



**AGENDA**  
**COMMITTEE OF THE WHOLE**  
**November 17, 2009 - 7:30pm**

- 1) **“Great American Smokeout” Presentation - Dr. Goyal (Introduction by Alderman Lusk)**
- 2) **ComEd Update - Waverly Park and Barker Lake System Reliability**
- 3) **Brookwood Condo Drainage**
- 4) **Budget**

**Committee-of-the Whole Agenda - November 17, 2009**

**1) “Great American Smokeout” Presentation by Dr. Goyal**

Alderman Barb Lusk will make the introductions.

## Committee of the Whole Agenda – November 17, 2009

- 2) Update on Waverly Park and Barker Lake Electrical System Reliability – ComEd Transformers

**Discussion:** Public Works staff and the City Engineer have had several discussions and field meetings with ComEd engineers in regard to the elevations of several electrical transformers in the Waverly Park and the Barker Lake areas.

Specific actions to report on as updated information are as follows:

- Waverly Park  
ComEd has confirmed, and will schedule the elevating of existing transformer behind 2300 Oak Lane that has experienced flooding. Permit was issued by Public Works Department on November 9, 2009. This work will be done at no cost to the City, classified as a maintenance operation. Expected to be a spring 2010 ComEd project.
- Barker Lake  
ComEd is researching the power outage history in the residential neighborhood at Barker Lake. It is believed that most storm-related service interruptions have been caused by failures away from Barker Lake, and that the water levels in Barker Lake that rise due to heavy rain events or a rise in Salt Creek have only on two occasions (1987, 2008) flooded the transformers to cause power outages.  
More information should be available next month to correlate rainfall data with power outage events, but it is unlikely that ComEd will relocate any of the transformers without City cost participation and obtaining additional utility easement from some of the property owners.

There are a total of five (5) transformers at Barker Lake. All of them have sunken to some extent, but by no means were they ever located above the area base flood elevation. ComEd would raise any or all of the transformers to the elevations immediately adjacent to them at no cost to the City as “maintenance”...however this would be of no benefit to reduce flood risks to them.

Options presented by ComEd to reduce the flooding risk are as follows:

1. Raise transformer elevations by 3 to 4 feet, and keep them in the same locations. This would cost the City an estimated \$20,000, with all grading work to be at City cost. The appearance of these elevated transformers would likely not be acceptable to residents, and may require regrading and compensatory storage to be provided elsewhere at Barker Lake.
2. Relocate the transformers to front yards on Brookmeade Drive and Plum Grove Drive. Easements would be required, and would not be aesthetically appealing to residents. Due to extensive additional

cable installations, costs are estimated at \$50,000 or more per location. This would greatly reduce flood risks as cause of power outages.

3. Install overhead utility poles and primary, secondary feeder cables and house services. This would not significantly reduce power outage chances in flood events in the opinion of ComEd, as any access to downed power lines would be limited if the utility poles were in the flooded areas. Aesthetically not desirable.
4. Relocate any or all transformers 20-40 feet up into resident yards. This would be a less costly alternative, as less cable would be required for relocations and house service cable distances would also be shorter. \$20,000 to \$25,000 per location estimated cost. Easements required to be obtained by City for all relocations.

ComEd requires a \$2,500 deposit for engineering design services to further investigate any of these options.

Recommendation: The potential costs to the City are not believed to be worth the benefit and are difficult to justify as a City-funded initiative. Final decision should be made after receiving power outage history report, and perhaps with a survey to residents to determine their willingness to contribute to costs in the limited benefit area. To pursue any improvements in the future will require budgeting within Stormwater Management Fund for City costs of improvements that are desired.

## Committee of the Whole Agenda – November 17, 2009

### 3) Stormwater Detention Basin at Brookwood Condominiums

**Discussion:** During the July 18, 2008 flooding event, where three (3) inches of rainfall occurred in a 90-minute period of time, some of the most significant flooding occurred in the Jody Court and the Brookwood Condominiums stormwater detention area along West Frontage Road. What was unusual in this location was that while several areas of poor drainage or of low elevations in the City are repetitive and predictable in heavy rainfall events, this flood occurrence location was a new experience previously unseen.

It appears that a primary reason for the street flooding, parking lot flooding, and (in one location) home structure flooding that occurred on July 18, 2008 was the absence of a flow restriction weir in the new storm sewer discharge pipe within the Palatine Township-Forest Estates area, immediately west and upstream of the Brookwood detention pond area.

The reinstallation of the weir was seen as an immediate benefit as the subsequent seven (7) inch rainfall on September 13-14, 2008 saw no flooding in the Jody Court/Brookwood areas.

During the several field investigations in the Brookwood, Jody Court, Forest Estates, and Oaksbury areas, along with West Frontage Road and Route 53 expressway drainage areas, and records in the Public Works archives, a number of observations are made, as follows:

- The Brookwood detention area is difficult to access, is in poor condition with soil erosion and brush overgrowth.
- The weir pipe in the Brookwood detention headwall is of small diameter and is often blocked with leaves, brush, and debris.
- The headwall has been eroded and allows stormwater flow around it.
- The overflow box culvert under West Frontage Road may have been installed at an elevation too high to provide flood relief.
- Alterations made to rear yards of some homes on Jody Court and on Oaksbury Lane, where designed as stormwater detention areas, may have decreased the intended stormwater storage for the drainage area.
- The homes on the north side of Jody Court, where backing up to the Brookwood detention area, actually own a ten (10) foot wide drainage easement there, that was improved in 1988-89 with the construction of the subdivision for providing the required stormwater detention. These homeowners should perhaps share some responsibility for the maintenance of the detention area.

