

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins, AICP
Director of Planning and Community Development

DATE: September 28, 2015

SUBJECT: ***Christina Court – Detention Maintenance Fee PC #15-001***

In June 2015, the Village Board approved a preliminary Plat of Subdivision for Christina Court, a proposed 13 lot residential development located on the North side of Olive Avenue, east of Dryden Avenue. As a result of discussion and concern over the potential maintenance costs for the stormwater detention area, the following condition was added to the preliminary plat of subdivision.

“Prior to Final Plat approval, the Petitioner will work with Staff to come up with a method to provide a contribution to the Village to cover costs related to ongoing maintenance of the detention basis.”

Negotiations

As a result of the Village Board direction, the Public Works Department obtained a cost estimate for 10 year maintenance from Christopher B. Burke Engineering Limited (CBBEL). The Village/CBBEL cost estimate was adjusted for inflation and estimated at \$68,250.

In June Village Staff met with the developer who presented an estimate from their landscape contractor. Estimates and bids for 10 year maintenance provided by the developer's consultants ranged from \$31,000 to \$43,000.

On September 15, the developer responded they were in general agreement with the Village's/CBBEL estimate but requested that the inflation factor be eliminated due to the fact that the entire fee would be paid up front. Developer, K Hovnanian indicated they were agreeable to \$60,100 or \$4,354 per home. Staff responded back to the developer that our recommendation to the Village Board would be \$68,250 or \$5,250 per lot. On Friday, September 18 the developer responded that they are in agreement the amount as recommended by Staff.

Recommendation

Based upon the above summary, it is recommended that the following two conditions be added as part of the final plat of subdivision approval.

- 1) A stormwater maintenance fee totaling \$68,250 is required. The fee shall be paid on a per lot basis paid at the time of the issuance of a Building Permit for each home in the amount of \$5,250 per home/lot.
- 2) The Village will not accept ownership and maintenance of the stormwater detention until such time as the total stormwater maintenance fee is paid and the detention area established and acceptable to the Village.