

Request For Board Action

REFERRED TO BOARD: April 6, 2021

AGENDA ITEM NO: 11

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of a Resolution to waive building permit fees for the Clublands clubhouse.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Clublands Homeowners Association is working with the developer of the Clublands on the construction of a new 3,700 square foot clubhouse which was supposed to be constructed with the original development. This new clubhouse will cost approximately \$2,000,000.00 and the Homeowners Association is seeking a waiver of the costs for a Site Plan Review and building permit.

This new proposed clubhouse will be required to go through the Site Plan Review process and there is a \$650.00 application fee. In addition, the "Building Permit" fee for this clubhouse would be approximately \$40,000.00. The Clubland's Homeowners Association and the developer are asking that both the Site Plan Review and Building Permit Fees be waived by the Village.

Based on existing policy, any such waiver of fees must be approved by the Village Board. The developer and the homeowner's association have been working on an agreement that would allow for the construction of this new clubhouse at this development. Originally, Neumann Homes was supposed to construct a clubhouse as part of this master planned development, but the structure was never constructed. The current owner of Clubland's development and the homeowner's association negotiated an agreement that the developer would proceed with the construction of the clubhouse upon the 151st building permit since his ownership of the project.

The clubhouse would be privately owned and would serve as a neighborhood amenity for the residents within the Clublands development. The only contribution the homeowner's association is asking from the Village would be a waiver of the two fees as identified above.

We move that the Village Board approve the herewith attached Resolution waiving *the Site Plan/Special Use fees and Building Permit Fee on the amount of approximately \$40,650.00.*

RESOLUTION NO. 21-

A RESOLUTION AUTHORIZING THE WAIVER OF FEES FOR THE CLUBLANDS CLUBHOUSE

WHEREAS, the homeowners association for the Clublands neighborhood is working with the developer on the construction of a neighborhood clubhouse for the residents.

WHEREAS, a clubhouse was originally incorporated in the original PUD for the Clubland development and Neumann Homes defaulted on their obligation to construct the clubhouse.

WHEREAS, the homeowners association represents the residents of this neighborhood and unlike the developer is not a for profit business.

WHEREAS, the homeowners association is working with developer, BMB Associates, on the construction of a 3,700 square foot clubhouse with an estimated cost of \$2,000,000.00.

WHEREAS, the proposed clubhouse would serve as an amenity for the residents that reside in this neighborhood and satisfy the expectations of the numerous households who purchased their properties with the expectation of a neighborhood clubhouse.

WHEREAS, the estimated building and Site Plan Review/ Special Use fee would be approximately \$40,650.00 based on building permit fees for commercial property.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS, AS FOLLOWS:

SECTION ONE. The Mayor and Board of Trustees authorize Staff to waive the building permit fees and Site Plan/Special Use permit fees in the amount of approximately \$40,650.00.

SECTION TWO. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED and APPROVED this 12th day of April 2021.

Lawrence M. Hanson, Mayor

ATTEST:

Lori K. Romine, Village Clerk