



Glenview Park District and Village of Glenview
Glenview Park Golf Club Renovation Project
Public Meeting
Park Center Lakeview Room
2400 Chestnut Avenue
Thursday, August 15, 2013 @ 7:00pm



Roll Call:

Ted Przybylo called the meeting to order at 7:02 PM

Present:

Commissioners: Przybylo, Casey, Kuhn, and Tosh

Park District Staff: Chuck Balling, Executive Director; Robert Quill, Superintendent of Leisure Services; Cheryl Deom, Superintendent of Special Facilities; Ron Cassidy, Golf Operations Manager; Rick Wilson, Golf Course Superintendent; Cheryl Noll, Recording Secretary

Village of Glenview Staff: Don Owen, Deputy Village Manager; Joe Kenney, Director of Capital Projects/Inspectional Services; Andrew Mayes, Senior Civil Engineer

Others: Tom Rychlik, Robert Hamilton, GHA Engineering; Joe Johnson, MWH Engineering; Doug Myslinski, Jacobson Golf Design; Glenview Residents (see attached listing)

I. Welcome

Commissioner Przybylo welcomed the public to the first of two public meetings being held regarding the Glenview Park Golf Club renovation project. He explained that the Park District and Village of Glenview have entered into an intergovernmental agreement in order to address storm water management issues on and around the course at the same time major golf course improvements are being implemented. While the meeting scheduled for Tuesday, August 20th will concentrate on specific improvements to the course itself, tonight's meeting will be focusing on improvements to stormwater management on and around the course. Staff would be happy to answer any questions relating to the golf course improvements after the meeting. Commissioner Przybylo introduced Don Owen to give some background on the project.

II. Background and Introduction of Presenters

Don Owen thanked everyone for coming and thanked the park district for partnering with the village on this project. He highlighted that the park district's core mission is to provide parks and recreational opportunities for the community and this project is first and foremost a project to achieve that mission – to improve the quality of the golf course. By contrast, flood risk reduction is primarily the responsibility of homeowners and businesses at the individual level, the village at the community level, and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) at the regional level. The village has been working on flood risk reduction for several decades and is fully aware of the challenges that the community faces. In fact, in 2010, the village published a formal Flood Risk Reduction Program that outlines \$125 million in potential storm water projects. Due to the strong, cooperative relationship that exists between the park

district and village boards, a dialogue commenced about a year ago to see if there could be a potential win-win solution if the village brought additional funds to the project to create storm water detention that could also serve as golf course enhancements. In March 2013, the intergovernmental agreement was signed to allow the village to partner by contributing 1.7 million dollars to the project to add up to 17 acre-feet of storm water detention on the course. This project won't be able to solve all the flooding problems in the neighborhoods but it is an outstanding opportunity to reduce flooding while also improving the golf course. The village is committed to continuing to study flooding issues in neighborhoods and making additional improvements when feasible.

III. Project Overview

Joe Kenney indicated again that staff will take general comments during the formal meeting, and will be available to talk individually on more specific issues after the meeting. Staff will also host onsite meetings if needed with the public upon request. Joe introduced the two presenters from the engineering firms present.

Joe Johnson of MWH went over the PowerPoint presentation. The village is about 14 sq. miles- that would equal approximately 600 million gallons of water to deal with on a large rain fall. Detention storage is a tool to manage the water creating a smaller peak flow over a longer period of time. The watershed map was discussed indicating water movement east to get to the West Fork of the North Branch of the Chicago River. Inundation maps were discussed showing the issues that need to be dealt with in partnership with the park district.

Bob Hamilton introduced himself and gave his and Joe Johnson's credentials. Bob's company's major practice is municipal storm water management. Joe's firm is an international firm whose projects include the Panama Canal. He explained how this intergovernmental agreement between the agencies is unusual; it is very rare to have such cooperation.

The key to storm water management is to slow it down. This project will provide detention areas on the course to carry the flow of water through the system. More water hazards will be added to the south side of the course. Some of the course improvement will include raising the fairways and lowering other areas to create detention during major rain events. The drainage profile was reviewed, illustrating all of the new storage being created. The management summary was discussed in detail. With these improvements there will be a 230% increase in storage – approximately 5 million gallons. This water will also help irrigate the course, and reduce the discharge rate by 70%.

IV. Next Steps

Bob Quill reviewed the Glenview Park District Master plan for the golf course and reiterated the funds currently available for the project. Next steps were discussed including completion of plans, application for permit from MWRD, final approval from village and park boards and bidding of the project. Quill estimated that the project would begin on or about July 7, 2014 and the course would be reopened for play in mid-June of 2015, dependent on weather.

V. Q&A

The question and answer session was moderated by Don Owen. Several microphones were passed around and the audience was asked to please state their name and address before asking their question.