Several times over the past decades, Brookwood Condominiums management agencies have made inquiry to the City of Rolling Meadows as to taking over the maintenance responsibility for the detention basin area. In all past responses, City staff has turned

away the requests as potentially setting an undesired precedent for public maintenance of a private property.

As the result of the summer 2008 flooding event, and the conditions of the detention basin, the City Engineer was requested to develop a recommended design for improvements to the Brookwood detention area in autumn 2008, and this was presented to Brookwood Condominiums in November 2008. A cost estimate of \$70,000 was provided. The proposed improvements would:

- Remove a significant amount of the trees and brush overgrowth that is presently contributing to the lack of plant growth at the bottom of the detention area.
- Provide for re-grading of the basin floor and side slopes to correct existing erosion problems.
- Provide native plant materials to prevent future erosion.
- Correct drainage outlet problems at the weir and headwall.

In the approved FY2009 Budget, \$35,000 was designated in the Infrastructure Fund for the City's possible 50% share of improvements to the Brookwood detention basin. Staff believes that would be a reasonable approach to financially participate in the rehabilitation of the detention basin as it is an integral part of the area drainage system. An appropriate action plan for long-term maintenance of the detention basin would be to have:

- Brookwood Condominiums provide a dedication of a public utility easement upon the stormwater detention property.
- Share in the future maintenance costs on an equal 50% basis between Brookwood Condominiums and the City, by entering into a written agreement.

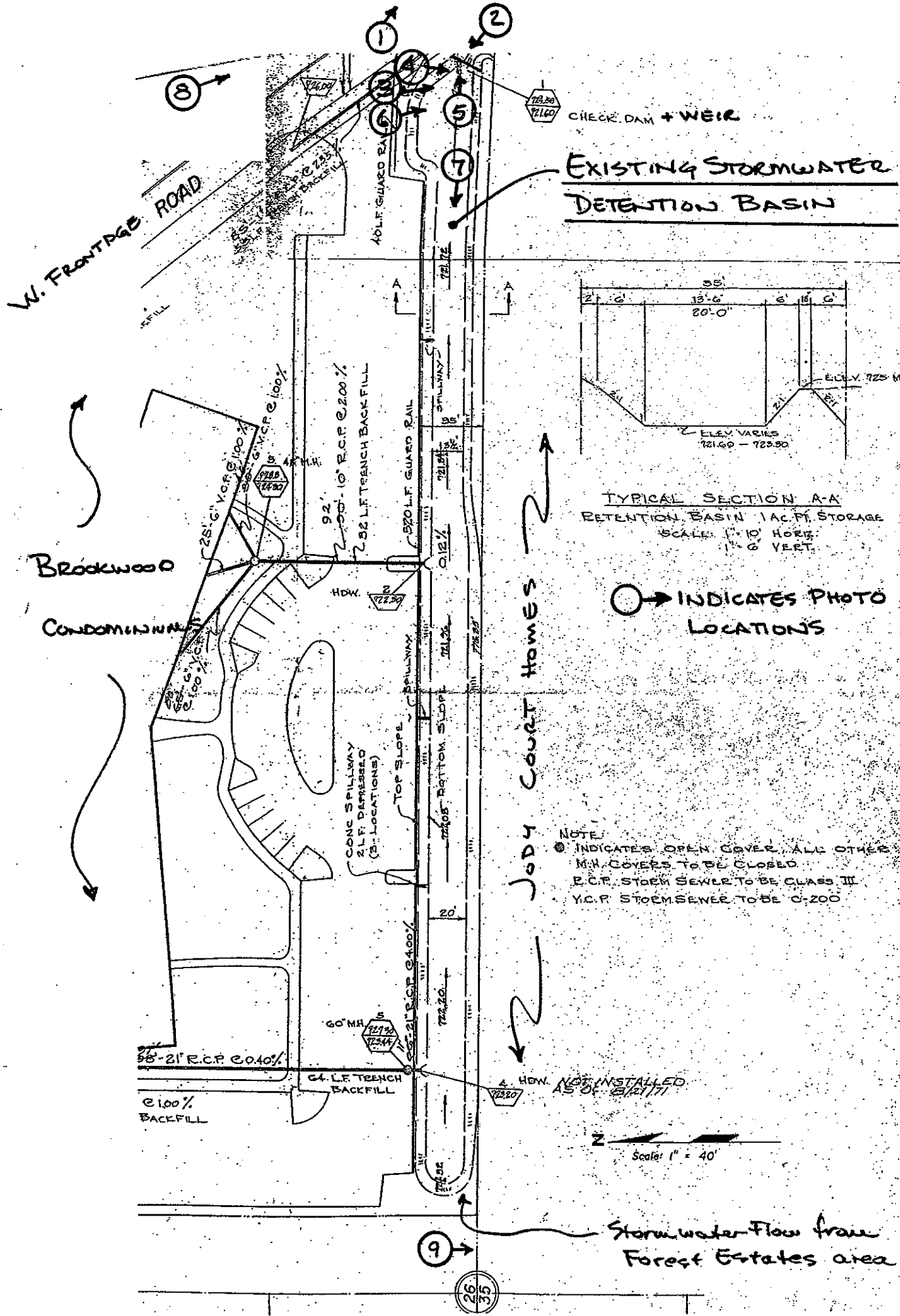
These recommendations are not considered to be a problem with "setting a precedent" in that there are a number of other stormwater ponds and detention basins within the City, on private property for private maintenance, that are indeed limited to serving contained (private) drainage areas.

