

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
DECEMBER 11, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Public Hearing Regarding the Establishment of a Special Service Area (SSA) for Atwood Subdivision	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A public hearing has been noticed for December 11, 2012 as part of the regularly scheduled meeting of the Village Council regarding the establishment of Special Service Area #5 for the Atwood Subdivision.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 identified *Exceptional Municipal Services*.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

As required by statute, hold the public hearing as part of the regularly scheduled meeting of the Village Council.

**BACKGROUND**

The Village is proposing establishment of a Special Service Area (SSA) #5 for the Atwood Subdivision, which will serve as a safeguard in the event that the homeowners association cannot, or does not, maintain the subdivision's stormwater detention areas. The SSA will allow the Village to levy a special tax on the property owners for the maintenance of the facility. The tax would only be levied if the homeowner's association defaults and the Village is required to step in and maintain the common areas. The Village would then maintain the detention facilities.

The Atwood Subdivision is located on the west side of Fairview Avenue between 66<sup>th</sup> Street and 67<sup>th</sup> Court. The 14-lot subdivision was approved on April 10, 2012. There are 13 single family home lots and one storm water detention lot. The subdivision approval included the establishment of a homeowners association to maintain the common areas, which in this case is the detention area with associated stormwater improvements. As part of the homeowners association, an SSA is being created.

The Village proposes a maximum annual rate not to exceed 3% of the property's equalized Assessed Value (EAV) as a tax levy.

Tonight's public hearing is a required component in the process of creating an SSA. Notice of the public hearing was published in the Downers Grove Reporter on November 21, 2012 and mailed to the affected

property owners as required by state statute. Following a 60-day objection period an ordinance approving the establishment of the SSA will be place on a Council agenda.

**ATTACHMENTS**

Notice of Public Hearing

## **PROCEDURES FOR PUBLIC HEARING PROPOSED SPECIAL SERVICE AREA #5**

### **Mayor's Opening Statement:**

This public hearing will please come to order. This public hearing has been called by the Village Council to consider the formation of Special Service Area #5 and the levy of taxes affecting said area. The approximate street location for the special service area is Atwood Court which is located on the west side of Fairview Avenue between 66<sup>th</sup> Street and 67<sup>th</sup> Court. An accurate map of said territory is on file in the office of the Village Clerk and is available for public inspection.

Notice of this hearing was published in the Downers Grove Reporter and a certificate of publication is made a part of these proceedings.

I would like to summarize the procedures which we will follow for tonight's public hearing.

1. First, Dave Fieldman, Village Manager, will provide an overview of the proposed Special Service Area.
2. Next, there will be an opportunity for members of the Village Council to ask questions or make comments.
3. Next, there will then be an opportunity for members of the public to make statements or comments, or to submit written statements or comments for the record.
4. I will again ask if any member of the Council wishes to make a statement or ask a question.
5. Thereafter, I will ask for a motion to adjourn.

At this hearing, witnesses will not be sworn and a verbatim written transcript of the statements or testimony given at the hearing will not be prepared. However, a recording of the procedures will be made on Village equipment and retained until minutes of the hearing have been prepared and approved by the Village Council.

- 1. Staff Presentation.**
- 2. Questions or comments from the Village Council.**
- 3. Comments or statements from the public.**
- 4. Final questions or comments from the Village Council.**
- 5. Adjournment.**