



# Memorandum

To: Chairman Lorenzini and Members of the Plan Commission  
cc: Randy Recklaus, Village Manager  
All Department Heads  
From: Sam Hubbard, Development Planner  
Date: 3/17/2017  
Re: PC #14-016: 504 S. Mitchell Subdivision (Walnut Park Subdivision)

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The Village Board approved the Preliminary Plat of Subdivision for the Bruscato Subdivision (which has since been renamed the Walnut Park Subdivision) on April 18, 2015, subject to the following conditions:

1. The Petitioner shall receive final plat of subdivision approval.
2. The Petitioner shall receive Village Board approval of a three-foot vacation of a portion of Walnut Avenue right-of-way along the west side of the proposed subdivision.
3. The petitioner shall dedicate three feet along the east property line for the Mitchell Avenue right-of-way.
4. A maintenance fee for water detention shall be required for each new residential home which shall be paid during the building permit process for each home. Said fee amount shall be determined as part of final plat of subdivision.
5. School, park, and library contributions shall be required prior to the issuance of a permit for the new Lots 2 and 3.
6. The Petitioner shall comply with all Federal, State, and local policies, regulations and codes.

Submission of the Final Plat of Subdivision and final engineering has been received and reviewed and is ready for approval. Therefore, condition number one above has been satisfied and is no longer applicable.

The petitioner has prepared a Plat of Vacation for the 3' portion of Walnut Avenue and has shown the dedication of 3' of land along Mitchell Avenue within the proposed Final Plat of Subdivision. Therefore, conditions two and three will be satisfied upon approval of the Final Plat of Subdivision.

In accordance with condition number four, the developer has been asked to provide a onetime upfront fee for detention maintenance, which totals to \$33,700 and translates to \$11,233.33 per residential lot. Staff recommends clarifying this condition to read:

- A maintenance fee for the stormwater detention area totaling \$33,700 is required. The fee shall be paid on a per lot basis at the time of issuance of a building permit for each home within the subdivision in the amount of \$11,700 per home/lot.

An additional condition should be added to read:

- The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.

Condition number five can be removed as it is present within the Preliminary Plat of Subdivision approval ordinance and therefore duplicative to include within the Final Plat of Subdivision approval. Condition six is still applicable and should remain.

**Recommendation:** Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision for PC 14-016, subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$33,700 is required. The fee shall be paid on a per lot basis at the time of issuance of a building permit for each home within the subdivision in the amount of \$11,700 per home/lot.
2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.
3. The Petitioner shall comply with all Federal, State, and local policies, regulations and codes.

If you should require any additional information, please let me know.