A meeting was held on October 12, 2009 with several representatives of the Brookwood Condominiums. Topics discussed include:

- Sources of stormwater drainage into the Brookwood detention area – Jody Court, Oaksbury Lane, and Forest Estates.
- Frontage Road drainage problems – some of the worst locations will be corrected with the 2010 rehabilitation project for the roadway.
- Sump pump discharges from homes at Jody Court directly into the detention basin, contributing to erosion problems.
- Drainage from Forest Estates into Brookwood parking lot near Kirchoff Road.

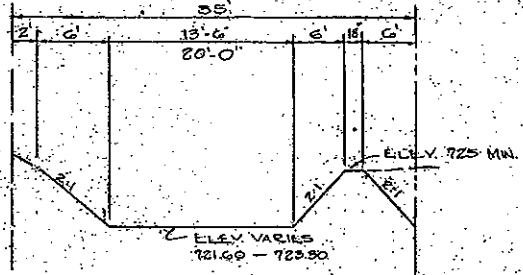
- History of the detention pond, when it was constructed, why it was constructed, permit requirements.
- The box culvert elevations under West Frontage Road.
- IDOT stormwater drainage system along expressway.
- Can and should additional stormwater flow restrictors be considered in upstream storm sewers?
- Possibilities for upstream tributary areas participating in the costs of improvements and future maintenance of the detention basin area, especially Palatine Township unincorporated area. (Should upstream areas be required to directly participate in costs of detention basin maintenance?)
- Can a Special Service Area be created for use in cost participation for stormwater detention basin improvements and future maintenance?
- Can IDOT storm sewers on the expressway be used for drainage discharge, and can the “infield” area to the immediate east of Brookwood Condominiums be used for stormwater detention?

This Committee-of-the-Whole report is provided to give City Council background information on the Brookwood detention area, flood control updates, and to seek input and direction for future discussions with Brookwood Condominiums.



CHECK DAM + WEIR

**EXISTING STORMWATER  
DETENTION BASIN**



TYPICAL SECTION A-A  
RETENTION BASIN 1 AC FT. STORAGE  
SCALE: 1" = 10' HORIZ.  
1" = 6' VERT.

⊙ → INDICATES PHOTO  
LOCATIONS

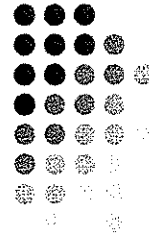
NOTE:  
 ⊙ INDICATES OPEN COVER. ALL OTHER  
 M.H. COVERS TO BE CLOSED.  
 R.C.P. STORM SEWER TO BE CLASS III  
 V.C.P. STORM SEWER TO BE C-200

Scale: 1" = 40'

Stormwater Flow from  
Forest Estates area

# BROOKWOOD CONDOMINIUMS STORM SEWER

October 14, 2009



BOX CULVERT CROSSING UNDER WEST  
FRONTAGE ROAD (AS OVERFLOW)

PHOTO

①



NORTH END OF CHECK DAM —  
(ALLOWS WATER TO FLOW AROUND IT)

PHOTO

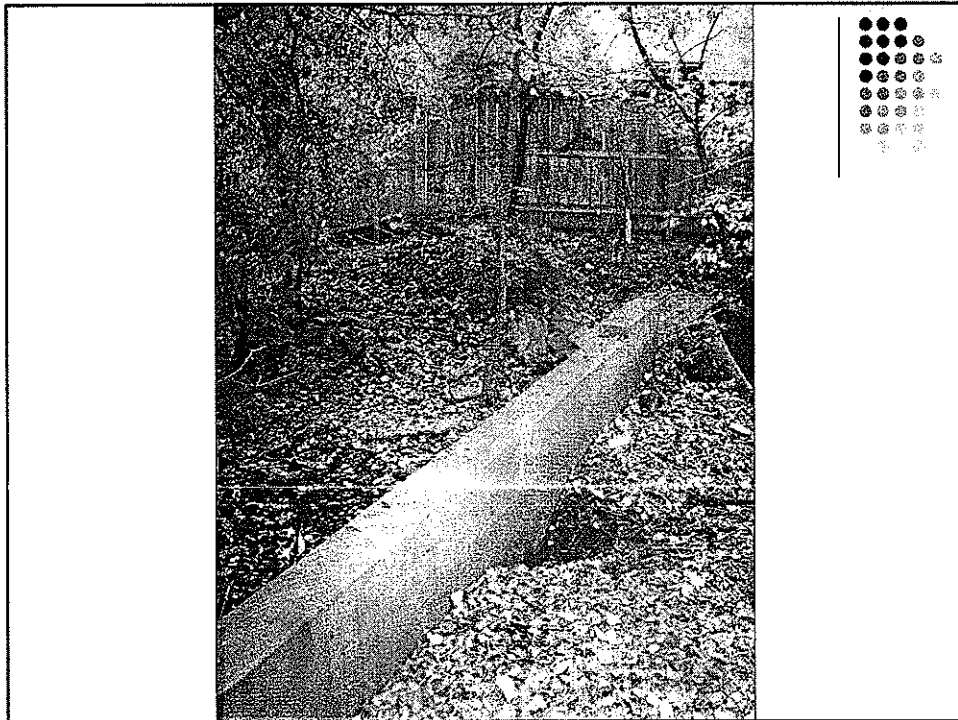
2



CHECK DAM - WEIR - SHOWING 8" OUTLET PIPE  
IN CENTER (LOOKING SOUTH)

