



**Board of Commissioners of Cook County
Zoning and Building Committee Minutes**

Wednesday, January 21, 2015

10:00AM

**Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois**

PUBLIC TESTIMONY

The Secretary to the Board called the registered public speakers, in accordance with Cook County Code.

1. Peter Stair, President Mission Hills Townhome Association 3
2. George Blakemore, Concerned Citizen
3. James Ahtes, Treasurer, Mission Hills T4 Association
4. Michael Nees, Mission Hills T2 Condo Association
5. Michael Delmore, President Mission Hills T4 Association
6. Daniel Creaney, President Daniel Creaney company
7. Peter Amarantos, Highway Commissioner Northfield Township
8. Wallace Kehr, Foreman Northfield Township
9. Paul Kakuris, Mission Hills Openlands
10. Marsha Marco, Mission Hills M4 Association
11. Karen Jump, Mission Hills Openlands
12. Elena Goldin, Mission Hills Concerned Citizen
13. Steve Lenet, President LCT Design Group
14. Tom Boyle, Attorney-Burke, Warren, MacKay & Serritella P.C.
15. Bernie Citron, Attorney Thompson Coburn, LLP
16. James Banks, Red Seal Development
17. Sun Lee, Mission Hills Concerned Citizen
18. Kathylynn Brunner, Mission Hills Concerned Citizen

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Good morning Commissioners. My name is Peter Stair. I live at 1735 Mission Hills Road and am President of Mission Hills Townhome Association 3. In my day job I'm Chemistry Department Chair at Northwestern University. Mission Hills Country Club Village is a Planned Unit Development (PUD), established by Cook County Ordinance in 1972. The PUD consists of a residential area covering 57 acres and a golf course of 87 acres. The Residences comprise 781 townhome and condominium units with more than a 1000 residents. The golf course open space balances the high density Residences, as required for the property to be a PUD. The buildings, streets and landscaping are very well maintained. The Golf Course is viable. Mission Hills is perhaps the most successful PUD in unincorporated Cook County.

As you know the issue before you today is whether the zoning of 44 acres of the golf course property will be changed so that it can be developed as a new PUD by Red Seal Homes. This is not a simple issue. Even after 17 hours of testimony the Zoning Board of Appeals has not collected all of the pertinent information. Consequently, a number of us, who live in or near Mission Hills, will speak in opposition to the new development.

Our objections fall into two broad categories: First, we will explain that the proposed PUD does not meet specific standards required by the Cook County Ordinance; flood control and traffic management plans are inadequate; the proposed development will reduce property values for more than 100 units bordering the proposed development, with a corresponding decrease in Cook County Property Tax revenue.

The second category has to do with the continued existence or expiration of the 1972 PUD. You will hear more about this from our attorneys later in this presentation. Under the County Ordinance and the 1972 PUD, the individual Mission Hills owners would have to agree any new development. To avoid this hurdle a theory was proposed by the developer's attorney that the 1972 PUD expired. The states attorney's office, the developer's attorney, and the objectors' attorneys have all rendered opinions, some for and some against whether the 1972 PUD has expired. There has been no definitive court ruling on how and when a PUD expires in unincorporated Cook County. With this level of uncertainty do you, as Commissioners, want to render a decision that is irreparable in terms of losing open space that will also negatively impact 1300 residents of Cook County? If you vote NO, you won't have made a damaging or irreversible decision for County residents.

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Good morning, ladies and gentlemen,

My name is James Ahtes and I'm a 20-year resident of a home in Mission Hills...overlooking the golf course.

for 8 years,
From 1970-1978, I worked with the Washington, DC based National Association of Home Builders, the world's largest residential construction organization. (More than 100,000 members) As NAHB's agency, I was involved with their advertising, public relations and overall marketing communications.

During this period and beyond, there was a major and extremely difficult issue resulting in many local governments implementing "No Growth" legislation.

This legislation was bringing home building in many areas to a halt. The NAHB responded with a far-reaching program appealing to "Sensible Growth." A major part of this was implementing *Planned Unit Developments* (PUD) throughout the nation. (The PUD concept came from England where it had been developed in the 50's. One of America's first major PUD were the Levittowns in Pennsylvania and Long Island, New York.)