Bruce Erler - 744 Shermer Road:

Q. How much money is being spent on the golf course vs. money on detention ponds?

A. 2.5 million is for the golf course improvement and 1.7 million is for the storm water management.

Q. It seems the improvement should be for the storm water management, not the golf course.

A. That is why this is a partnership with the park district. The village asked if it could partner with the park district to help with the storm water management. It is a Park District project, with the Village participating.

Q. The park district should take care of their own water.

A. All properties accept water from upstream and it passes through to downstream areas. The park district does manage their own water and will be reducing the flow of water to areas downstream.

Q. How come you have to wait to 2015?

A. The growing seasons are critical for golf courses. Proper grow-in requires the fall and subsequent spring seasons to be successful. The easy problems get solved quickly. This is a large problem and that takes this kind of money and planning to solve it in conjunction with a lot of planning.

Janna Blais, 2535 Glenview Road:

Q. Is there going to be any consideration for improving or fixing the access road at the Glenview Road ROW? Also, will construction equipment going by her house be an issue? It also floods.

A. Staff from the village offered to meet her at the site to review what is needed.

Q. Please explain what dry detention is?

A. It is an area of the course that, under normal conditions, is dry turf. After significant rain fall it will hold water until the storm system can catch up. Under normal conditions it will look like the rest of the golf course. The dry detention will be depressed but will not be evident under normal circumstances.

Dave Johnson, 810 Wedel:

Q. Is there some effort to relieve the standing water in the community around the golf course? If so, who would pay for that?

A. The 1.7 million being contributed by the Village is for the storm water detention on the golf course. Separate funding for the study to move the water standing outside the golf course is needed. If water is on the golf course it is included in the budget, if off the course, it will be addressed by separate village funding.

Scott Daniels, 926 Meadowlark Lane:

Q. Are there any plans showing what flooding will look like post construction?

A. There will be post project inundation plans drawn as soon as MWH has all of the needed information.

Marek Rytel, 2508 Central Road:

Mr. Rytel discussed his previous flooding issues and is looking for assistance from the village. Village staff offered to come out to see the property with the village engineering team.

Mary Stump, 738 Elmgate Drive:

Q. The overflow to Elmgate is coming from the parking lot onto her yard. She clears the drain several times of debris in a large rain event and it does drain. Is the entire parking lot going to hold water?

A. The plan calls for diverting parking lot flow to the north. A curb will be installed on the east side of the parking lot to act as a dam. The golf course staff will monitor the drains so they don't get clogged. That said, assistance from the neighbors is appreciated.

Cliff Huske, 709 Elmgate Drive:

Mr. Huske discussed the history of the golf course from when it was built indicating that there is only one drain in the parking lot. He suggested building a berm at the end of the course before the parking lot to hold the water on the course until the construction is complete.

Bruce Erler - 744 Shermer Road:

Q. Why can't you get this done in a year? If it is just construction, probably less than that.

A. Because plans have to be finished, then public bidding and a permit process. It can't be built in the winter. This project is condensed now and the project is being done with operational funds. To shut down the course would take away the operational funds it earns to fund this project. MWRD has to give the project a permit, we need to have a plan first, including the public meeting inputs, and it can't be compacted into a tighter frame. The SWM infrastructure will be in place in the fall of 2014 and residents should see benefits beginning then. The course won't be playable until June of 2015.

Greg Gershuny, 926 Kenilworth Lane:

Q. There are flooding problems everywhere. Nothing against golf courses, but at Cole Park the flooding gets worse every year. Activities are canceled now it is so bad there. How do you prioritize and when does Cole Park get attention?

A. The Glen Oak Acres neighborhood is a difficult area. Work done at Wagner Farm has alleviated some of that flooding. The park district's mission is to create park and recreation opportunities for the community.

Patrick Whiston, 2514 Central Road:

- Q. It seems a majority of the drainage will be helped with this detention plan. What are you doing to channel the water away from my property?
- A. Staff offered to review his exact location on the displays after the meeting.

Renee Harlan, 915 Wedgwood Drive:

- Q. What are you going to do with the storm drainage, what is occurring to correct that? I have side yard detention basins and they fill up quickly.
- A. The detention in your yards serves your homes. The water seeps to the lowest level. It will continue to flood and hold water there; it was designed to do that. Staff will review that area with the homeowner.

At 8:15 pm Don Owen indicated Tom Rychlik would be available in the back of the room to answer any individual property type questions. This forum should be used for general questions.

Shiva Mohsenaelih, on behalf of Rep. Laura Fine

- Q. Is this detention helping the streets that are flooding around the golf course?
- A. Primarily it will help with water on the course and downstream from the course.

Unknown Speaker:

- Q. Glenwood Lane is outside the village limits. Has there been any discussion with the township road district? Will this project affect us?
- A. The township has gone through a separate study, and there has been discussion of storing water at the church on Central. They are coming up with a phasing plan; the village is following the study underway by Daniel Creaney Company on behalf of the township road district.

