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June 11, 2013

Mr. Jim Rogers
Elmhurst Park District
375 W. First Street
Elmhurst, IL 60126

Dear Jim:

Thank you for the opportunity to discuss the City's proposed storm water mitigation projects. Attached are the City's responses to the Park District's questions submitted to us last week. We look forward to continuing the conversation in working toward cooperation to resolve these flooding challenges we all face.

Park District Questions and [City of Elmhurst Responses](#)

1. The fire station at York Commons has an underground storage, could it be linked/added to the list of proposed areas for water retention?
[It would be feasible to link the proposed flood storage areas at York Commons to the existing underground storage. As design of the site moves forward, the drainage configuration will be optimized to provide the best possible drainage system.](#)
2. Are retaining walls primarily for ADA?
[It depends upon the site and their location within the facility. At East End Park the walls adjoining the parking are primarily there to achieve the space needed for the athletic fields. At York Commons the wall near the ball field back stop is for ADA accessibility but the one in the outfield is there to achieve the field size. Each site is different.](#)
3. Would like to look at full scope of plan.
[Full plans will not be available until final engineering is completed. The City has not approved a contract with Burke Engineering to do final plans. The City is currently looking for approval of concept plans before investing additional dollars in final engineering.](#)
4. How vital is the Park District to the whole?
[Because the majority of the open space parcels are owned by the Park District, the Park District is vital to the efforts to alleviating flooding throughout the City.](#)
5. Are there plans to offer a cost-sharing program to residents for the cost of installing backflow, overhead, side yard, and/or draining systems? Grant program for glass blocks or raising

driveway.

The City currently has cost share programs for overhead sewer systems, rear yard drains and sanitary lateral repairs. The Public Works and Buildings Committee is discussing cost share programs for private property protection.

6. What happens if the Park District is unable to provide the required land space? Is there eminent domain?

The City has not looked into the legality of eminent domain.

7. How soon does the City plan on implementing the plans?

If the concept plans are approved by the Park District, the City would move forward to create an IGA with the Park District and approve final engineering contracts with Burke Engineering. The City Council will have to prioritize the projects based on land use approval and cost benefit analysis as budget will need to be created to construct the final projects.

8. What are the capacity issues?

The stormwater concepts/capacities are limited by elevation (being able to get the stormwater there by gravity and out by gravity).

9. Are turf fields proposed at Golden Meadows?

Currently the field at Golden Meadows is proposed to be natural grass.

10. Will areas be fenced?

Barrier rails are proposed where walks adjoin retaining walls but the entire facility is not proposed to be fenced.

11. Are there any safety issues in regard to depth (2 – 8 ft)?

Many of these areas currently flood to depths of several feet. Residents are aware of dangers of ponding water in rear yards and parks. Signs would be posted to inform park users that the area floods during rain events. Many other communities have wet ponds year round without reported incident(s).

12. Will the system be pump or gravity fed at Golden Meadows? If pump, what will happen during electrical power failure?

The school and park district sites are all drained by gravity, therefore power failures are not an issue. With the exception of the gravel lot at Bryan- that site is proposed to be a pumped facility.

13. Will the proposed sewer line at East End be tied into the Caroline sewer? What will be the impact – positive/negative?

The proposed storm sewer is an additional line to be installed to help drain the low areas on Geneva. The East End stormwater storage facility will require the existing 36inch storm sewer pipe to be re-routed around the storage area. Currently, Caroline ties into this 36 inch sewer. The Caroline sewer will be reconnected to the re-routed sewer. There will be no negative

impact to Caroline. The overall impact to the area should be positive as the existing storm sewer system will be relieved of some of the storm water volume due to the proposed additional sewer and storage facility.

14. What impact at East End on York's cross country running team?

We don't anticipate any impact to the cross country team's course and are willing to make adjustments to the concept to accommodate them.

15. What flexibility will the District lose with the plans?

The District shouldn't lose any flexibility to the sites.

16. How long will it take for water to drain?

It varies with the magnitude of the storm event, but in the extreme storm events such as July 2010 and April 2013, the drain time would be around one day.

17. What is the distance of the retaining wall from the soccer field lines at Pioneer Park?

The current plan illustrates 15 feet.

18. What is water flow direction at Prairie Path and Wild Meadows Trace? How many trees will be lost?

A tree survey has not been performed for the Wild Meadows Trace site so it is difficult to determine the exact quantity of trees to be removed.

19. How many homes will benefit from proposed plans?

Each site provides flood reduction benefits for different flood problem areas. A copy of the stormwater report is posted on the City's website, which contains the number of houses removed per alternative.

20. If soccer fields are flooded, will there be runover to other areas?

The soccer fields are situated at the bottom of each flood control facility. As the soccer fields become flooded, the entire facility will also fill up at the same level.

21. Will those who don't have water problems have flooding problems?

No, the idea is to convey the water from flood-prone areas to the storage areas, where it will be held and slowly released back into the storm sewer system.

22. Where are the funds for the proposed plans coming from? The City is currently investigating grant opportunities. It is anticipated that funding will be a combination of grant dollars and City issued bonds.

23. If similar plans are being used at the Downers Grove Park District, did it prevent flooding during the April 18 storm?

Washington Park was nearly full during the April 18 storm event and provided significant flood relief during that storm.

24. Has City decided to change ordinance on impermeable surface restrictions for the proposed plans? Will new construction ordinances be developed? Are we pushing problem 10 years out?

City Committees are currently discussing construction ordinances/policies to reduce new construction impacts to the storm sewer system/flooded areas.

25. Terraced versus large berms?

These types of details will be worked out in the final engineering plans.

26. Have the old trailer park properties adjacent to Roosevelt Road been considered?

These were not pursued as part of the stormwater study completed by CBBEL. Further investigation would be required to determine the feasibility of using these properties.

27. Are the costs for the park improvement portions (i.e., backstops, seating, etc.) included in the Burke report? If not, have they been determined?

No, the park amenities were not included in the cost estimates in the report. It is anticipated that cost estimates will be prepared upon or the proposed improvements have been identified.

28. What level of rain event will trigger these facilities to begin taking on water? How frequently would they be in use?

Each site is unique with how frequently they would begin taking water. For example, the Jackson Elementary School would not see water until street ponding occurs and would overtop the sidewalk into the basin. Where feasible, low flow pipes would be used to direct water around the facilities.

29. Can Burke present the proposed development plans in animated 3D video flyover?

Yes

30. How long would it take to construct these facilities?

The construction time will vary depending upon the site but none should not take longer than 9 months to construct.

31. How does the before and after of Washington Park, in terms of grading, etc., compare to what is being proposed for East End Park?

Washington Park has two separate areas for stormwater storage where only one is proposed for East End Park. The north storage area at Washington Park is also deeper relative to the adjoining amenities than what is proposed at East End Park. What is proposed at East End Park would be a softer or gentler version than what had to be achieved at Washington Park.

32. Are there other examples in Elmhurst of existing stormwater detention facilities that function similar to those being proposed in the parks (public or private)?

Not that we're aware of.

IDEAS:

- Placing guardrails on Seminole at Wild Meadows Trace.
- When constructing new facilities, add underground storage.
- Use of permeable pavement at York Commons, move proposed plans for York Commons to the parking lot.
- Use of Great Western Prairie Areas
- Would like to see more green alternatives addressed.
- Using Berteau Street hospital complex as an alternative.
- Eldridge Park as an option.

Jim, please feel free to contact me for clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'JAG', followed by a horizontal line and a period.

James A. Grabowski
City Manager
City of Elmhurst

JAG/ec