The PUD concept was warmly received and embraced as a major, environmentally sound plan... calling for increased housing density...offset by open lands, thus ecologically balancing the entire development.

(and environmentally)

I never imagined, almost 24 years later, that I would have relocated from the east coast to finally settle in one of this area's first PUD, Mission Hills Country Club Village in Northbrook. When it opened in 1974, it had a tag line: "The Greatest Earth on Show!"

It is a dream to live there. Indeed, to live in such an extraordinary, ecologically and environmentally proud community.

Now, after 20 years in my Mission Hills home, I find it, my neighbors' and this entire community threatened by those who would destroy our Mission Hills community.

They do this by declaring the golf course, the essential open lands balancing property, to be expendable, thus destroying the integrity of our Planned Unit Development. To disassemble and rezone our entire village.

And, in its place...they propose...building another Planned Unit Development!

Well...what have we learned from these efforts.

We've learned from history that *"In order for such things to exist, it is only necessary that good men and women do nothing."*

We're destroying a PUD to create a PUD.

In the vernacular of Chicago, please... don't do nothing.



DANIEL CREANEY COMPANY
CIVIL ENGINEERING CONSULTANTS



Dear Commissioners,

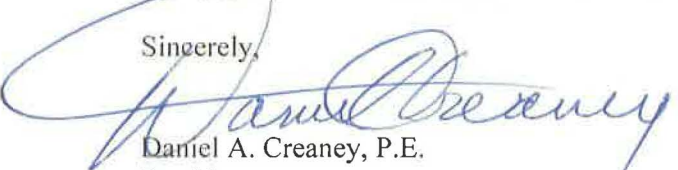
I am Daniel Creaney and I have been Northfield Township's Engineer for over 25 years. I have reviewed the preliminary plans for the proposed Red Seal Development that were submitted to the Township. These plans raised several drainage issues that were included in the Township's review letter sent to Red Seal's Engineer over three months ago on October 7, 2014. To date there has been no response to that review letter or to the drainage issues mentioned in that letter.

The proposed Red Seal Development generally drains from east to west and discharges through two (2) existing culverts beneath Sanders Road. Both culverts presently experience regular backups that cause severe flooding problems within Mission Hills. The proposed Red Seal Development will add storm water to both of Sanders Road culverts and exacerbate the existing flooding problems. To be more specific:

- The northern portion of Mission Hills accepts storm water from the north and east of Mission Hills and this storm water drains to the northerly culvert beneath Sanders Road. This culvert presently backs up causing flooding within Mission Hills and the storm water eventually overtops Sanders Road. The proposed Red Seal Development directs more storm water to this culvert and will exacerbate the existing flooding conditions.
- The southern culvert beneath Sanders Road accepts storm water from Mission Hills. This culvert presently backs up and causes flooding within Mission Hills. Due to the elevation of Sanders Road at this culvert, the storm water cannot overtop Sanders Road and therefore has no relief. The proposed Red Seal Development directs additional storm water to this culvert that will exacerbate the existing flooding conditions.
- There is a considerable volume of existing storm water storage in the existing ponds and on the golf course within Mission Hills. To date, the developer's engineer has not quantified this existing storage and it has not been shown how this storage will be maintained.
- There are at least six (6) culverts that drain toward the Red Seal Development from Western Avenue along the eastern edge of the proposed Red Seal Development. The proposed Red Seal plans do not show any storm sewer connections for these culverts.

In summary there are several severe drainage issues within the existing Mission Hills Development that will be exacerbated by the proposed Red Seal Development. Red Seal's engineer was notified of these issues over three months ago and, to date, none of these drainage issues have been addressed, it is Red Seal's sole obligation and responsibility to provide drainage calculations to show the proposed private development will not have an adverse drainage impact on the adjacent public and private properties. Because Red Seal has not shown that there will be no adverse drainage impact, Northfield Township strongly objects to the proposed Red Seal Development at Mission Hills.

Sincerely,


Daniel A. Creaney, P.E.
President

Celebrating 38 Years of Service

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Northfield Township Road District

Peter T. Amarantos, HIGHWAY COMMISSIONER

Zoning & Building Committee 14-2566 Map Amended/Special Use/Variation

My name is Peter Amarantos. I'm the Northfield Township Road District Highway Commissioner.

