

**Long Term Maintenance Funding
for
Pre-Ordinance Modern Subdivisions
Heritage West**

Kane County Water Resources
September 10, 2018



Water Resources Division

Location

- Government Center
- Building A
- South end of 1st Floor

Jodie Wollnik

- Acting Director Water Resources
- Stormwater Ordinance Administrator for Unincorporated Kane County



Water Resources Division Programs

All Water Resources Division Programs relate to unincorporated Kane County including rural subdivisions

**Stormwater
& Floodplain
Ordinance
Enforcement**

PROGRAMS

**Local
Drainage -
Cost Share
Drainage
Program**

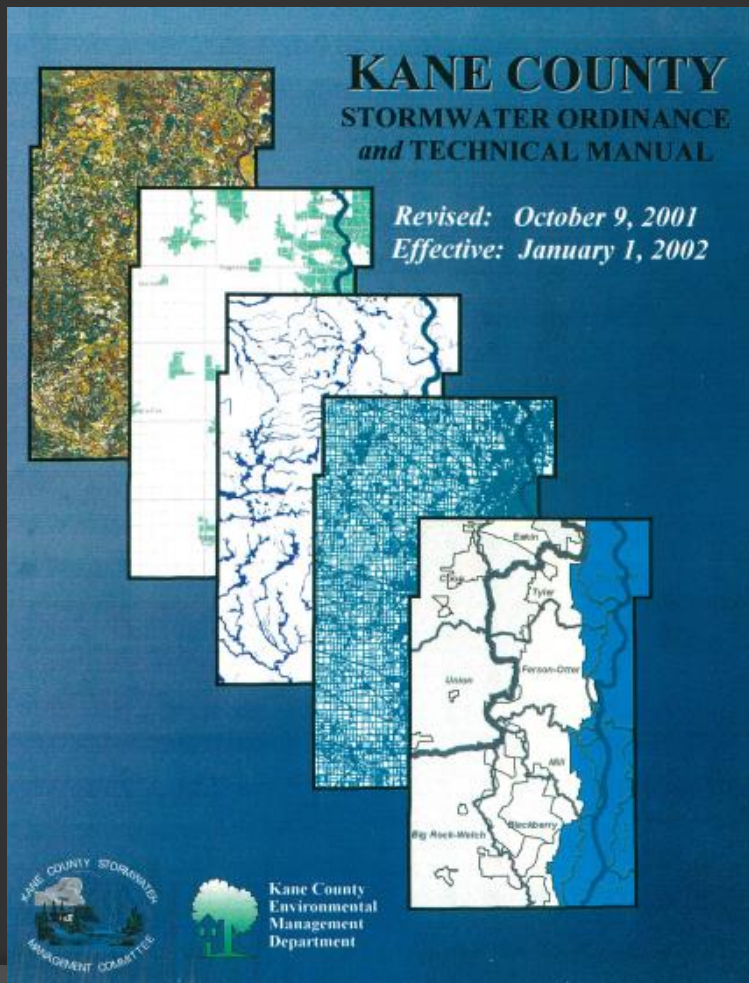
**Water Supply
Planning &
Conservation**



Water Resources Division

Division Programs

Stormwater and Engineering Plan Reviews



- Stormwater and Floodplain Ordinance Enforcement
 - New developments since 2002
 - Unincorporated Kane County
 - Long Term Stormwater Maintenance Plan (9-131)

