



## CHIPPENDALE HOMEOWNERS ASSOCIATION

*1 Georgetowne Lane • Barrington • Illinois 60010*

[www.chippendalehoa.net](http://www.chippendalehoa.net)

August 5, 2011

The Village of Barrington and Cuba Township will no longer be treating the storm drains with pellets to kill mosquito larvae. We have received a quote from Clarke Environmental to take over the treatment of the storm drains. The cost for this would be \$600.00.

The CHOA Board meet last week and reviewed their quote. Together, with the amounts paid for their weekly service would bring the yearly amount paid for mosquito abatement close to \$4,000.00. While the Board feels that this added service would be a good thing, we need to make sure we are not wasting money by treating storm drains when there are other problems with standing water due to sump pump discharge. The water from the drainage is a breeding ground for mosquitoes that could lead to serious health issues.

**Sump pump drainage should not be pumped onto your neighbor's property  
or Village Streets and Chippendale walkways.**

Wet areas cause problems for the people who cut the grass; they are in danger of getting the lawn mowers stuck in the wet areas. This could lead to a serious accident. Also the Landscape Companies want to charge an additional amount of money to mow these areas.

It is the Homeowners responsibility to make sure that they are doing everything possible to make sure that there is no standing water on their property, and that their sump pump out put is not causing problems for other homeowners, plus creating a breeding ground for mosquitoes.

The Board is asking all Homeowners to assess the water drainage situation on their property and find a solution for this issue.

A number of homeowners have been able to take care of their drainage problems by hiring a landscape company, or by doing the work themselves. On the reverse of this letter are Village rules for sump pump discharge and a successful way to eliminate the drainage problem.

Tony Kalebic has joined the Board and will be working with Homeowners who have sump pump drainage issues to discuss how and when these repairs should be completed.

Regards,

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President

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**The Village does not allow residents to tap into the Storm Sewers and their restrictions are as follows.**

**“All downspouts and roof drains...foundation drains, sump pumps, and other sources of surface water and/or groundwater discharging from any building, lot and/or parcel, shall be released”:**

- a. Within all required building setbacks and yard setbacks as required by the village's zoning ordinance**
- b. In such a manner that provides detention and/or positive drainage without adversely affecting any adjacent property.**

**The R-3 Zoning setbacks are 15' on the sides and 30' on the front and rear of the property**

Sump pumps are used to remove unwanted water from basements and crawl spaces to help protect these areas from excess moisture. Each situation will be unique in the amount of water being removed. In most instances, the amounts are limited and present no real problems. In others, the water volume is enough that the homeowner must consider special alterations to correct for them.

The Problem

- In most instances the drain line to the sump pump is plumbed out of the basement or crawl space and allowed to empty in a location slightly away from the home. In situations where there is a more consistent seepage of water into the sump pit the result can be a constantly moist area, or even standing water where the drain empties. Besides being a nuisance, this can become a breeding area for insects and a very real health concern. Both are undesirable and can become major concerns to homeowners.

**1. Solution One**

Dig a trench 10 inches wide by 10 inches deep.

Line the trench with landscape fabric, leaving some excess on the sides.

Insert the end of the sump pump line into a 4" perforated PVC drainage.

Lay 4" perforated drainage pipe along the entire length of the trench. The holes in the drainage pipe must be pointing down towards the gravel in order to in order to disperse water.

Fill the trench with gravel on top of the installed drainage pipe. The trench should be completely filled leaving 1" on top for sod. Connect a water pop up to the pipe, this should be above ground to disperse water. When completed, add grass seed or sod on top of the gravel.

**2. Solution Two**

Dig a hole approximately 2 feet deep install a storm tank to collect the water from the sump pump, attach the sump pump drainage pipe to the storm tank. Attach a water pop up to the tank. This tank will fill and disperse water a little at a time and should help eliminate the standing water problem. Cover with dirt and grass seed or sod.