As the Highway Commissioner, I am against this development. Aside from all the other relevant points, my one reason to object to this development is – FLOODING. For too many years government has not paid attention to this life changing issue. Somebody in Cook County has to listen - **now**. The neighborhoods of Northbrook West, Citation Lake, Oak and Maple, Deercrest and Mission Hills all have severe flooding problems. These communities share the same outflow to the same locale. By taking away this open land we will see an escalation to the quantities of storm water in this region.

Please vote NO! Help the residents and the Road District contain storm waters.

Thank You!

Peter T. Amarantos
Highway Commissioner



Northfield Township Road District

Peter T. Amarantos, HIGHWAY COMMISSIONER

Zoning & Building Committee 14-2566 Map Amended/Special Use/Variation

My name is Wally Kehr and I'm the Northfield Township Road District Foreman. My responsibilities as the Foreman are to respond to emergency situations such as flooding, wind shears, snow and ice removal as well as act as the Road District liaison to Dan Creaney the Township Engineer and Cook County Highway and Building and Zoning.

As the liaison to the highway department I have met with county engineers regarding the flooding issues many times over the last 15 years. We have not found a solution to the problem. Taking away open land will add to the flooding issues because during heavy rains the outflow of storm water from this region channels to the same discharge points. Additional hard surfaces equal more flooding.

Another problem that we have heard no responsible answers to our questions is the golf course maintenance yard located at the southeast corner of the property. This maintenance yard is separated from the golf course. How are the mowers, equipment, debris and chemicals going to be transported to the golf course? This is an ecological problem and safety issue.

Please vote NO!

Thank You!

Wally Kehr
Foreman

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The Flooding and Water Situation at Mission Hills (PUD)

January 21, 2015

Flooding & Water Situation Overview

Critical Flooding and Sewer Concerns

Within the current Mission Hills Planned Unit Development (PUD), there have been long-standing issues experienced related to flooding and severe overflow of retention ponds. Whenever there is a significant rain, the retention ponds overflow, threatening homes and roads in their proximity. With a significant rain, the golf course fairways where the Red Seal Development is proposed are thoroughly saturated. Moreover, the neighborhoods surrounding Mission Hills that are already inundated by flooding issues are reliant upon the permeable land to provide flood relief.

The open lands, which the fairways comprise, are a ***critically important*** source of permeable land that greatly alleviate flooding pressure that otherwise would be placed on the already stressed and antiquated storm sewer systems severely impacting Mission Hills ***and the surrounding neighborhoods.***

Photos taken April 18, 2013



Flooding - Current State of Events - *Photos taken 4/18/13*



Current Retention Ponds overflowing – seriously threatening nearby homes and roads.



Flooding - Current State of Events - *Photos taken 4/18/13*



Current Retention Ponds overflowing – seriously threatening nearby homes and roads



Flooding - Current State of Events - *Photos taken 4/18/13*

Water flows from the current Golf Course pond system under Sanders Road to the Des Plaines River flood plain. This picture illustrates that during heavy rains, there already is an existing issue with water being able to exit the property.

- Are the sewer systems, which are already at least 40-45 years old, capable of taking the added stress of an additional 130+ homes?*



Flooding - Current State of Events - *Photos taken 4/18/13*



A bridge that is meant to be used to walk over the pond is completely under water due to rainfall.

Flooding - Current State of Events - *Photos taken 4/18/13*

During Heavy rainfall, fairways that currently act as a critical permeable source are already completely saturated. What will occur when this water has nowhere to go once the Open Lands are gone? Are the storm sewers adequate and deep enough to accommodate the additional water that will no longer be absorbed by 44 acres of golf course?



Flooding - Current State of Events - *Photos taken 4/18/13*

During Heavy rainfall, fairways that currently act as a critical permeable source are already completely saturated. What will occur when this water has nowhere to go once the Open Lands are gone?



Flooding - Current State of Events - *Photos taken 4/18/13*



Current Retention ponds already overflow, but at least they have open lands to currently empty out to, where will the water go if there are no longer Open Lands and the hydraulic systems are already overrun?