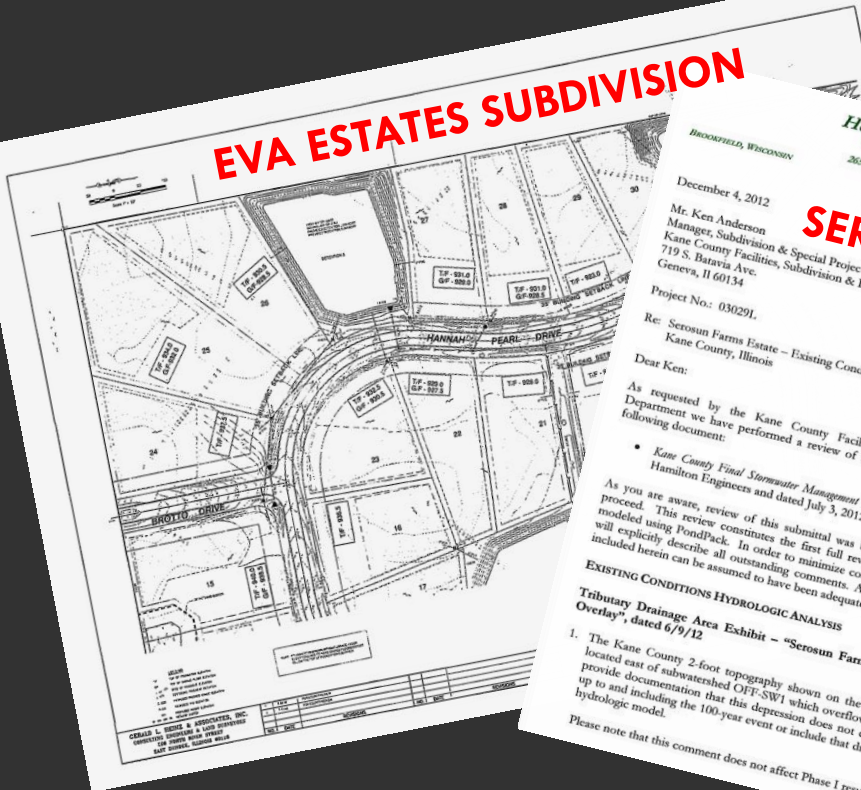


Water Resources Division

Division Programs

Stormwater and Engineering Plan Reviews

EVA ESTATES SUBDIVISION



SEROSUN FARMS

Hey and Associates, Inc.
Water Resources, Wetlands and Ecology
26575 W. COMMERCE DRIVE, SUITE 601
VOKO, ILLINOIS 60071
PHONE (847) 740-8888
FAX (847) 740-2888
CHICAGO AND AURORA, ILLINOIS

BROOKFIELD, WISCONSIN

December 4, 2012

Mr. Ken Anderson
Manager, Subdivision & Special Projects Division
Kane County Facilities, Subdivision & Environmental Resources Department
719 S. Baravia Ave.
Geneva, IL 60134

Project No.: 03029L

Re: Serosun Farms Estate - Existing Conditions Hydrology Review
Kane County, Illinois

Dear Ken:

As requested by the Kane County Facilities, Subdivision & Environmental Resources Department we have performed a review of the existing conditions hydrology portion of the following document:

- Kane County Final Stormwater Management Permit Application (report) prepared by Gewalt Hamilton Engineers and dated July 3, 2012

As you are aware, review of this submittal was being held upon direction of the County to proceed. This review constitutes the first full review of the existing conditions hydrology as modeled using PondPack. In order to minimize confusion with previous review comments, we will explicitly describe all outstanding comments. All prior comments that are not specifically included herein can be assumed to have been adequately addressed.

EXISTING CONDITIONS HYDROLOGIC ANALYSIS

Tributary Drainage Area Exhibit - "Serosun Farms Estate Phase I Exhibit Drainage Overlay", dated 6/9/12

1. The Kane County 2-foot topography shown on the exhibit indicates that a depression is located east of subwatershed OFF-SW1 which overflows to subwatershed OFF-SW1. Please provide documentation that this depression does not discharge to OFF-SW1 during events up to and including the 100-year event or include that drainage area in the existing conditions hydrologic model.

Please note that this comment does not affect Phase I results.

Stormwater

- Maintenance Plan
- Transfer to HOA
- Backup SSA
- Verification of Compliance



Water Resources Division

Division Programs

Establish Special Service Areas

- Ad-valorem, 50 cents per \$100 of assessed valuation maximum levy
- Example: \$370,000 home, Equalized Assessed value = \$120,000 Max levy = \$600 set based upon future replacement costs

STATE OF ILLINOIS
COUNTY OF KANE

ORDINANCE NO. 12 - 299

**AN ORDINANCE ESTABLISHING THE SEROSUN FARMS SPECIAL SERVICE AREA
(or SPECIAL SERVICE AREA NO. SW-49) KANE COUNTY, ILLINOIS
AND PROVIDING FOR THE LEVY OF TAXES FOR THE PURPOSE OF PAYING THE COST OF
PROVIDING SPECIAL SERVICES IN AND FOR SUCH AREA**

WHEREAS, a Preliminary plat of subdivision has been approved by the County of Kane, Illinois (the "County"), for the Serosun Farms Subdivision (the "Subdivision"); and

