

# Beaver Lane Improvements Special Service Area #103

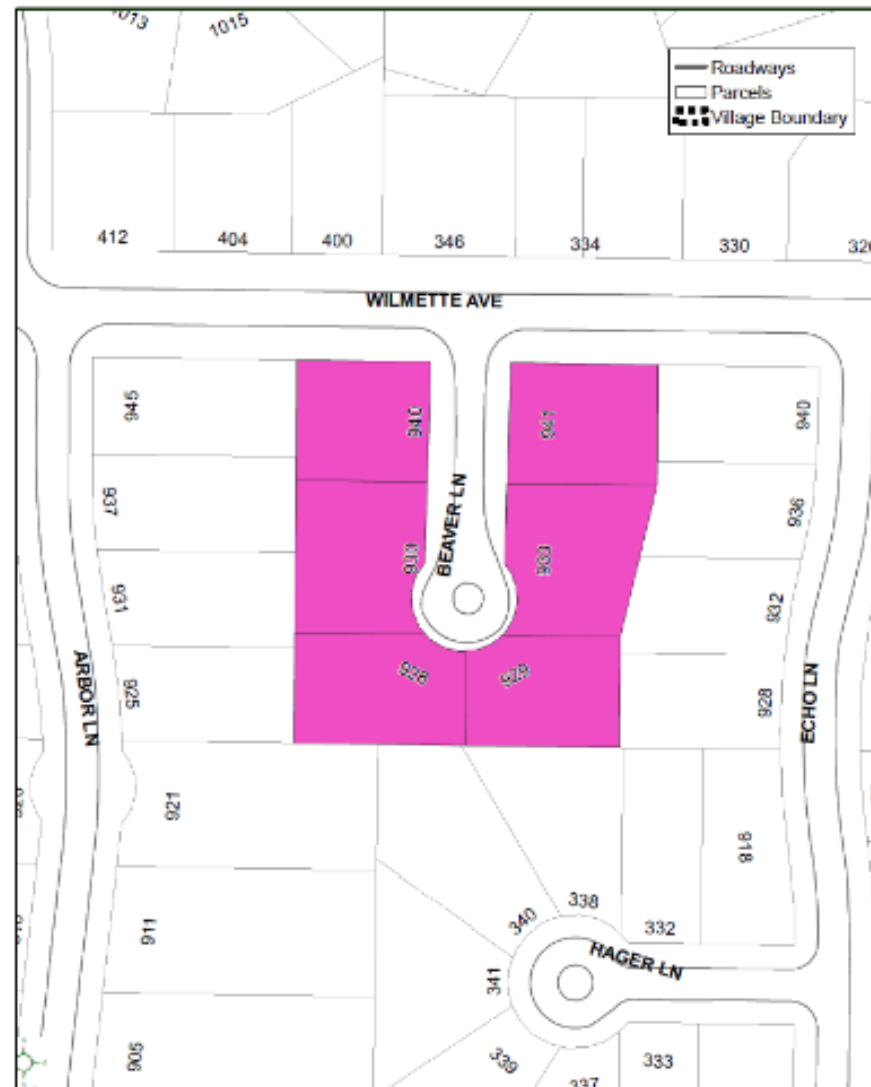
## Welcome!

