
**E L M H U R S T P A R K D I S T R I C T
B O A R D O F P A R K C O M M I S S I O N E R S
M E M O R A N D U M**

DATE: November 18, 2015

TO: Board of Park Commissioners

FROM: Stormwater Committee, Vince Spaeth and Kevin Graf
James W. Rogers, Executive Director

RE: STORMWATER MANAGEMENT – RESPONSE TO CITY

ISSUE

On October 29, the Park District provided a proposal to the City that addressed all five park sites that the City has requested use of for stormwater detention. In response to that proposal, at the most recent meeting on November 12, the City presented a new proposal that addressed only York Commons Park.

The subcommittee is now recommending that the Board respond by reiterating that the Park District is providing the City with “al a carte” options concerning each of the park sites, each of which includes full “conversion”, except for York Commons, the use of which will be provided in exchange for extending the length of the lease on Maintenance Facility to coincide with the length of the lease for Fire Station #2 that is situated in York Commons. The subcommittee is also recommending that the Board require deadlines for acceptance of these proposals in order to finalize this issue and provide assistance to the community. Lastly, the majority of the language in the original master IGA (tree replacement, business terms, etc.) was agreed upon in principal and will need to be incorporated into each subsequent agreement.

DISCUSSION

The following is a chronology of recent proposals between the City and Park District:

October 29, 2015 EPD proposal to City

1. The terms of the Park Board’s October 29, 2014 proposal, re-affirmed February 13, 2015, remain as regards the City’s request to utilize York Commons (removing 38 homes from the 100 year flood) and Golden Meadows (removing 20 homes from the 100 year flood). This proposal addresses 58 of 70 (83%) of the homes for which the City has requested the Park District’s assistance. A copy of that original proposal is attached.

Also, it being acknowledged that because Golden Meadows Park was acquired using Land and Water Conservation Funds, the property must be replaced in accordance with IDNR guidelines. The City will agree to pay to the Park District the fair market value of the property or the cost of replacement acreage, whichever is greater.

2. Similar to the Park Board's earlier proposal for Golden Meadows, the Park District agrees to pursue conversion of the proposed site at East End Park in accordance with IDNR requirements to allow the City to utilize the westernmost portion of the park by subdividing the property and deeding that portion (approximately 2.0 acres) to the City in order to remove 6 homes on Geneva Avenue from the 100 year flood by providing a stormwater detention basin with a capacity of approximately 4 acre feet.

It being acknowledged that because East End Park was acquired using Land and Water Conservation Funds, the property must be replaced in accordance with IDNR guidelines. The City will agree to pay to the Park District the fair market value of the property or the cost of replacement acreage, whichever is greater, and that the detention basin is to remain as passive open green space following construction.

3. Similar to the Park Board's earlier proposal for Golden Meadows, the Park District agrees to pursue conversion of the proposed site at Wild Meadows Trace in accordance with IDNR requirements to allow the City to utilize a portion of the park along Seminole Avenue near the intersection of Prospect Avenue by subdividing the property and deeding the requested portion (approximately 3.6 acres) to the City in order to remove 3 homes on Seminole Avenue from the 100 year flood by providing a stormwater detention basin with a capacity of approximately 3 acre feet.

It being acknowledged that because this portion of Wild Meadows Trace was acquired using Land and Water Conservation Funds, the property must be replaced in accordance with IDNR guidelines. The City will agree to pay to the Park District the fair market value of the property or the cost of replacement acreage, whichever is greater, and that the detention basin is to remain as passive open green space following construction.

4. Similar to the Park Board's proposals for Golden Meadows, East End and Wild Meadows Trace detailed above, the Park District agrees to subdivide and deed to the City the requested portion of Crestview Park (approximately .6 acres) in order to remove 2 homes on Howard Avenue from the 100 year flood by providing a stormwater detention basin with a capacity of approximately 1 acre foot.

Using an appraisal process consistent with the one required by the IDNR, the City will agree to pay to the Park District the fair market value of the property or the cost of replacement acreage, whichever is greater, and that the detention basin is to remain as passive open green space following construction.

November 12, 2015 City proposal to EPD

York Commons

- Recreational improvements - City spends \$220,000+
- Maintenance Facility lease extended 16 years - 2045

Remaining sites

- No response

November 19/20, 2015 EPD proposal to City

York Commons

- No recreational improvements- City saves \$220,000+
- Maintenance Facility lease extended to coincide with Fire Station in YC – 2108

Remaining sites

- Able to be decided by City a la carte, as proposed
- All full conversions as proposed
- City and EPD work together to secure replacement acquisitions
- The City will agree to pay to the Park District a multiplier of the fair market value of the property - to be discussed by Park Board

Applicable legal terms and engineering designs to be finalized in discussions between Park District and City staff.

Final Offer, please respond to the Park Board by December 31, 2015

RECOMMENDATION

That the Board of Park Commissioners discusses the information presented.

Thank you.