



RAINREADY MIDLOTHIAN

BERKSHIRE
HATHAWAY

HomeServices

KoenigRubloff

Realty Group

Prepared by Harriet Festing | Center for Neighborhood Technology

Midlothian Community Meeting | March 12, 2014





Helps neighborhoods fight flooding and keeps homes and businesses dry



**US Army Corps
of Engineers®**



ELEVATE ENERGY
Smarter energy use for all



HISTORIC
CHICAGO BUNGLOW ASSOCIATION





IN THE ROOM

- Residents & businesses from Midlothian
- Other key stakeholders



INTERIM REPORT BACK

- The findings of our analysis of flood risks
- MWRD's analysis: Natalie Creek
- Solutions in existing Village plans

Your feedback: flipcharts, maps, surveys, via steering committee



AFTER THE MEETING

- Report that incorporates your comments
- Work with you to develop options
- Final plan Sept 2015
- Quick actions now?



WHAT YOU TOLD US

SURVEY METHOD

- Mailing of 4,335 postcards - the entire Village - alerting people to the survey
- Paper copies made available in local library
- 258 responses (6%)

DEMOGRAPHICS



Demographics

97%	own the property they live in.
96%	of properties are single-family unit.
62%	have a basement.
35%	have a crawlspace.
30%	live in the floodplain.
70%	do not live in the floodplain.
28.5	is the average years' of residency.

Flooding on property includes:

- **Wet basement**
- **Water backs up through drains**
- **Water seeps through basement wall**
- **Water flows through doors and/or windows**
- **Water pools in the yard**
- **Water overflows to the property**
- **Leaky pipes**

SYSTEMIC + CHRONIC



- 95% of respondents described systemic flooding
- Shared + private



CREEKS TO BASEMENTS



“When the ponds are full from current rain and we get another storm **the water has no place to go but breach the banks and backflow the storm water sewers into the subdivision** causing flooding and power outages.

Once the power goes out basements start flooding in the subdivision.”

NEIGHBOR TO NEIGHBOR



“The one neighbor next to me built a **huge garage with no gutters that all drains to me** as does the cement drive he put in which is much higher than my property by about 8 inches.”

A RELIANCE ON PUMPS



“We have to stay alert when the water starts coming in. If our pump can't keep up or goes out, the water will raise too high and drown our furnace, water heater, washer and dryer.

Therefore whenever it rains, someone needs to be here to monitor the pump. **Our ears stay tuned to the running pump as we sleep.”**

COSTLY + EXHAUSTING



“We recently excavatedthe inside and side perimeter of our home to put a sophisticated drainage system (cost \$32,000). **We now have 4 sub pumps that run constantly.** Even when there is little rain.”



FEAR OF LEAVING PROPERTY

“We are **not able to leave our home** when there is a storm or days of repeated rain. . .”



ANXIETY

“While others can go to bed and fall asleep during a rain shower, we are making decisions: if we need to put things up and who will stay up for the first watch. All the while our stomachs are churning.”

”The water problem is the worst, **our neighbors are going to put their house for sale in the spring but we can't afford to move.** But pretty soon we won't be able to afford to stay here either.”



IMPACT ON PROPERTY VALUES

“Solving this issue will help **return some of our lost home values**, and improve the atmosphere for economic development within the village.”



ABANDONMENT

“Now, all we have is **flooding and empty stores and homes**. Something needs to occur to fix these situations.”

DISORDER



The sidewalks up are in terrible shape to the point that **kids can barely even ride bikes on without hitting large potholes** or large puddles of rainwater pumping out of sump pumps.



SUMMARY

- Chronic flooding is both a shared and private experience
- Perceive flooding to be systemic + chronic
- Households compete with neighbors and the Village to remove excess water
- Report anxiety due to flooding
- Flooding is perceived to impact property values and create a sense of abandonment
- Relate flooding to neighborhood disorder