Steven Klebe, 816 Shermer Road:

- Q. Is the village going to offer some type of overhead sewer program?
- A. Yes, there is now a 50/50 overhead sanitary sewer service conversion program offered. The village will pay up to \$7,500 towards the total cost of the installation of overhead sewers.

Bob Spalding, 907 Wedel Lane:

- Q. This plan is for 100 year floods; in the future we will see higher level of flooding. Once these detention areas fill up it will exit the golf course. I thought this plan was being done so the neighboring communities wouldn't suffer as they are today. I thought there would be berms designed to hold the water on the course. I commend the groups that have worked together, but it is very disappointing that you are allowing the neighbors to flood and not containing the water on the golf course.
- A. The course is not causing flooding in the community, it is already there. The current system was designed before watershed systems became state of the art. We are making tremendous

improvements but we are limited by history and topography. The park district will not turn the golf course into a reservoir.

Beth Raeble, 705 Elmgate Drive:

- Q. A general water flow question. Drains are inundated and in a couple of hours-whoosh it is gone. Why does that happen?
- A. This question is asked a lot in the village. The ponding will not go down until the sewers can accept it. There are no gates in the system. New detention will allow some of that water to be safely stored elsewhere.

Beth Forrester, 727 Elmgate Drive:

- Q. Will there be cross country skiing allowed during the construction? Also, will the parking lot fill up more with water now?
- A. No, but Gallery Park is open in the winter for cross country skiing. That zone is changing the direction of the low flow. However, when exceeding the 100 year storm, it must go in the same direction it does now.

Unknown Speaker:

- Q. There are no a guarantees but this does seem to be a plan with dramatic improvements. We can't possibly think that all of this is going to 100%. That doesn't seem like a lot of money to do all this. What happens when you find that you have created other problems in other places? How are you going to fix those problems that you didn't anticipate?
- A. On a large project like this we need to consider all those possibilities. What we do in our analysis and study is to determine what the operating elevations are and how they affect the people above and below. Nothing is 100%. If there is a problem we will come in and address it. Let us know if you see something.
- Q. Why don't you meet with the neighbors of each road? Each has their own issues and you don't have the benefit of the knowledge of living in that house. It would help you gain some beneficial information. This is great, now make it personal. Go house to house to see if it will benefit from your design.
- A. The village has been and will continue to meet with neighborhoods and individuals. It does have benefits upstream and down, and Village staff are willing to meet with all the neighbors.

Unknown Speaker:

- Q. This seems to be a partial solution. There will be worse storms. Are there other ideas out there that will be addressed?
- A. The village has done thorough studies, has a master plan and has identified a need of \$125 million for future projects. Going forth, we will improve systems, not just maintain them. The village sets goals each year, they can all be found on the web site. Storm water management is a very important goal. So are traffic mitigation issues, there are a whole host of things that are priorities. If it is your most important goal, let the trustees know. Any communication is welcomed.

Lee Barry, 816 Wedel Road

Q. Can you do more storm water retention on the course?

A. The charge that we had with the village was to increase water retention by 17 acre-feet. Any design like this is a series of tradeoffs. The first priority is the golf course playability. We currently are at 15 acre-feet, working towards 17 acre-feet.

Unknown Name, 2324 Robincrest Lane:

Q. I have had raging flash floods at my home; we are full of fish in our yards. Assuming similar storms in the future, will this prevent that?

A. The volume of the rate of water will reduce by 80%. It won't be perfect because you have to get rid the Robincrest Lane water. Shermer Road is higher than the neighborhood, and the water is coming eastbound down Central. It is the law of gravity again.

Bob Spalding, 907 Wedel Lane:

Mr. Spalding discussed the regional issues of storm water retention. He referenced several communities using dual-use athletic fields. He asked the village to consider this and other innovative ideas. Staff indicated all ideas are worth hearing. They also advised the audience that the park district has an ordinance that states they cannot hold community water detention on their lands.

Bruce Erler - 744 Shermer Road:

Q. If you had 16 holes instead of 18 holes that extra land could be detention?

A. Yes it could and no, it won't happen.

Steve Bucklin, 2718 Central Road:

Mr. Bucklin stated as a golfer the improvements being made to the course will improve so many things. He is in total support.

Q. As a homeowner who has not flooded, with the new ponds being added, will there be more water spilling over and create a problem that is not there now?

A. They are designed to overflow and continue to step down with the law of gravity.

Don Owen and Commissioner Przybylo thanked everyone for coming. Staff again offered to meet with anyone after the meeting who had any further questions. The next meeting will be focused on the golf course renovation designs.

Meeting adjourned at 9:00 pm.

ATTEST:

William M. Casey
Board President

Charles T. Balling
Board Secretary

Approved this 26th day of September, 2013