PHOTO

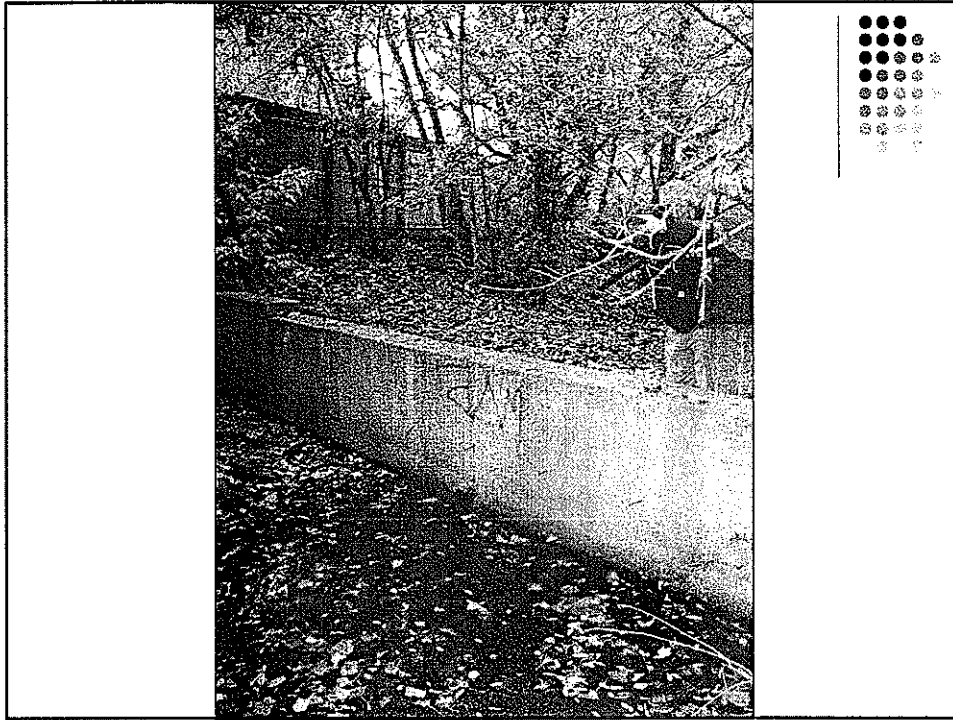
3



CHECK DAM - WEIR FLOW CONTROL AT  
EAST END OF BROOKWOOD DETENTION

PHOTO

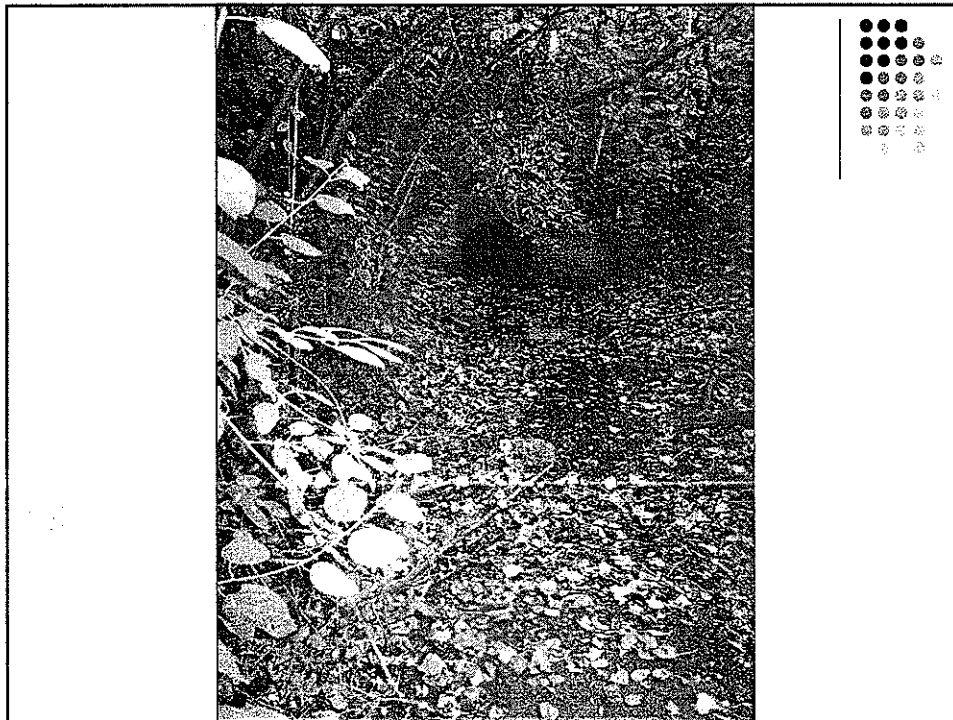
④



OUTLET STORM SEWER PIPE -  
(NEAR WEST FRONTAGE ROAD)