WHEREAS, in accordance with the Kane County Stormwater Ordinance, the Subdivision will be improved with a stormwater drainage system, and may also include special management areas, all of which will be conveyed to the Serosun Farms Homeowners' Association (the "Homeowners' Association"), a duly incorporated homeowners' association; and

WHEREAS, the Homeowners' Association is obligated to maintain the stormwater drainage system and special management areas and to impose an assessment upon the owners of all of the lots within the Subdivision to provide for the maintenance of such stormwater drainage system and special management areas; and

WHEREAS, the Kane County Stormwater Ordinance requires, as a condition of approval of the application for a stormwater management permit for the Subdivision, the establishment of a special service area pursuant to 35 ILCS 200/27-5, *et seq.*, either as a primary means of providing for the long-term maintenance of the stormwater drainage system and special management areas, or as a back-up vehicle in the event the Homeowners' Association fails to adequately carry out its duties; and

WHEREAS, pursuant to the provisions of Article VII, Section 7, Part (6) of the 1970 Constitution of the State of Illinois (the "Constitution"), the County of Kane is authorized to create special service areas in and for the unincorporated areas of the County; and

WHEREAS, pursuant to the "Special Service Area Tax Law", 35 ILCS 200/27-5, *et seq.* (2003), the County is authorized to levy and impose taxes upon property within special service areas for the

ORDINANCE NO. 12 - 299

**AN ORDINANCE ESTABLISHING THE SEROSUN FARMS SPECIAL SERVICE AREA
(or SPECIAL SERVICE AREA NO. SW-49) KANE COUNTY, ILLINOIS
AND PROVIDING FOR THE LEVY OF TAXES FOR THE PURPOSE OF PAYING THE COST OF
PROVIDING SPECIAL SERVICES IN AND FOR SUCH AREA**



Water Resources Division

Division Programs

Local Drainage - Cost-Share Drainage Programs

- Solve residential drainage problems, with technical assistance and shared funding (if eligible) in unincorporated Kane County and in small municipalities
- Bring together residents, township road districts and the county



EVENING PRAIRIE SUBDIVISION CAMPTON TOWNSHIP



SHIREWOOD FARM HAMPSHIRE TOWNSHIP



Water Resources Division

Division Programs

Local Drainage - Cost-Share Drainage Programs

Long Term Maintenance Plan:

- HOA?
- SSA – Petition County -since 2009
 - Sunvale
 - Middlecreek
 - Shirewood
 - Ogden Gardens
 - Wildwood West
 - Savanna Lakes
 - Cheval De Selle Venetian
 - Cheval De Selle Citation
 - Plank Road Estates
 - Exposition View
 - Pasadena Drive
 - Tamara Heights