Design Open House  
November 23, 2020



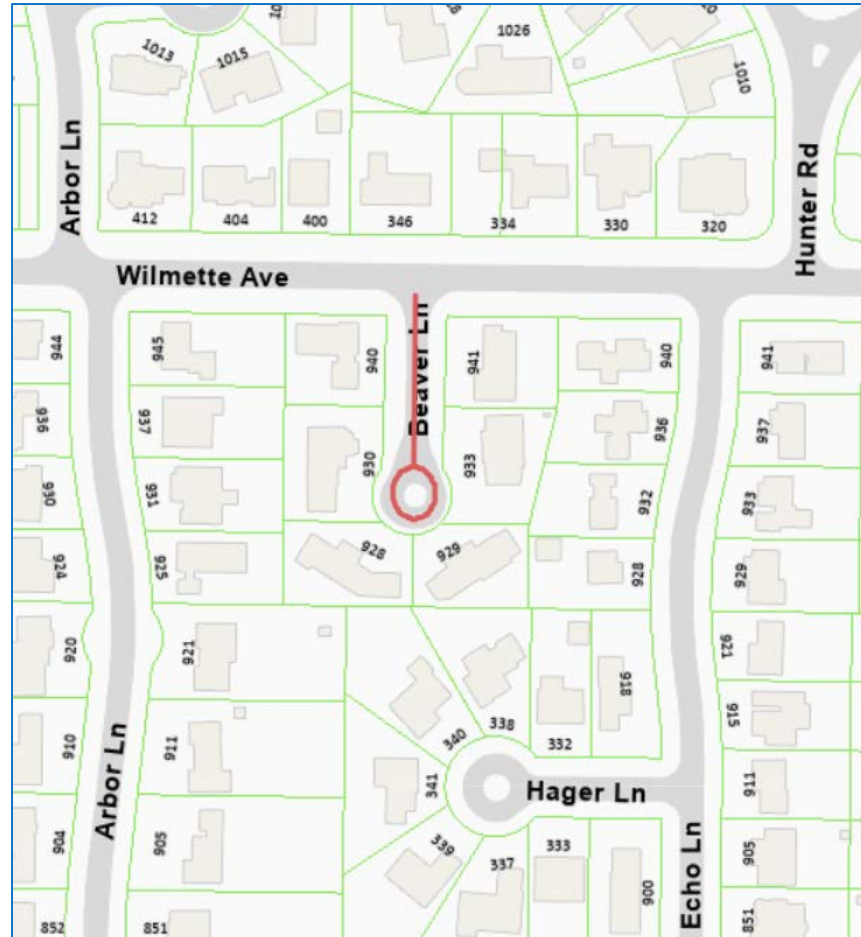
# Project Background: Beaver Lane

- Last Resurfaced – 2012
- In April 2019, petition submitted by residents for curb & gutter.
- In May 2019, Village held informational meeting to gain feedback for curb & gutter.
- In June 2019, Village balloted 6 properties for curb & gutter installation.
- 2/3 votes were received in support for curb & gutter installation.



# Project Location and Limits

- Beaver Lane: From Wilmette Avenue to South Cul-De-Sac (approximately 230 feet)
- All work to be completed within the public right-of-way
- Construction year: 2021

