



**CITY OF PARK RIDGE  
PUBLIC WORKS**

**M E M O R A N D U M**

**DATE:** December 10, 2013  
**TO:** City Manager Hamilton  
**FROM:** Wayne Zingsheim, Director of Public Works  
**RE:** Mayfield Estates

In response to questions from Alderman Knight at the December 9, 2013 Committee of the Whole meeting, Mayfield Estates was annexed to the City of Park Ridge on July 27, 1967 under Ordinance 67-23. A pre-annexation agreement, incorporated into the Ordinance providing for annexation of the territory, states the following:

"The present character of all streets in Mayfield Estates will be retained, and the City will not require installation of curbs, gutters, storm sewers or sidewalks."

When annexed the property owners at that time wanted to preserve the character of Mayfield Estates which included not installing storm sewers. This agreement expired in 1972 as it was for a term of 5 years.

Comments have been made by Mayfield Estates residents that the development of Park Ridge Pointe has added to flood problems in the area. Park Ridge Pointe was built in compliance with the City's stormwater management ordinance, meaning the 100-year rain event is stored onsite in a detention pond. This pond was created where there used to be a large field. A lift station was built between Park Ridge Pointe and the homes on Elliot Avenue. This lift station takes storm water from a low area and pumps it to the detention pond on Park Ridge Pointe property. While capturing any runoff from Park Ridge Pointe, it also takes stormwater from behind the Elliot homes. While the Park Ridge Pointe development is higher in elevation than Mayfield Estates, the site is graded such that runoff flows into the site's stormwater system, into the pond, and eventually to the creek to the west.

After the storms of 1986-1987, a flood wall was built separating the higher topography of Dempster Street from Mayfield Estates at a cost of approximately \$600,000. The flood wall has helped enormously and has lowered the flood water in major storms by 1½ to 2 feet, based on historical pictures.

Attached are the annexation pre-agreement, Ordinance, a photo taken on October 1, 1986 of Mayfield at Good looking west, minutes from Public Works Committee meetings from 1987 and 1988 dealing with the building of the floodwall and sanitary lift station, and a historical flyer for Mayfield Estates.

*Our Mission:*

THE CITY OF PARK RIDGE IS COMMITTED TO PROVIDING EXCELLENCE IN CITY SERVICES IN ORDER TO UPHOLD A HIGH QUALITY OF LIFE, SO OUR COMMUNITY REMAINS A WONDERFUL PLACE TO LIVE AND WORK.