ALGONQUIN SHORES DUNDEE TOWNSHIP



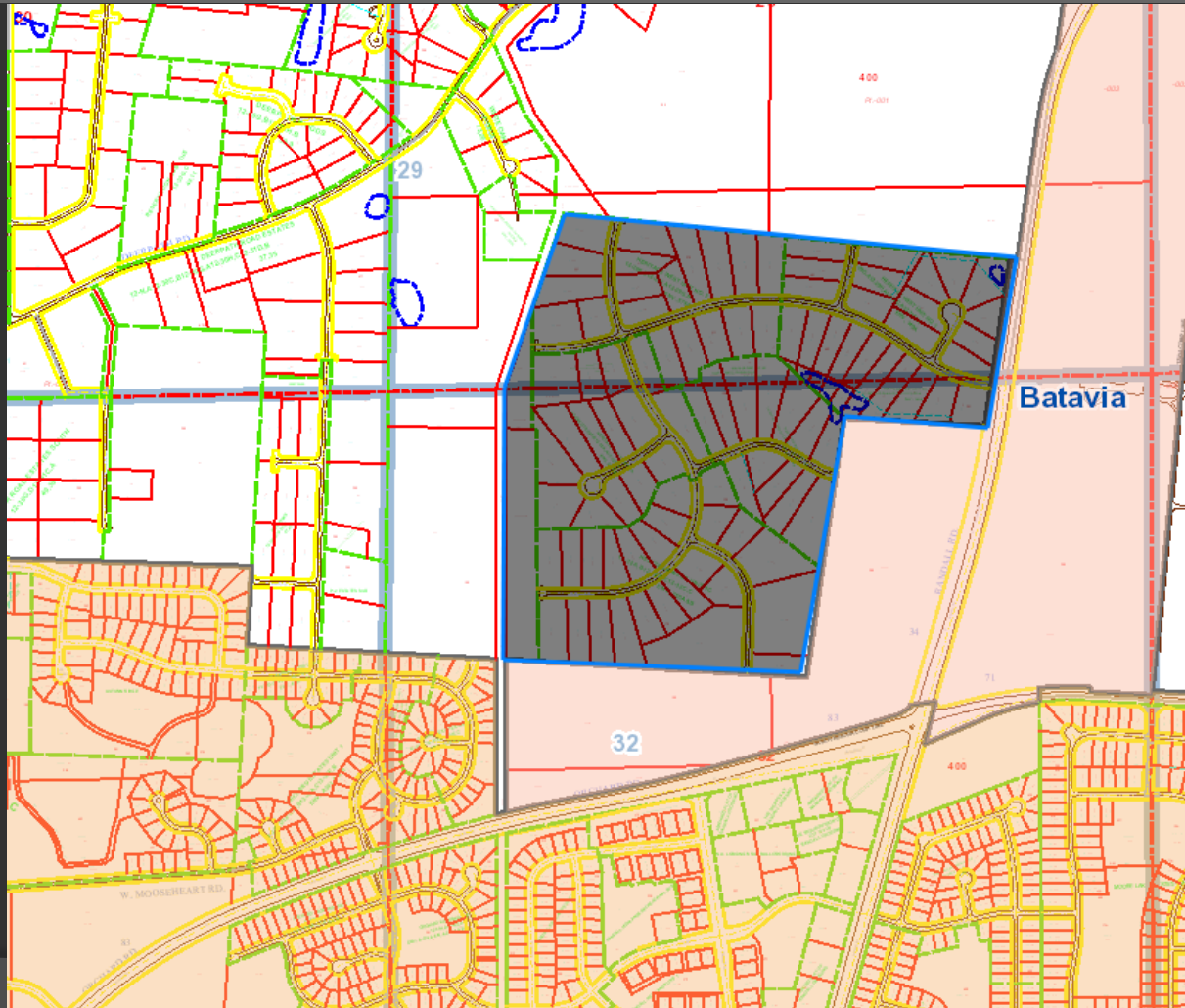
PASADENA DRIVE AREA AURORA TOWNSHIP



Water Resources Division

Division Programs

Local Drainage – Heritage West Subdivision – Batavia Twp



Water Resources Division

Division Programs

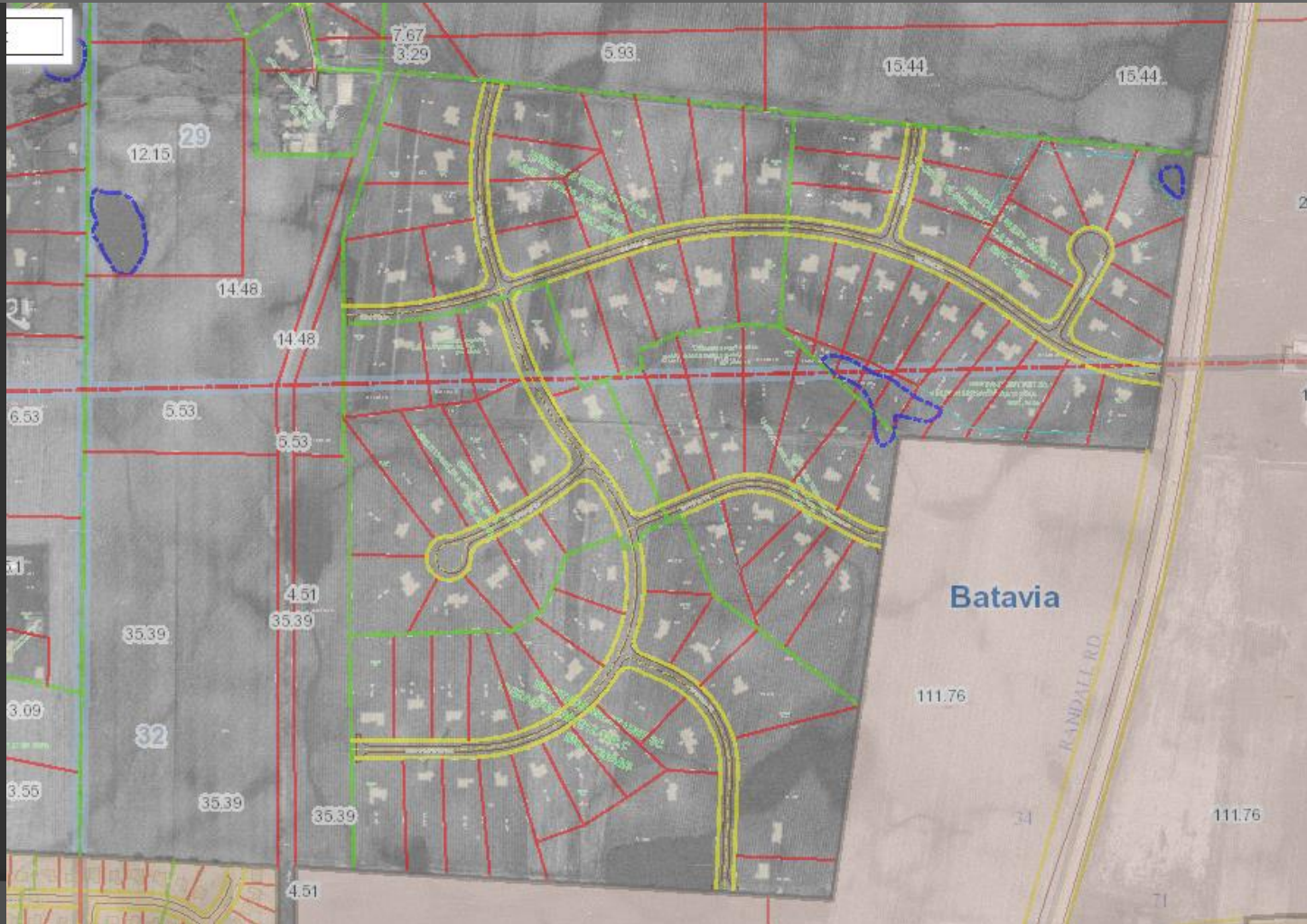
Local Drainage – Heritage West - 1963



Water Resources Division

Division Programs

