

CITY OF WARRENVILLE

MEMO

TO: Mayor Brummel, City Council, and City Administrator Coakley
 FROM: Ronald Mentzer, Director of Community and Economic Development^{RM}
 SUBJECT: POTENTIAL USE OF DEVELOPER SIDEWALK CONTRIBUTIONS
 FOR NEW TALBOT AVENUE PUBLIC SIDEWALK CONNECTION
 DATE: May 4, 2022

Purpose of Memo

The purpose of this memo is to provide a status update on the proposed Elite Ambulance project at the northeast corner of Talbot Avenue and Calumet Avenue, share background on the developer sidewalk contributions the City currently has on file, and document staff's recommendation to use these contributions to help fund the construction of a new five-foot wide concrete sidewalk connection to Summerlakes Park.

Background

Elite Ambulance Project: In the summer of 2021, the City Council conditionally approved the preliminary plans for a new 23,250 square foot, single story ambulance transportation service office, ambulance storage and maintenance building on the 2.5 acre, vacant parcel of property located at the northeast corner of Talbot Avenue and Calumet Avenue. The approved preliminary PUD ordinance (City Ord. 02021-29) requires the developer to construct a new, 710 foot long section of public sidewalk along the east side of Talbot Avenue between Calumet Avenue and the western entrance into Summerlakes Park (the "Talbot Avenue Sidewalk Connection"). The developer informed staff earlier this year that they were not moving forward with the project due to the higher than expected total project cost which includes a significant amount of public improvement costs associated with the Talbot Avenue Sidewalk Connection and the expansion, resurfacing, and concrete curb and gutter installation along the segment of Talbot Avenue north of Calumet Avenue. More recently, the developer indicated they would move forward with the project if the City could reimburse them for the majority of the costs associated with the construction of the Talbot Avenue Sidewalk Connection illustrated on attached Exhibit A. Staff estimates the cost of this sidewalk improvement to be approximately \$21,300.

Developer Sidewalk Contributions: The City occasionally requires developers subdividing property to contribute funds for the estimated cost of public improvements, including sidewalks, that it does not make sense to construct at the time of the subdivision. The City normally uses these contributions to pay for the City's construction of the specific public improvements and location they were contributed for. At this time, the City has approximately \$18,842 in developer sidewalk contributions on account. These contributions were collected from three different developers in the 1990's and one in 2008. The City's records do not provide adequate details to confirm exactly who paid the contributions or the exact location of the subdivision they were associated with.

Based on recent discussions with the City Attorney regarding the use of the sidewalk contributions the City has on file, the City could make a defensible argument that it would be an appropriate use of these contributions to fund a portion of the cost associated with the proposed Talbot Avenue Sidewalk Connection because it provides a community benefit by increasing the safety of pedestrians