PHOTO

⑤



STORM SEWER PIPE DISCHARGE FOR JODY COURT  
DETENTION AREA

PHOTO

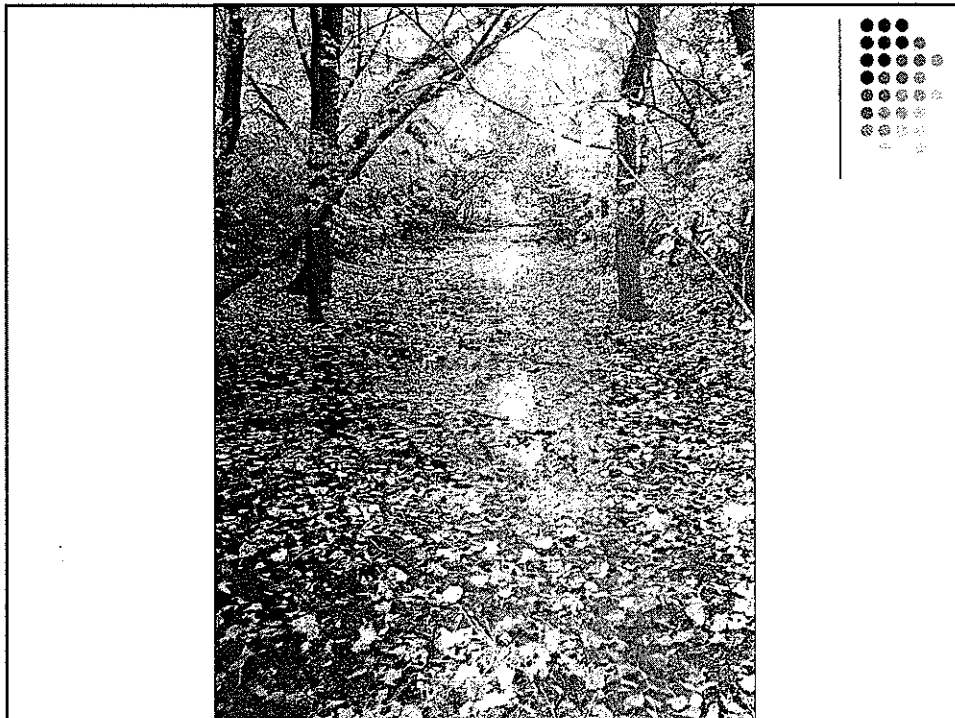
6



EXISTING DETENTION AREA - LOOKING WEST

PHOTO

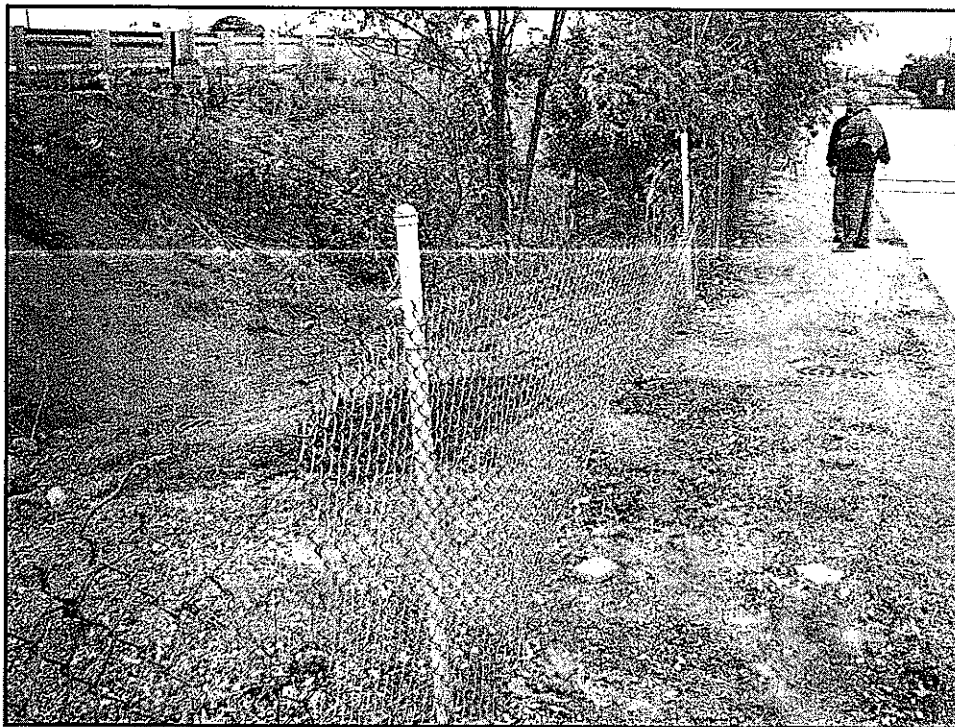
7



DRAINAGE PROBLEM ON WEST FRONTAGE RD. -  
ACROSS FROM BROOKWOOD DETENTION AREA

PHOTO

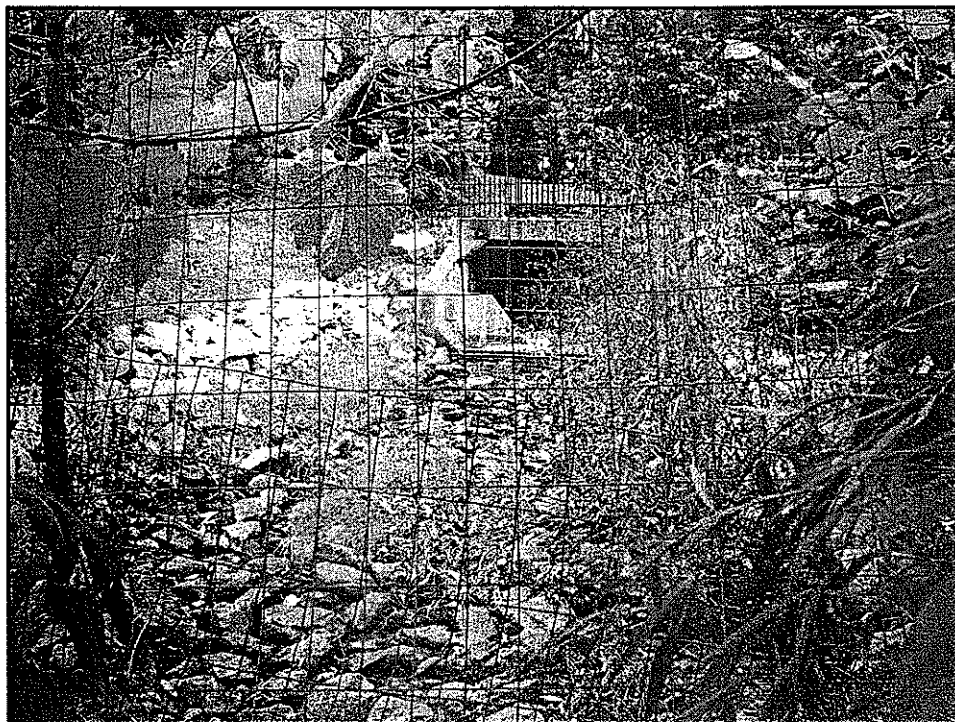
8



PALATINE TOWNSHIP STORM SEWER -  
DISCHARGE PIPE WITH WEIR RESTRICTOR

PHOTO

9



RECEIVED IN BAD CONDITION

88449598



The property sh identified by Insurance Rate effective date

# GETTYSBURG ESTATES UNIT II

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILL. COUNTY OF COO

This is to compliance to complies in al

Rolling Head A.D. 19

dualy. 1988. ment. ner and hat the y to be d Trust

BROOKWOOD CONDOS according to the plat thereof recorded March 17, 1978 as Document No. 24367239.

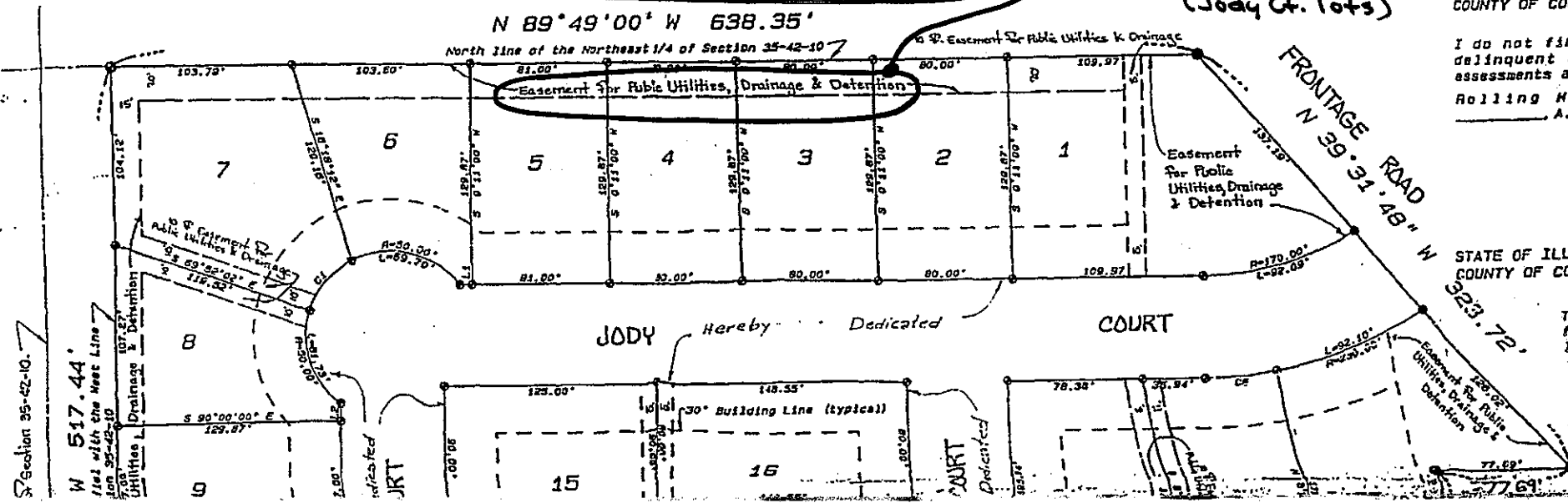
\* 20 ft. Detention Easement adjacent to Brookwood Detention (Jody Ct. lots)

IND TRUST. individually

OFFICER

RANGE TRUST

In as for tiff that dent and stary of to be the forgoing



STATE OF ILL. COUNTY OF COO

I do not delinquent assessments a Rolling M A.

STATE OF ILL. COUNTY OF COO

PUBLIC WORKS DEPARTMENT  
INTER - OFFICE MEMORANDUM

DATE 6-13-73 \*

TO: John P. Hennessy, Superintendent  
FROM: Rod Blane, Rolling Meadows Public Works Inspector  
SUBJECT: RETENTION BASIN AT BROOKWOOD APARTMENTS

The grade for the retention basin was shot and found it to be very close to plans. We found that the problem was between the retention wall and the storm sewer that goes under route 53. It is there that dirt has settled and blocked the flow of water. If this were cleaned out the water sitting in the basin would drain leaving it relatively dry. The weeds growing in the basin is another matter, but should be cleaned out.