Local Drainage – Heritage West - 1973



Water Resources Division

Division Programs

Local Drainage – Heritage West - 1993



Water Resources Division

Division Programs

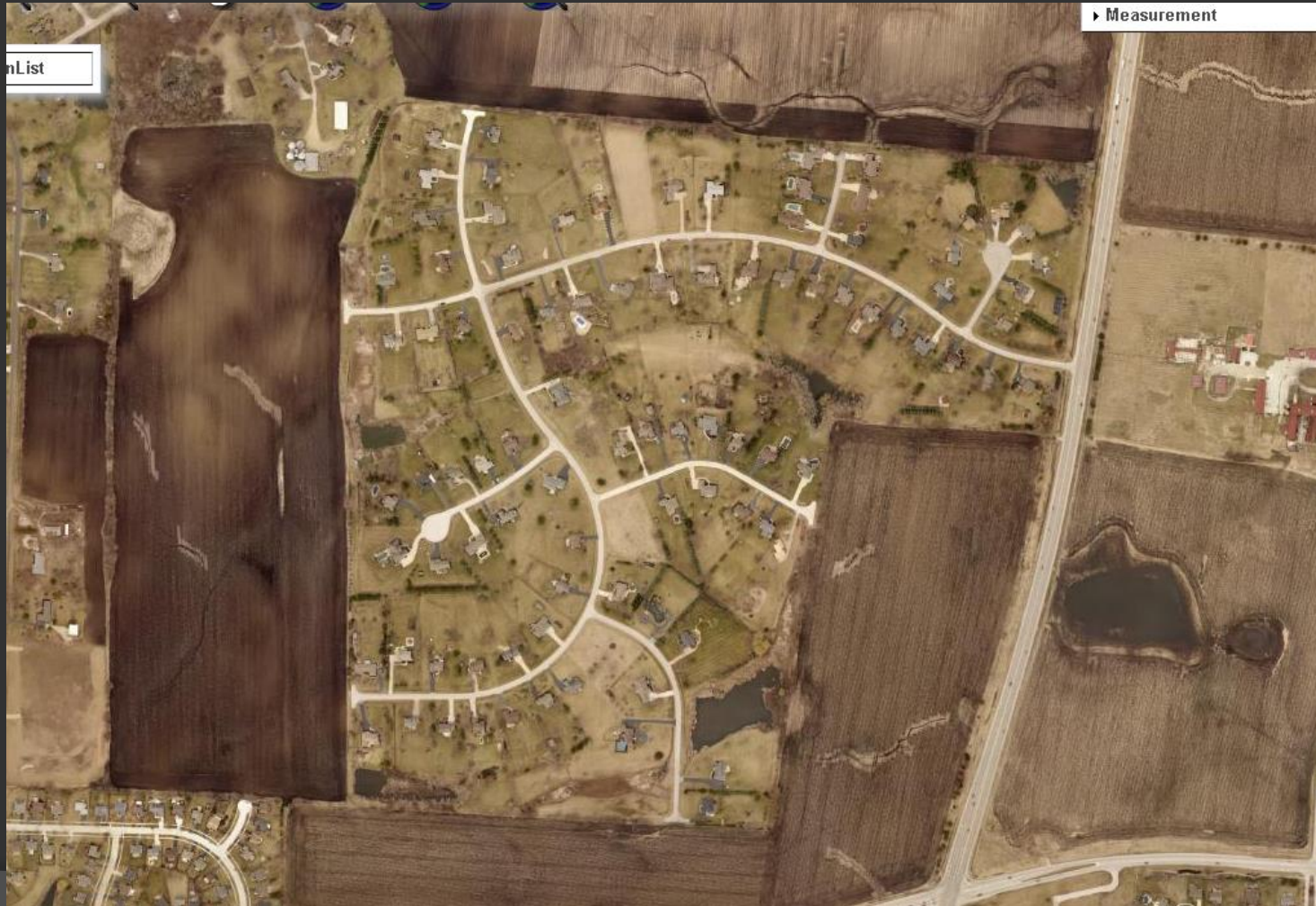
Local Drainage – Heritage West - 1998



Water Resources Division

Division Programs

Local Drainage – Heritage West - 2018



Water Resources Division

Division Programs

Local Drainage – Heritage West - 2018



Water Resources Division

Division Programs

Local Drainage – Heritage West

Two Components of Drainage System

1. Subsurface Drainage System

- a. Controls groundwater to help septic fields and basements
- b. Consists of underdrains

2. Surface Drainage System

- a. Protects property from floods
- b. Consists of ditches, culverts and Bowes Creek