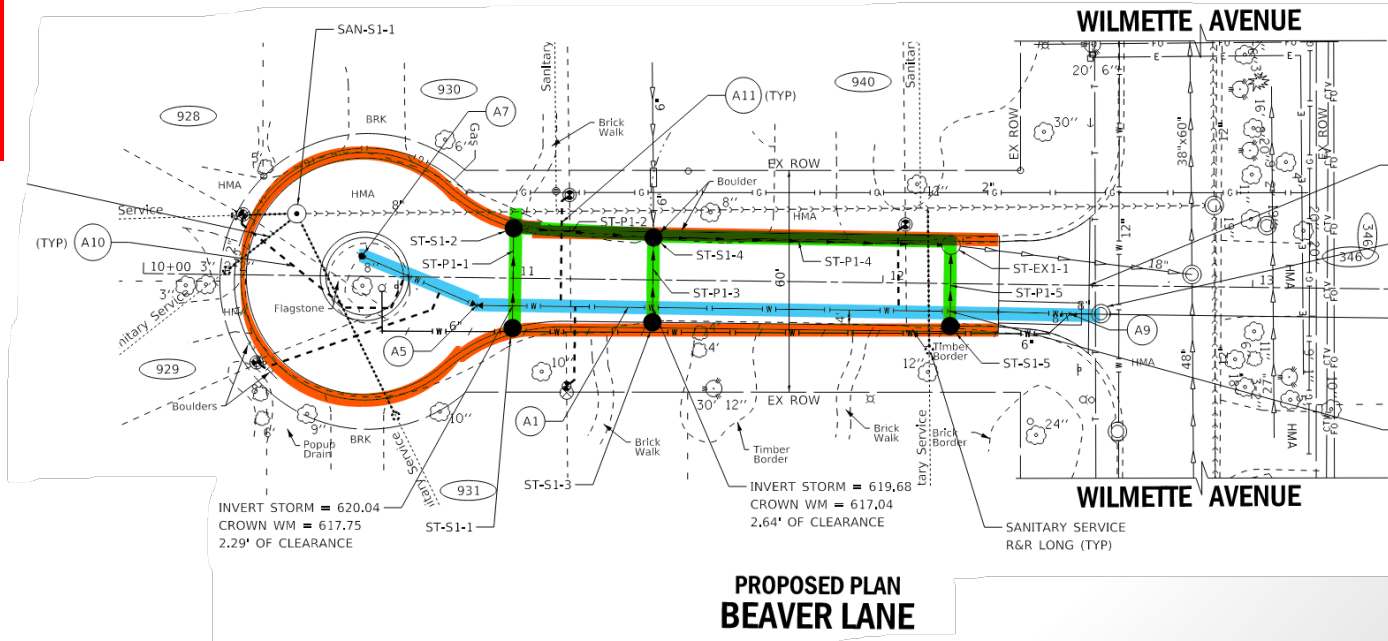
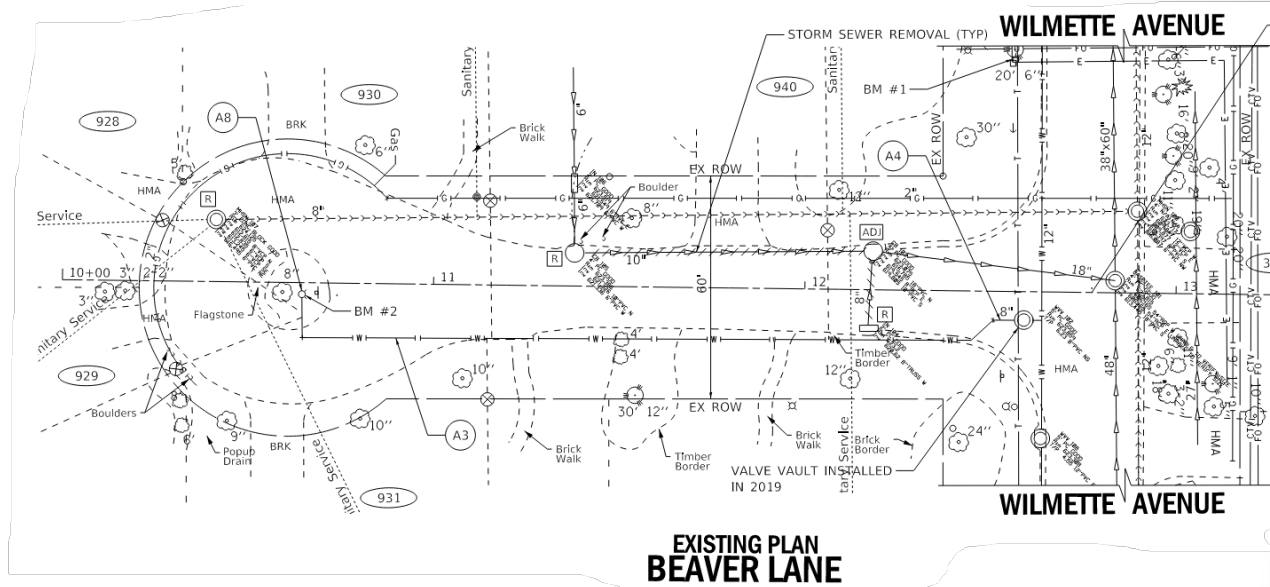


# Scope of Work and Benefit to Residents

- Replacement of existing **water main** with new **8-inch diameter water main**, including new **1 ½ -inch water services and new b-boxes**
- Upgrade of existing **storm sewer system**
- Repair of existing **sanitary sewer system**
- Install **new concrete curb and gutter (SSA)**
- Construct **new asphalt pavement**
- **Driveway apron** replacement (in-kind)
- **Parkway restoration** with sod



# Existing and Proposed Plans



New Curb & Gutter – Road Widen 1'-1.5' on each side

New Storm Sewer

New Water Main

# Estimated Project Costs

- Project Cost - \$320,000
- Village Cost - \$300,000
  - Pavement and Restoration (including curb & gutter) - \$115,000
  - Storm sewer upgrades - \$50,000
  - Sanitary Sewer - \$30,000
  - Water Main Replacement - \$55,000
  - Design and Construction Inspections - \$40,000
- Resident estimated cost-shared amounts
  - Curb & Gutter SSA 103 (distributed amongst 6 properties) = \$19,939
  - Resident share includes 25% contingency
  - Added to property tax over 10-yrs