*Brookwood 03*

RB/sb

# City of Rolling Meadows

PUBLIC WORKS

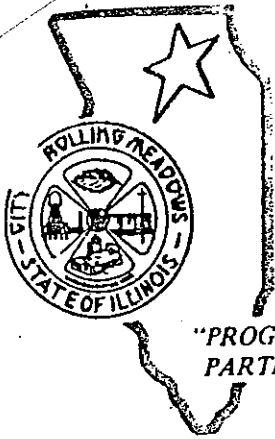
3200 CENTRAL ROAD

ROLLING MEADOWS, ILLINOIS 60008

394-8500 - Administrative

394-8504 - Emergency

June 15, 1981 \*



WILLIAM D. AHRENS, Mayor  
MARYLYN C. KOCH, City Clerk

Mr. F. A. Savage  
Commonwealth Management Company  
5618 Broadway  
Chicago, Illinois 60660

Dear Mr. Savage:

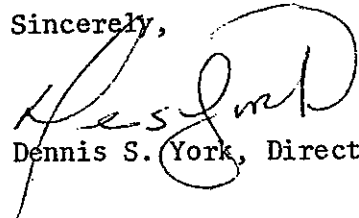
Recently there has been some inquiry into the property located directly to the south of Brookwood Condominiums. I have been in contact with many of the same agencies as you have to determine exactly who is responsible for maintenance of this parcel.

Our Inspection Department has researched the City's files and found that this parcel is under your jurisdiction and was originally incorporated as your storm water detention for the Brookwood complex.

I have attached copies of the literature available to us and hope it may be of some value to you. We will continue to pursue additional information from our City Engineers' office and forward it to your office upon receipt.

If I can be of any further help, please feel free to contact me.

Sincerely,

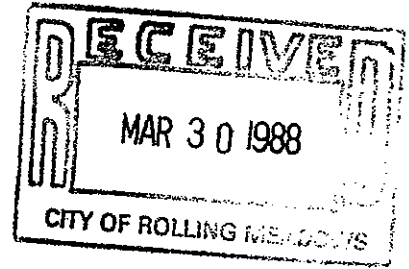
  
Dennis S. York, Director

ch

CC: J. Turi, City Manager

✓ D. Carlson, Inspection Department

TO: ~~Jack~~ Larson  
PW



TO: Dennis York, Interim City Manager  
FROM: Vince Glasgow, Property Maintenance Inspector V6  
SUBJECT: Brookwood Condos Retention Pond  
DATE: March 25, 1988 \*

Jack Larson and I talked to Jean Portino, Property Manager, about problem.

Mr. Larson brought out the City As-Builds to show Jean how the pond was designed.

She agreed that there should be something done but no time limit was set. This was to be worked out with Jack at a later time.

Jack  
where are you  
with this?  
The  
D

Larson  
was this  
Completed?

CITY OF ROLLING MEADOWS  
INTER-OFFICE MEMORANDUM

TO: DENNIS S. YORK, INTERIM CITY MANAGER  
FROM: JACK LARSON, SUPERINTENDENT OF UTILITIES  
DATE: APRIL 20, 1988 \*  
RE: BROOKWOOD CONDO'S DETENTION POND

This morning we met with the Management Company of Brookwood Condominiums. The Detention Pond to the south of the condominiums is in need of cleaning and repair to the headwall. They agreed to do these repairs as soon as they met with the Board to establish a contractor and price. They will be calling us with details on this within the next month.

Should you have any questions regarding this matter, please contact me.

C: David C. Syoen, Interim Director  
J. Muldowney, City Engineer  
V. Glasgow, Housing Officer

cbh



ALAN D. KOVITZ  
VINCENT A. LAVIERI  
ROBERT J. LEY  
ROBERT P. NESBIT  
BRIAN N. RUBIN  
JORDAN I. SHIFFRIN  
GERALD J. SMOLLER  
ROBERT A. STERNBERG  
EDWARD P. TEMBORIUS  
GARY R. WAITZMAN  
JEFFREY S. YOUNGERMAN  
CHARLES T. VANDERVENNET  
RONALD J. KAPUSTKA  
STEVEN J. WALSH  
SUSAN J. GREENSPON  
LESTER A. OTTENHEIMER, III  
ROBERT B. KOGEN

LAW OFFICES  
**KOVITZ SHIFRIN & WAITZMAN**  
A PROFESSIONAL CORPORATION

June 15, 1994 \*

3436 NORTH KENNICOTT AVENUE  
ARLINGTON HEIGHTS, ILLINOIS 60004-7824  
(708) 259-4555  
FAX: (708) 259-5570

221 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60601-1405  
(312) 372-3227  
FAX: (312) 372-4646

REPLY TO:

**Arlington Heights**

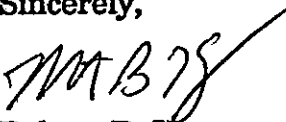
**Mr. Rodney Blane**  
**City of Rolling Meadows**  
**3600 Kirchoff Road**  
**Rolling Meadows, IL 60008**

Dear Mr. Blane:

As the attorneys for the Brookwood Condominium Association, we have been authorized by the Board of Directors to contact you regarding the possible dedication of the retention pond situated between Jody Court and the Association. It is my understanding that you had previous discussions with the Association in this matter regarding the owners of the homes on Jody Court responsibility to pay a portion of the maintenance costs for this pond. At present, we have had no success in entering into an agreement with these owners to pay for a portion of the maintenance of this pond. Accordingly, we are inquiring whether the City of Rolling Meadows would be interested in having this pond dedicated to them in exchange for the City undertaking all maintenance responsibilities for this retention basin.

