

**Staff Responses to Council Questions
August 14, 2012**

8. First Reading A. Ordinance: Adopt a Stormwater Utility and Amend Water Utility Provisions

*How much impervious area is there in the Village? How much is residential?
How much is related to schools? How much to Park Dist?*

The following estimates are based on parcel ownership as of May 2012.

Total Impervious Area: 102,574,000 square feet
Residential: 48,523,500 square feet
Schools (Districts 58 and 99): 1,778,620 square feet
Park District: 1,331,365 square feet

Residential incentives such as rain barrels are “one time”. Yet, do they not perform the same service as other ongoing methods but on a small scale?

Yes, rainbarrels do reduce the amount of runoff from a roof. However, during large rain events they do not hold as much water as a rain garden or a detention basin, and the amount of incentive reflects that.

In the FAQ section could we provide a few examples of the "other stormwater facilities"?

Examples of other stormwater facilities include features such as green roofs and underground cisterns.

Could you detail the impact of the 11% fee increase each year for 15 years over Tier 1, Tier 2, Tier 3?

These are preliminary projections for fee increases over the 15-year period. Actual fee increases could vary if circumstances, such as high usage of credits, reduce anticipated revenues.

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Single Family Residential															
Tier 1	6.30	6.71	7.22	7.79	8.42	9.13	9.90	10.77	11.73	12.79	13.97	15.29	16.74	18.36	20.15
Tier 2	8.40	8.94	9.63	10.39	11.23	12.17	13.21	14.36	15.64	17.06	18.63	20.38	22.32	24.48	26.87
Tier 3	12.60	13.41	14.45	15.59	16.85	18.25	19.81	21.54	23.46	25.59	27.95	30.57	33.49	36.72	40.31
Non-Single Family Residential															
Per ERU	8.40	8.94	9.63	10.39	11.23	12.17	13.21	14.36	15.64	17.06	18.63	20.38	22.32	24.48	26.87

What are the staffing impacts question? Is this the stormwater administrator position?

The Stormwater Administrator is an existing position. With the launch of the stormwater utility, the Village will hire a permanent, part-time position to assist in the maintenance of the billing database and to respond to resident questions. The estimated cost for this position is \$40,000 per year. The Village will hire temporary part-time employees to assist with customer and billing service when the stormwater utility is launched. These part-time employees will be in place for approximately six months. The estimated cost for these positions is estimated to be \$50,000.

In the Stormwater Credit and Incentive Manual - Section 2.5 - What type of records are they required to keep (logs, maintenance bills?)

Property owners will need to provide records including photographs of the stormwater facility, and where applicable, information on the critical components such as overflow routes, restrictors, etc. They may also be required to provide a maintenance log or receipts of any repairs, debris removal, etc.

In the Stormwater Credit and Incentive Manual - Section 2.6 - Do we send a reminder letter when their credit needs to be renewed?

Yes, the Village will send reminder letters prior to the expiration of a credit.

I still do not understand how a deck can be impervious where rainwater may travel less than an inch and fall into gravel. Gazebo roofs and similar, I understand.. Sheds - I understand. But decks, unless solid are much like pavers. Just wondering.

The determination of impervious surfaces is made using aerial photography, which cannot distinguish between specific materials. Typically, the area beneath a deck is covered by gravel or plastic sheeting, both of which are considered impervious area. Special exceptions could be handled through the appeals process.

8. First Reading B. Ordinance: Establish Special Service Area Number 4 – Green Acres Subdivision

Why were these lots selected to be in the SSA?

These are the lots owned by the new developer for the Green Acres subdivision, Greenscape Homes. The other lots were previously sold and owned by others.

Who owns these lots?

Greenscape Homes owns the lots affected by the SSA.

Why is this process “in the best interest of the Village”?

The creation of the SSA will provide the Village with a method of generating revenue to maintain the detention basin in the event that the association fails to maintain it. The SSA will remain dormant unless the new homeowners association fails to maintain the detention basin. In the event, they fail to maintain the basin, the Village can make the repairs and tax the individual property owners. Other property owners, not benefiting from the detention basin will not have to pay for the maintenance.

Doesn't this process get the developer “off the hook” if the work is not done properly by either laying it on the future homeowners or on the Village?

No. Generally speaking the developer is relieved of their responsibilities once the construction of the subdivision is completed and the improvements are accepted by the Village. Upon acceptance, the improvements become the Village's (public improvements), a private property owner's or homeowners association's responsibility. The proposed SSA only gives the Village the right to make improvements and charge the homeowners via a special tax. Homeowners become aware of the burden prior to purchasing the home/lot.

If this process had been followed in the Valley View Pond process, how would that have affected the present day situation? Would 3% have covered it all?

If the Village had created a similar SSA for the Valley View pond, the Village would have a means of generating revenue from the property owners in Valley View for the cost of maintaining the pond. Staff does not know whether a maximum rate of 3% would have been sufficient to cover maintenance costs.

How was 3% rate determined?

The 3% is the maximum rate that could be levied. This amount is sufficient to cover the costs if basin had to be completely reconstructed. Village staff analyzed the estimated EAV of the affected lots and the cost of reconstructing the basin (based on the developer's cost estimate for building them) and determined that the maximum rate of 3% is sufficient to cover the costs.

What happens if the developer goes under while still owning some or the majority of pin numbers?

If the developer loses the development to the bank, the process would continue. The bank would be able to object to the creation of the SSA, but would not likely do so.

What scenarios could occur without this process?

If there is not an SSA, it is likely that a single property owner might maintain the basin (as is the case in many subdivisions created in the early to mid 2000s). Alternatively, there would no safeguards if the homeowners association fails to maintain the pond. It is likely the Village would be required to

take on the maintenance and raise the money for repairs and maintenance through one of its revenue streams.

Who is the developer/owner? What is the history of this development to this point?

Greenscape Homes is the developer and owner of the lots affected by the SSA. They bought the development from the bank, which acquired the lots after Fairview Ministries' bankruptcy proceedings. Fairview Ministries purchased the Green Acres development in 2007 from Rosol Construction to expand their senior living facilities. Rosol Construction originally subdivided the land in 2004.

8. First Reading C. Ordinance: Award a Contract for \$103,030 to V3 Construction Group Ltd., Woodridge, IL for Construction of Drainage Improvements at Fire Station #3

Did staff meet with the neighbors to discuss this project?

Meetings were held with the adjacent property owners in late April/early May in order to explain the project and timelines for construction.

What kind of maintenance is required for these improvements?

Similar to the other recent projects involving native vegetation installation, there will be a three-year maintenance and monitoring period during which the contractor will be responsible for the success of the installed seed and plugs. If the vegetation meets Village standards at the conclusion of the three-year maintenance and monitoring period, then the Village will be responsible for ongoing maintenance.