

MEMORANDUM

To: City Council – Long Grove
From: Joshua T. Cobie
Date:
Re: Schreck Subdivision Final Plat

Dear Long Grove City Council:

Pursuant to your request I have made review of the proposed Final Plat for the Schreck Subdivision located within the City of Long Grove, which was submitted to us following the Council’s waiver of the approval of the Preliminary Plat at the January 2018 Council meeting. I have the following comments and analysis regarding the updated Final Plat:

FINAL PLAT MAP

ZONING/BUILDING SET BACK LINES

Upon review of the new proposed Final Plat, I would report that the current zoning of “Suburban Agricultural” is accurately reflected on the Plat, and that all lots show a building set-back of 40 feet from all streets, which conforms to Section 31.06 of the subdivision ordinance and the zoning provisions of the City Code.

WATER COURSES/EASEMENTS

The Plat also shows all proposed utility easements affecting the property in accordance with 32.06 of the subdivision ordinance, and adds the requested drainage easement running along the water course within the subdivision, at least 30 feet wide on each side of the centerline of the water course. The Plat correctly provides the City with a right to maintain, improve, redirect flow and widen the stream within the drainage easement, as required by Section 28.06.03.

REMAINING REQUIREMENTS/SPECIFICATIONS OF FINAL PLAT

I find that the revised Final Plat submitted appears to confirm to the rest of the specifications required in Section 32.06 of the subdivision ordinance, with the exception of the necessity of all required signatures of the various parties indicated on the plat, including the Owner, the utilities, the surveyor, and the City Engineer. Once all of these signatures are obtained, the Final Plat could be signed by the City following approval by the Council. I have also made review of the other necessary certifications provided by the Developer’s attorney to be filed with the Final Plat, and find that they are in good form.

OTHER CONSIDERATIONS/REQUIREMENTS FOR SUBDIVISION APPROVAL

SURETY BOND/MAINTENANCE BOND FOR IMPROVEMENTS

Section 28 of the subdivision ordinance requires that the developer either install all improvements prior to final plat approval, or provide the City with a Surety bond or letter of credit guaranteeing their completing following subdivision approval. My understanding is that the final improvements have not yet been made; therefore I would ask that the City obtain an acceptable surety bond or letter of credit from the developer for the unfinished improvements prior to approval of the final plat.

Additionally, Section 28 also requires the developer to provide the City a proper maintenance bond satisfactory to the City so as to insure that for a period of two years from the date of acceptance of any improvement, the developer shall be responsible to maintain such improvements in good repair. Before approval of the Final Plat, the City should also obtain an acceptable maintenance bond under this section.

LAND USE DEDICATION/CASH IN LEU OF PAYMENT

As stated in my prior memo regarding the preliminary plat, the Council will need to address the public land use dedication requirements of Section 28.08 of the Subdivision Ordinance. Said Section states in pertinent part that due consideration shall be given to the dedication of suitable sites for parks, playgrounds, open spaces and school sites, and that such provisions shall be indicated on the Preliminary Plat in order that it may be determined when and in what manner such areas will be dedicated to the City. Specifically, the Ordinance requires that 10% of land in the Plat that is to be approved by the City Council shall be dedicated to the public for open spaces, parks and playgrounds. However, there are exceptions to the 10% public dedication that can be made on a case by case basis by the Council, and also, the City may instead accept partial or complete settlement of the dedicated land requirement in the form of a cash payment from the sub-divider, to be used in other greenspaces in the City.

It has been indicated to me that the developer wishes the Council to consider a cash payment in lieu of a land dedication in this case. Therefore, I would suggest the Council look at requiring the developer to provide a cash payment in an amount approximately equal to the value of 10% of the entire 12.69 acre tract that is being subdivided. A search of the assessor's records indicates that the entire tract is assessed at \$105,420.00 when figuring in only the land. That valuation may be a starting point for the Council to use in negotiating a cash payment in lieu of the land dedication. However, the Council is free to make exceptions for any subdivision based on hardship or extenuating circumstances, if they so choose.

SIDEWALKS

The City Council will have to address and decide whether or not sidewalks will be required for the approval of this subdivision. Due to the nature of the lots and their locations in reference to City streets, the only likely place where sidewalks would be an option would be along S. 1st Street on the eastern border of Lot 2. Further discussion with the City Engineer and Giles Looney may be appropriate to determine if sidewalks along this parcel is in the best interests of the City at this time.

Should the City have any further questions regarding this manner, please contact me at any time and I would be happy to be of assistance.