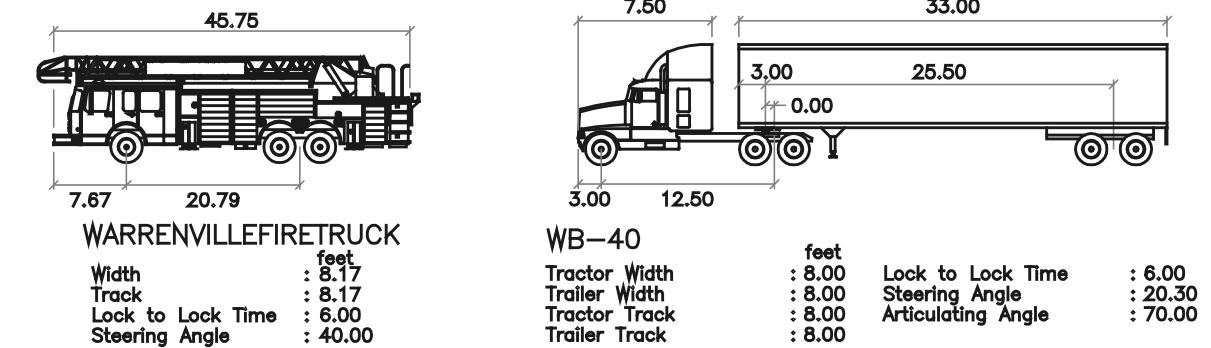
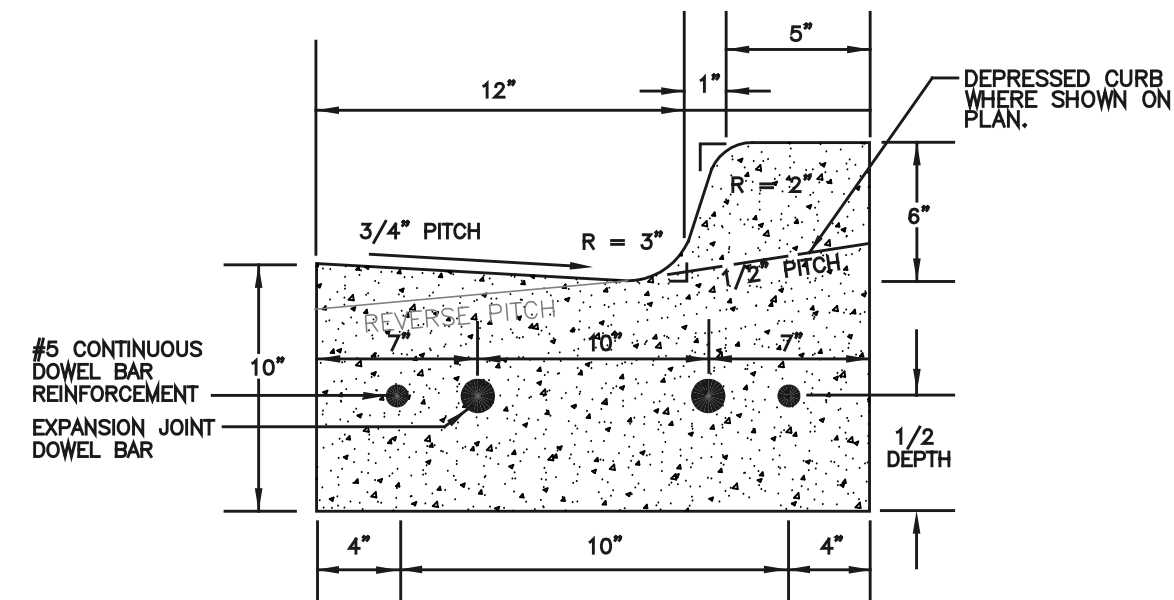
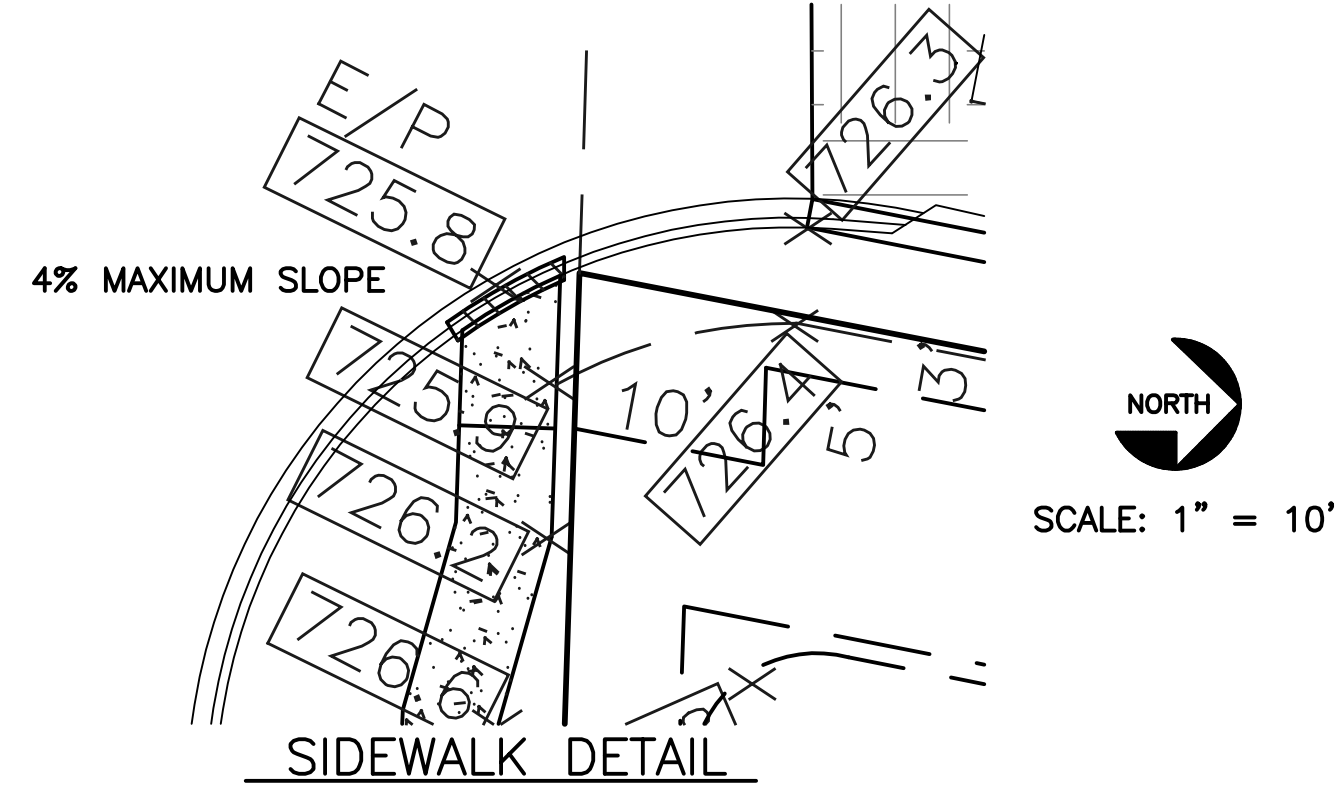
and bicyclists accessing the western entrance to the City’s largest community park.

