be removed and stored to avoid freezing and breaking. If you do this, an extension should be added to your downspout to ensure proper drainage of water away from your home, when your rain barrel is removed. Rain barrels are available for purchase directly from the Metropolitan Water Reclamation District (MWRD) via their website at www.mwrd.org

Will I need to relocate my downspouts?

Homeowners may need to consider **relocating their downspouts to another location on their property** to ensure that water can properly drain. It's best to look at your property carefully, to ensure you have enough area for the water to soak safely into the ground.



Can I get around obstacles and slope problems using basic downspout material?

Yes, you can use a combination of elbows and extensions to help route water away from property lines and pathways to a proper location for the discharge of water.

How long must a downspout extension be?

Depending upon the grade, the downspout should be long enough to convey and discharge water away from structures.

Can I extend downspouts across walkways to grass/garden areas?

Disconnecting your home's downspouts across walkways or pathways should be avoided as it can be a tripping hazard. Make sure that your disconnection is not a hazard for you or anyone else.

Can I run my downspouts overhead above a walkway?

It is not recommended as it may create a safety concern if the downspout freezes and may dislodge.

Can downspout extensions be buried?

Yes, however discharge must flow into an appropriate weeping tile system, into a soak away pit or a dry well drain located well away from the structures foundation and below the frost level. This type of construction requires expertise and should be done by a professional. Always call "JULIE" at "811" before digging so that utility services can be located and marked.

Can I discharge onto paved areas such as my walkway or driveway?

Yes, discharging your downspout directly onto a hard surface such as a walkway or driveway is acceptable. However, you must take the appropriate care to ensure that you mitigate any potential hazardous condition on your property that can occur. However no drainage is allowed on any Village property.

Will the water from my disconnected downspout affect the plants in my garden?

We suggest that you relocate any plants that are not "water-loving" varieties away from an immediate discharge area. Also you can install a Rain Garden or Bio-Swale for drainage.

How will the extension look?

Take a look around your neighbourhood to see examples of disconnections done by your neighbours or consult your local hardware or home improvement store.



Do I need to match existing materials?

You should consider how best to match the extension to the look of your existing downspouts for aesthetic reasons. However, a chemical reaction and corrosion may result when connecting galvanized steel and aluminum.



Do I need to cap the drain connection (hole in the ground)?

Yes, Village ordinance requires that all disconnections are sealed with cement or cap and adhesive to provide a permanent disconnection from the sanitary sewer. Further, the cap and seal prevents water and debris from going in and also stops animals from falling into the opening.

How do you cap the drain connection (hole in the ground)?

If the pipe into the ground is a plastic type (i.e. PVC), you can glue the cap to the top of the existing pipe. For clay or cast iron pipe connections, you will need to fill drain tile with concrete (stuff with paper or rags prior to prevent clogging or damaging sewer) or internal expanding plug can be installed or specially made cap from hardware or home improvement store.

What if the downspout extension crosses a walkway?

Your downspout can be directed under your walkway to a pop-up drainage emitter during the spring, summer or fall, if the walkway is not normally used in the winter. Your pop-up drain emitter will need to discharge to a safe discharge area. During winter months, the flow should be diverted from a pop-up drain emitter to a downspout extension to ensure proper drainage.

What is a pop-up drainage emitter?

A pop-up drainage emitter is a device used to allow rain water to discharge onto a grassed area from an underground pipe connected to a downspout. The piping is typically installed under a removable interlocking pathway which is adjacent to the building. The emitter is opened by water pressure, when water flows from the downspout through the drain onto the grass area.



How do I deal with downspout extensions that interfere with outdoor property maintenance?

In situations where you do not want to relocate downspouts to areas of your property because the extensions interfere with outdoor maintenance, use a hinged-elbow downspout. These can be folded up and out of the way while you are working (e.g. mowing your lawn) and then placed back down for regular use.

What qualifies for reimbursement?

Materials needed to complete this project that that qualify for reimbursement include the following: extensions, elbows, caps, plugs, splash pads, screws, adhesive & cement mix.

Disconnections that are completed where the qualified material cost is \$100 or less will receive full reimbursement and no permit will be required.

Projects over \$100 where you are seeking reimbursement require a Program Permit.

Rain Gardens are eligible for a reimbursement up to \$400. Bio-swales and other Best Management Practices (BMP) in conjunction with disconnection will be considered.

All reimbursements require sewer disconnection.

Reimbursement funds are limited. When the funds are exhausted the homeowner will be responsible for the entire cost of your disconnection. Tools are not eligible for reimbursement.



What if I have questions or need assistance?

Please direct questions or concerns regarding the Downspout Disconnection Program that were not addressed in this document to:

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Downspout Disconnection Program

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Do you have a suggestion for this FAQ? If so, contact Forrest Tucker.