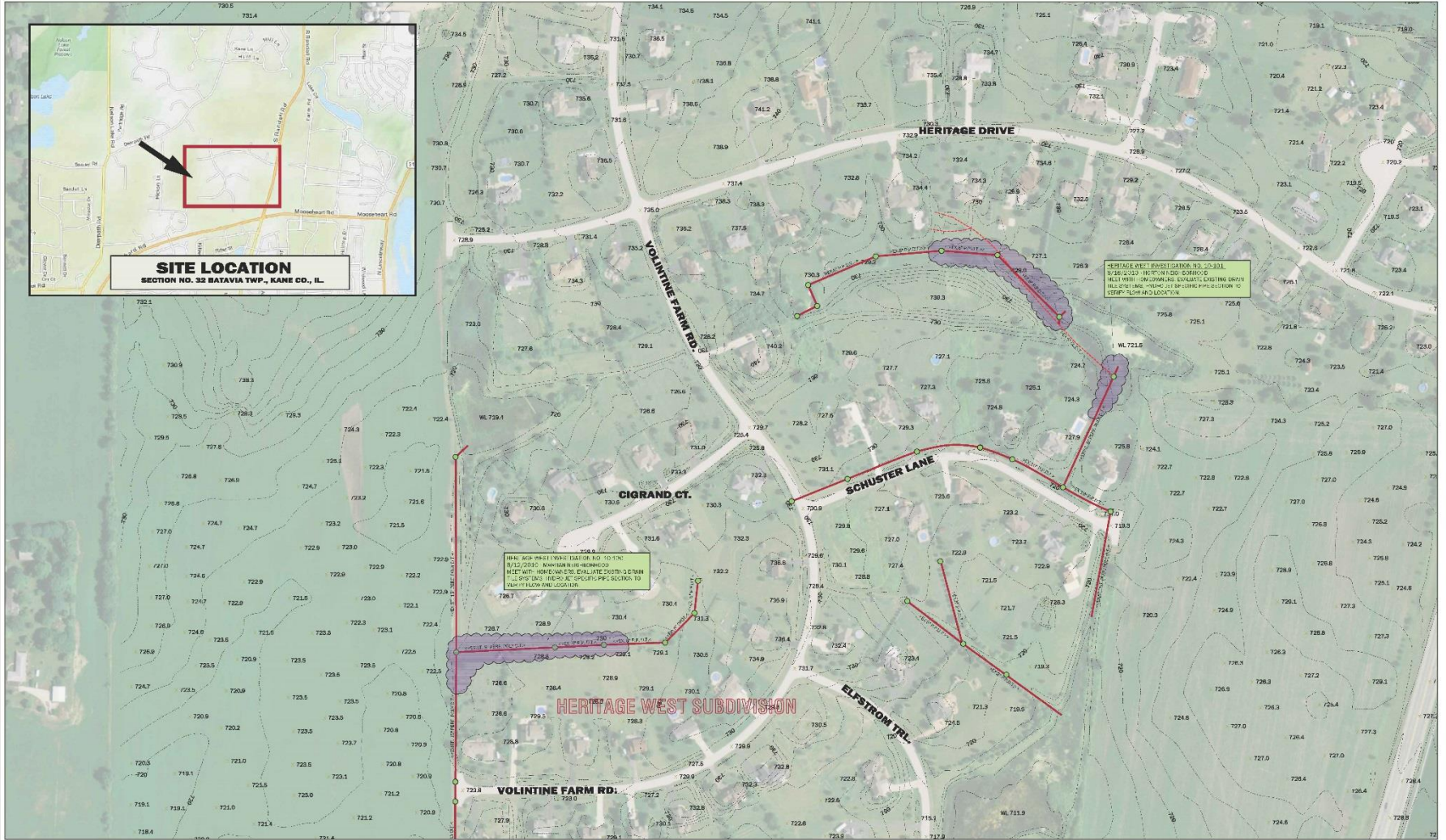


EXISTING DRAINAGE INVESTIGATION PLAN

HERITAGE WEST SUBDIVISION

PREPARED FOR KANE CO. DEPT. OF WATER RESOURCES

SECTION NO. 32 BATAVIA TWP., KANE CO., IL.



<p>DESIGNED BY KANE CO. DEPT. OF WATER RESOURCES</p> <p>PAUL SCHUCH, P.E. - PROJECT MANAGER 719 BATAVIA AVENUE, GENEVA, IL, 60134</p>	<p>APPROVED BY DATE TOM HUDDLESTON 4/9/2011</p> <p>DESIGNED BY HUDDLESTON DRAINAGE MAPPING SYSTEM</p> <p>DATE TOM HUDDLESTON 4/9/2011</p>	<p>APPROVED BY DATE 4/9/2011</p> <p>DATE 4-2-32</p> <p>SCALE SUN/WARM - 55g</p>	<p>SCALE 4" = 200'</p> <p>SHEET NO. ONE OF ONE</p>
<p>HUDDLESTON McBRIDE PROFESSIONAL LAND DRAINAGE SERVICES 5904 FOWLER RD., MICHIGAN, ILLINOIS PHONE 815-865-6007</p>			

Water Resources Division

Division Programs

Local Drainage – Heritage West Subdivision – Batavia Twp

- Platted 1981-1993
- Units 2-3C allow property lien for lack of maintenance
- Unit 1 old easement language, no responsible party defined



Water Resources Division

Division Programs

Pre-Ordinance Modern Subdivision Long Term Maintenance

- Heritage West has significant stormwater infrastructure such as detention and low flow pipes that require yearly inspection and maintenance
- The infrastructure in Heritage West was required as part of the subdivision design. Without this infrastructure, none of the lots would have been platted
- Heritage West can follow the SSA model of Post-Ordinance subdivisions with ad-valorem SSA's to perform long term maintenance due to the consistency within the housing stock and similar stormwater features as Post-Ordinance subdivisions



Water Resources Division

Division Programs

Pre-Ordinance Modern Subdivision Long Term Maintenance

- Meet with property owners
- Propose SSA for Heritage West (process is approximately 9 months – 1st levy - 2020)
- Obtain engineering proposals for creation of base map and subdivision infrastructure evaluation and recommendations
- Meet with residents and recommend a 5 year drainage improvement plan based upon most critical drainage issues that should be addressed
- Develop levy amounts to fund study and improvements and ensure funds are available for emergency response



Water Resources Division

Division Programs

Pre-Ordinance Modern Subdivision Long Term Maintenance

Questions?