Staff Recommendation

Staff believes the construction of the Talbot Avenue Sidewalk Connection would be a desirable sidewalk connection and would materially enhance pedestrian and bicyclist safety for those traveling to the western entrance of Summerlakes Park.

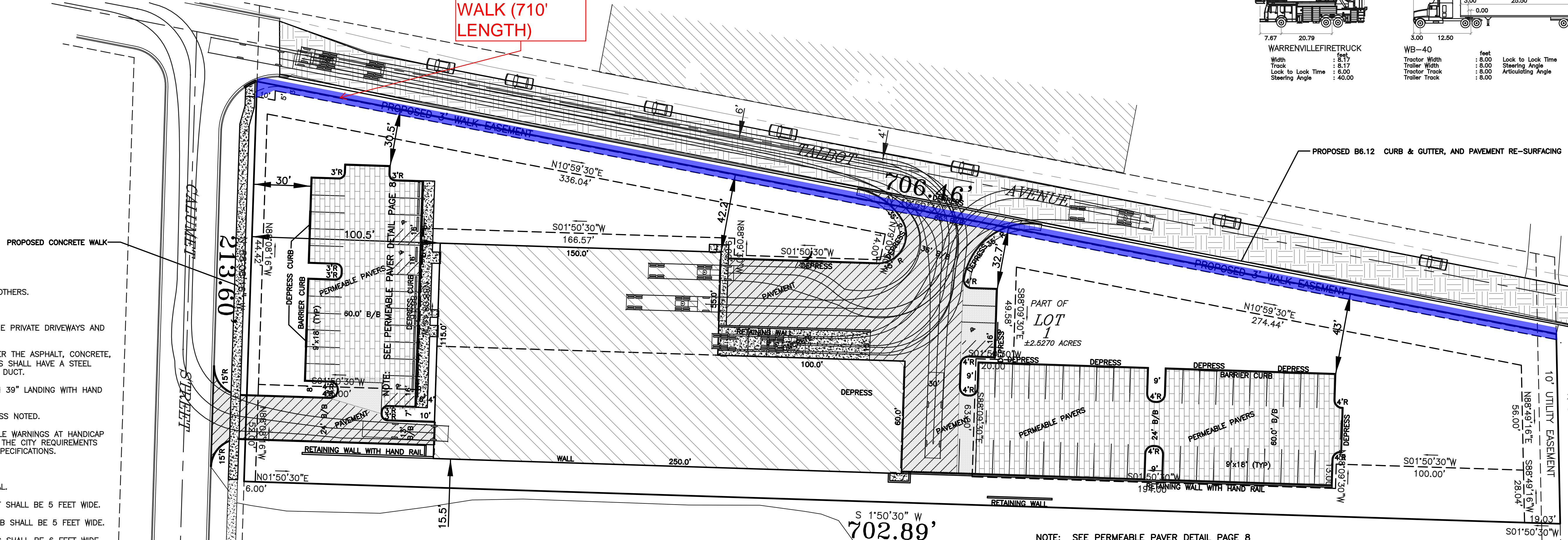
As such, and based on the feedback received from the City Attorney, staff recommends the City Council approve an agreement with the Elite Ambulance project developer that would result in the City using the sidewalk contributions it has on account to reimburse the Elite Ambulance project developer for up to \$18,842 in actual costs associated with the construction of the Talbot Avenue Sidewalk Connection subject to the following key conditions and requirements:

- 1. Including hold harmless and indemnification provisions developed by the City Attorney to protect the City against any legal challenges related to the use of sidewalk contributions for the Talbot Avenue Sidewalk Connection**
- 2. Requiring the construction of the Talbot Avenue Sidewalk Connection to be completed in compliance with all applicable City design requirements before City reimbursement is issued.**
- 3. Requiring the developer provide the City a bill of sale and lien waivers for the completed Talbot Avenue Sidewalk Connection before City reimbursement is issued.**
- 4. Requiring the developer to formally dedicate a strip of public right-of-way along the east edge of Talbot Avenue to insure the completed Talbot Avenue Sidewalk Connection would be located entirely within the Talbot Avenue right-of-way before City reimbursement is issued.**



PROPOSED 5' CONCRETE WALK (710' LENGTH)

- NOTES:
- 1) SEE PARKING LOT LIGHTING PLAN BY OTHERS.
 - 2) SEE LANDSCAPE PLAN BY OTHERS.
 - 3) LIGHTS SHALL BE PROVIDED ALONG THE PRIVATE DRIVEWAYS AND WITHIN THE PARKING LOTS.
 - 4) ALL ELECTRICAL WIRING LOCATED UNDER THE ASPHALT, CONCRETE, OR OTHER PEDESTRIAN/VEHICULAR ACCESS SHALL HAVE A STEEL SLEEVE TO ENCASE THE ELECTRICAL UNIT DUCT.
 - 5) CONCRETE STEPS TO BE 7" RISE WITH 39" LANDING WITH HAND RAILS.
 - 6) CURBS ARE 6" BARRIER CURBS, UNLESS NOTED.
 - 7) POLYMER INSERTS FOR THE DETECTABLE WARNINGS AT HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH THE CITY REQUIREMENTS AND INSTALLED PER THE MANUFACTURE SPECIFICATIONS.
 - 8) PARKING SPACES ARE 9'x18' TYPICAL.
 - 9) HANDICAP SPACES ARE 16'x18' TYPICAL.
 - 10) PROPOSED PUBLIC WALKS ON STREET SHALL BE 5 FEET WIDE.
 - 11) INTERIOR CARRIAGE WALK ALONG CURB SHALL BE 5 FEET WIDE.
 - 12) INTERIOR ACCESS WALKS TO BUILDING SHALL BE 6 FEET WIDE.
 - 13) INCLUDE ADA PANELS ON ALL WALK CROSSINGS AND ENTRANCES TO BUILDINGS.

