



October 29, 2015

Members of the City Council
City of Elmhurst
209 North York Street
Elmhurst, IL 60126

Dear Mayor Morley, City Council Members and City Manager Grabowski,

We are writing on behalf of the Elmhurst Park District Board of Park Commissioners. While staff and attorneys for each of our agencies continue to work on the finer points of an intergovernmental agreement (IGA), there remain two larger issues upon which our agencies have yet to agree. Those being the inclusion in the IGA of all five sites that the City has requested to use and what level of compensation will be provided in order for the Park District to attempt to make up for the lost recreational value (both current and long-term) that will be experienced if the community's park land is to be encumbered in perpetuity with stormwater basins.

In order to address these two issues, the Park District proposes the following four points, which can either be responded to jointly or independent of one another:

1. The terms of the Park Board's October 29, 2014 proposal, re-affirmed February 13, 2015, remain as regards to 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.

Following the City's recent purchases of properties at 297, 289 and 285 Geneva Avenue there remain 12 homes (17% of 70 total homes) for which the City has requested use of the following three parks – East End, Wild Meadows Trace and Crestview.

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 0.6 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.

Once the City has determined which of the four points listed above it wishes to proceed with and the IGA is finalized, the District will begin discussions with the IDNR on the proposed conversions. The Park Board will await responses from the City Council in regard to each of the previous four points.

On behalf of the Board of Park Commissioners,



Carolyn Ubrjaco, President



James W. Rogers, Executive Director

cc: Board of Park Commissioners

Enclosure: Letter dated 02/13/15 to City RE: Stormwater



February 13, 2015

Members of the City Council
City of Elmhurst
209 North York Street
Elmhurst, IL 60126

Dear Mayor Morley, City Council Members and City Manager Grabowski,

We are writing on behalf of the Elmhurst Park District Board of Park Commissioners to formally notify the City of Elmhurst that, at the Park Board's January 29, 2015 and February 11, 2015, the Park Board took action to maintain its current position in regards to the use of York Commons and Golden Meadows parks for above-ground temporary stormwater detention as detailed in our previous letter dated October 29, 2014 (enclosed).

The Park Board now awaits a response from the City in regard to that letter.

On behalf of the Board of Park Commissioners,

A handwritten signature in cursive script, appearing to read "C. Ubriaco".

Carolyn Ubriaco, Board President

A handwritten signature in cursive script, appearing to read "James W. Rogers".

James W. Rogers, Executive Director

Enclosure: 10/29/14 Letter to City RE: Stormwater

cc: Board of Park Commissioners

October 29, 2014



Members of the City Council
City of Elmhurst
209 N. York Street
Elmhurst, IL 60126

Dear Mayor Morley, City Council Members and City Manager Grabowski,

We are writing on behalf of the Elmhurst Park District Board of Park Commissioners in response to your formal request dated August 14, 2014 seeking the Park Board's approval of your proposal for use of York Commons and Golden Meadows parks for above-ground temporary stormwater detention. Following months of study and subcommittee meetings, along with considerable public input and discussion, the Park Board voted in the affirmative in respond to the City's request for assistance. In doing so, the Park Board used the following three criteria to guide its decision making:

- Try to help the City meet stormwater needs if possible
- Ensure that the park sites, if used for detention, retain their recreational function
- Not adversely impact residents living in proximity to the parks

Using the evaluation criteria as a guide, on October 22, 2014 the Park Board unanimously approved the following:

1. in consideration for entering into an intergovernmental agreement that will, in perpetuity, alter and/or encumber open park space for use as stormwater detention purposes, the City agrees to extend the term of the shared Maintenance Facility Lease that currently expires in 2029 until February 28, 2108 to coincide with the City's lease of property on York Commons for Fire Station #2.
2. The Park District agrees to allow the City to utilize the west portion of York Commons Park (along York Street) to provide a stormwater detention basin with a capacity of approximately 11 acre feet in order to address the overland flooding concerns that exist for residents of Crescent Street. An additional requirement would be the installation of a shutoff valve to the line that would feed the detention basin from the Crescent Street area. Once the basin would be deemed full, the water would be shutoff automatically with a valve to be engineered by the City. In exchange for the use of York Commons as proposed, the City further agrees to construct, at no cost to the Park District, one (1) basketball court and two (2) sand volleyball courts in accordance with the Park District's York Commons Master Plan.

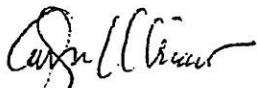
Recognizing that the York Commons storage facility is only one component required to solve flooding in the Southwest Study Area, the City of Elmhurst commits to accomplishing the recommendations within the Comprehensive Flooding Plan Report for the remainder of the Southwest Study Area.

3. The Park District agrees to allow the City to utilize the west portion of Golden Meadows Park by subdividing the property and deeding the western portion (approximately 2.5 to 3 acres) to the City to provide a stormwater detention basin with a capacity of 15+ acre feet in order to address the overland flooding concerns of Pine Street and Avon Road residents.

It being acknowledged that because Golden Meadows Park was acquired using Land and Water Conservation Funds, the property must be replaced with property of equal or greater value. The City is thereby obligated to acquire property within this parameter subject to approval by the Park District. The City also agrees to assist the Park District in relocating the garden plots that will be displaced.

The Park Board looks forward to incorporating these considerations into an intergovernmental agreement to be jointly developed between our two agencies.

On Behalf of the Board of Park Commissioners,



Carolyn Ubriaco, President



James W. Rogers, Executive Director

cc: Board of Park Commissioners