Please discuss this proposal with the appropriate parties at the City. Thank you for your prompt attention to this matter.

Sincerely,



Robert B. Kogen

RBK/ed

cc: Shelly Kaufman  
Robert P. Nesbit

061406.ltr

## MEMORANDUM

Date: June 27, 1994 \*

To: Robert Beezat, City Manager

From: Rod Blane, Planning Coordinator/Building & Zoning Officer

Subject: Brookwood Condominiums Request



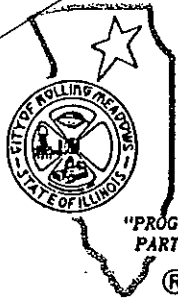
I think the attached request would have been more appropriately addressed to you. Brookwoods Condominiums is requesting a dedication of the retention area at the south end of their development.

My recommendation is that we do not assume this responsibility for the following reasons:

1. On-going maintenance costs
2. May set a precedent

If you need anything further please let me know.

received  
6/28/94 C



# City of Rolling Meadows

3600 KIRCHOFF ROAD  
ROLLING MEADOWS, ILLINOIS 60008  
PHONE: 708/394-8500  
FAX: 708/394-8710

CARL F. COUVE, Mayor  
MARYLYN C. KOCH, City Clerk

August 18, 1994 \*

Mr. Robert B. Kogen  
Kovitz, Shifrin & Waitzman  
3436 North Kennicott Avenue  
Arlington Heights, IL 60004-7824

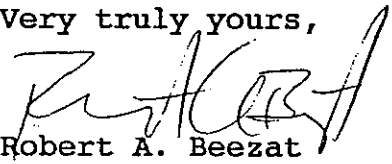
Dear Mr. Kogen:

I am replying to your letter of June 15th regarding the possible dedication of the retention pond situated between Jody Court and the Brookwood Condominium Association property.

I have discussed this matter with the City Engineer, Public Works Director, and Building and Zoning Director. It is their opinion that this would not be in the best interest of the City because of the ongoing maintenance cost, and that it would set a precedent. However, this is a decision that would need to be made by the City Council. Consequently, if you would like to pursue this matter further, I would schedule it for the September 20th Committee of the Whole meeting of the City Council. That meeting starts at 7:30 P.M.

If you would like to be on the agenda that evening or discuss this with me prior to making that decision, please give me a call.

Very truly yours,

  
Robert A. Beezat  
City Manager

RAB: jlm

cc: Rod Blane  
Dennis York  
✓ Jim Muldowney

# MEMORANDUM

January 16, 2004 \*

TO: Fred Vogt

FROM: Lee M. Fell, PE  
Jeff J. Julkowski

SUBJECT: Forest Estates Drainage Review  
(CBBEL Project No. 98-361A)

\* Brookwood Circle  
Area

CBBEL performed a brief review of the drainage calculations for the Forest Estates Road Improvements in the City of Rolling Meadows. The calculations were performed by Haeger Engineering on behalf of the Palatine Township Road District.

The improvements were first reviewed to determine if any of its drainage area is tributary to the Kirchoff Road drainage system. CBBEL has previously analyzed a drainage problem adjacent to Kirchoff Road as part of the City's May 2002 Stormwater Study. It was determined that the project site is not tributary to the Kirchoff Road drainage system and will not impact the previously studied site.

The calculations were also reviewed for drainage impacts in general. The proposed improvements include detention storage to mitigate for increases in stormwater runoff. The narrative shows that the existing conditions runoff rates are being reduced due to the improvements. The Pond Pak hydrologic modeling output included with the submittal supports this assertion, and therefore no negative impacts are expected. A detailed review of the modeling input has not been performed to verify the input parameters and to validate the results.

However, we do recommend the Township clear the creek of debris south of the condominiums.

Enclosed is the drainage study.

LMF/mtd  
N:\ROLMD\WSI98-361A\ADMIN\M1.011604.doc



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

 **ABC** Property  
Managers, Inc.

1732 West Wise Road • Schaumburg, Illinois 60193  
telephone: (847)985-4044 • facsimile: (847) 985-9884  
www.abcpropertymanagers.com  
e-mail: PMGRS@aol.com

October 29, 2009 ✱

Mr. Fred Vogt, Director of Public Works  
City of Rolling Meadows  
3900 Berdnick Street  
Rolling Meadows, Illinois 60008

Dear Mr. Vogt:

Thank you for giving us the recent opportunity to meet with you and your staff.

Along with myself, our group from The Brookwood Condominium Association consisted of Ms. Bonnie Paul, Mr. Suresh Babu, Mr. Thomas Adams, and Ms. Somphan Adams.

Upon the conclusion of your investigation of the various items we discussed, I would appreciate your arranging for another meeting with our group.

It was our pleasure to meet with you.

Sincerely,



Terry Schiro, Property Manager  
Brookwood Condominium Association

**Committee-of-the Whole Agenda - November 17, 2009**

**4) Budget**

Staff to update Council