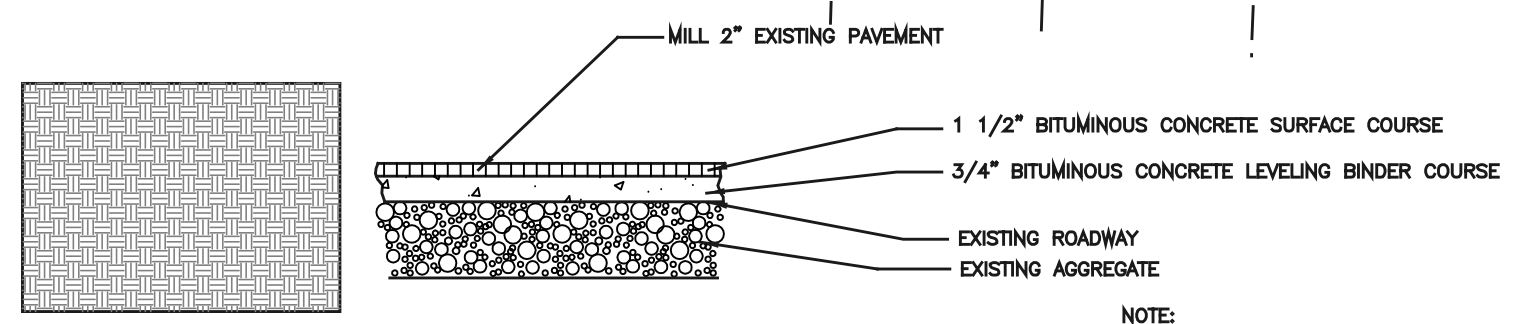


Summerlakes Park

IMPERVIOUS AREA:

	SOUTH SF	NORTH SF	TOTAL SF
PROPOSED BUILDING:	11,625	11,625	23,250
PROPOSED PAVEMENT:	3,094	11,115	14,209
AREA (acres)	0.34	0.52	0.86
TRIB. AREAS (acres)	0.89	1.64	2.53
PERMEABLE PAVERS	6,613	10,980	17,593

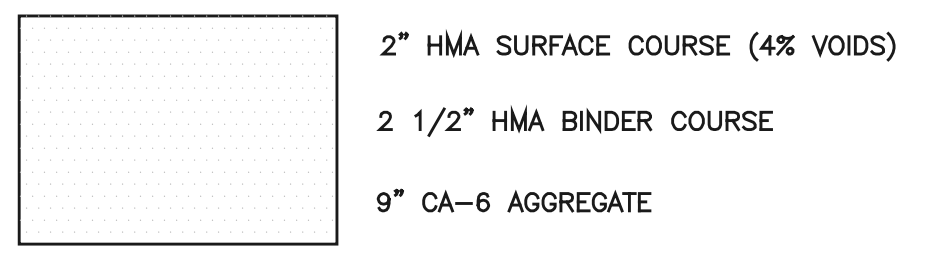
NOTE: USE ADA COMPLIANT PERMEABLE PAVER MATERIALS AND DESIGN TO MARK HANDICAP PARKING SPACES.



TALBOT RE-PAVING SECTION

STRUCTURAL NUMBER

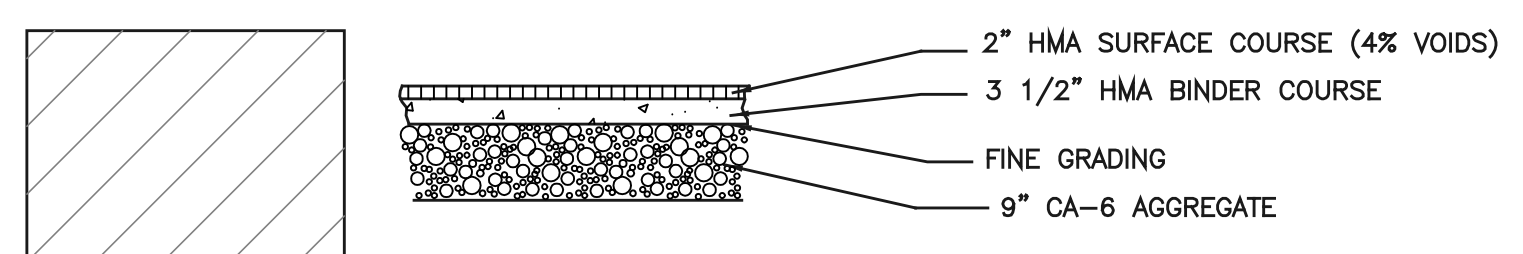
SURFACE	2.0" X 0.40
BINDER	2.5" X 0.33
STONE	9.0" X 0.10
SN	2.53



