

ITEM PUB 2015-6050

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
2/3/2015

SUBJECT:	SUBMITTED BY:
Public Hearing Regarding the Establishment of Special Service Area (SSA) No. 8 for Nelson Meadow Subdivision	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

A public hearing has been noticed regarding the establishment of Special Service Area #8 for the Nelson Meadow 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 Special Service Area (SSA) #8 for the Nelson Meadow Subdivision, which will serve as a safeguard in the event that the homeowners' association cannot or does not maintain the subdivision's common areas. The SSA will allow the Village to levy a special tax on the property owners for the maintenance of the common areas if the homeowners' association defaults and the Village is required to step in to provide such maintenance. The Village would then assume responsibility for maintaining the common areas.

The Nelson Meadow Subdivision is located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street. The 11 lot subdivision was approved on February 20, 2006 and recorded on June 20, 2006. On November 18, 2014, a Subdivision Improvement Agreement was approved to reflect a new developer and minor site modifications. The subdivision consists of 10 single family residential lots with a stormwater management basin occupying Lot 8. The subdivision approval included the establishment of a homeowners' association to maintain the stormwater management facilities (including but not limited to detention basin, inlet and out structures and connecting storm sewers) and associated landscaping, retaining walls and grass areas.

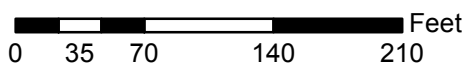
The Village proposes a maximum annual rate not to exceed 3% of the property's equalized Assessed Value (EAV) as a tax levy.

Tonight's public hearing is a required component in the process of creating an SSA. Notice of the public hearing was published in Downers Grove Suburban Life on January 14, 2015 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 placed on a Council agenda.

ATTACHMENTS

Aerial Map

Public Hearing Script



Nelson Meadow Subdivision - Location Map



PROCEDURES FOR PUBLIC HEARING PROPOSED SPECIAL SERVICE AREA #8

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 #8 (Nelson Meadow Subdivision) and the levying of taxes affecting said area. The special service area is located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street. 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 Suburban Life on January 14, 2015 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 proceedings 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.**