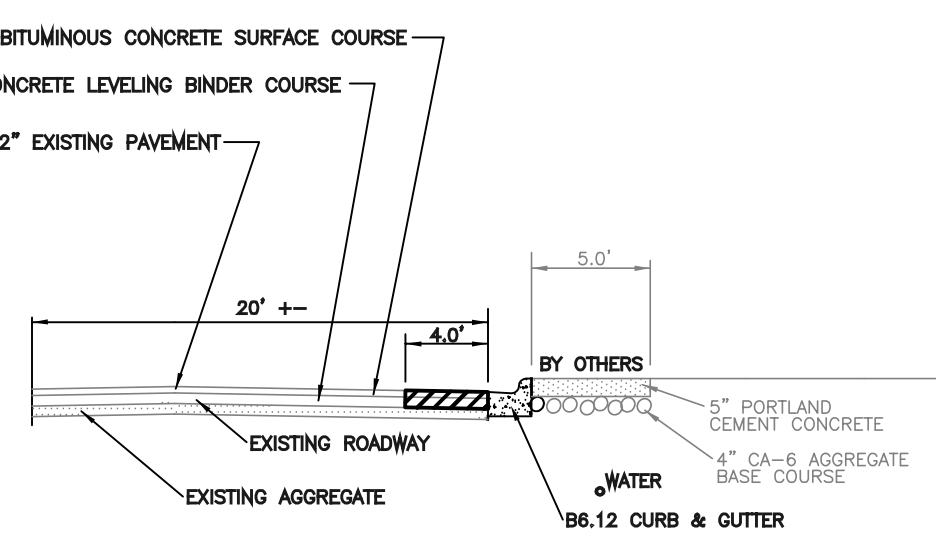
PAVEMENT SECTION

STRUCTURAL NUMBER

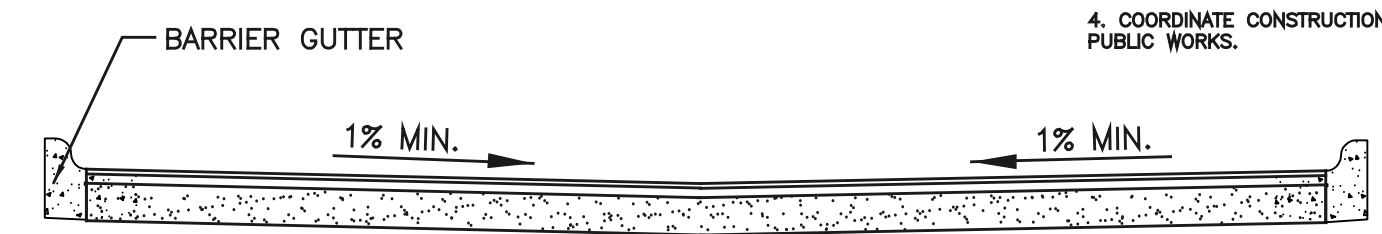
SURFACE	2.0" X 0.40
BINDER	3.5" X 0.33
STONE	9.0" X 0.10
SN	2.86



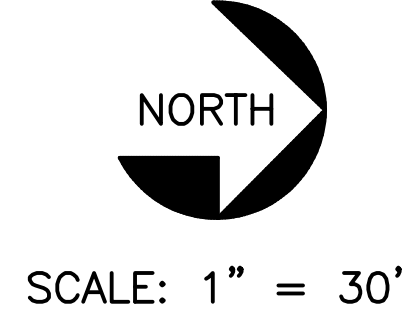
HEAVY DUTY PAVEMENT SECTION



TALBOT AVENUE CROSS SECTION



DRIVE SECTION DETAIL



REVISION	DATE	ENGINEERED BY:
ORIGINAL	08/20/21	KDC CONSULTANTS INC.
CITY COMMENTS	11/30/21	WWW.KDCCONSULTANTSINC.COM
		16144 S. BELL ROAD
		HOMER GLEN, ILLINOIS 60491
		(708) 645-0545 Fax: 645-0546
		WVILLE TALBOT
		GEOMETRY PLAN
PROJECT	20-04-036-ENG	3 PAGE OF 10
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