**Note: These costs are estimates. Actual costs will be based on the lowest bid and the loan interest rate. SSA payments are calculated based on the Equalized Assessed Values for each property and redistribute by Cook County on the annual basis through the property tax bill**

# Estimated Residents cost for curb & gutter

Beaver Lane (May 2019) Updated November 2020  
Curb & Gutter Cost Estimate  
SSA # 103

50% Homeowner cost (matching Village)	\$ 19,939.00	(including 25% contingency)	<b>PAYMENT PER PERIOD:</b>
Village of Glenview Cost (Entire Project)	\$280,000.00		\$1,279.03
<b>TOTAL HOMEOWNER SSA COSTS-</b>	<b>\$ 19,939.00</b>		<b>TOTAL RESIDENT COST (PRINC+INT):</b>
<b>SSA INTEREST RATE % (not to exceed)-</b>	<b>5</b>		\$25,580.59
Number of payments per year-	2		<b>AVERAGE COST PER HOME PER YR:</b>
Period of repayments (years)-	10		\$426.34
Total number of lots-	<b>6</b>		

# Of Homes	PIN NUMBERS	STREET ADDRESS	Cook County Assessor	% OF TOTAL AV	COST OF IMPROVEMENT	ESTIMATED SEMI-ANNUAL	ESTIMATED ANNUAL
						PAYMENT 10-YR PLAN	PAYMENT 10-YR PLAN
			2019 ASSESSED VALUE				
1	05-31-323-017-000	928 Beaver Ln	49,113.00	12.19%	\$ 2,430.94	\$ 155.94	\$ 311.88
2	05-31-323-020-000	929 Beaver Ln	57,443.00	14.26%	\$ 2,843.25	\$ 182.39	\$ 364.77
3	05-31-323-016-000	930 Beaver Ln	113,945.00	28.29%	\$ 5,639.91	\$ 361.78	\$ 723.57
4	05-31-323-019-000	933 Beaver Ln	109,166.00	27.10%	\$ 5,403.37	\$ 346.61	\$ 693.22
5	05-31-323-015-000	940 Beaver Ln	35,053.00	8.70%	\$ 1,735.01	\$ 111.30	\$ 222.59
6	05-31-323-018-000	941 Beaver Ln	38,114.00	9.46%	\$ 1,886.52	\$ 121.01	\$ 242.03
<b>TOTALS</b>			<b>402,834.00</b>	<b>100%</b>	<b>\$ 19,939.00</b>	<b>\$ 1,279.03</b>	<b>\$ 2,558.06</b>

**Notes-**

- (1) The assessed values used in these calculations are per the Cook County Treasurer's Office (webpage: [www.cookcountytreasurer.com](http://www.cookcountytreasurer.com)), 2019 Board of Review Certified values.
- (2) The assessed property values are updated on an annual basis, and Cook County will redistribute the total SSA payment on an annual basis via the property tax bill.
- (3) The final SSA payment will be administrated by Cook County and based on the Equalized Assessed Value (EAV)
- (4) The final SSA payment will be based on the actual construction costs per the awarded construction contract (the project cost shown here is only an estimate).
- (4) The estimated project costs are in 2018 dollars, and include a 25% contingency.

# Tentative Schedule and Next Steps

Dates	Steps
November 23, 2020 ( <b>Today</b> )	Resident Design Meeting – Zoom Meeting
December 8, 2020	First consideration of an ordinance proposing the establishment of SSA
January 5, 2021	Second consideration of an ordinance proposing the establishment of SSA
February 1, 2020	Notice to be sent to newspaper regarding public hearing
February 26, 2021	Public Notice – notice of Public Hearing for SSAs
March 5, 2021	Certified mail sent to area residents regarding Public Hearing
March 16, 2021	Public Hearing (start of 60 day period)
March 16, 2021	First consideration of an ordinance establishing SSA
April 8, 2021	Second consideration of an ordinance establishing SSA
May 14, 2021	End of 60 day waiting period & ordinance effective date
May 2021	Contract awarded
May 2021	Pre-construction meeting with residents
May 2021	Start of construction





# Resident FAQ's

If my driveway is damaged, will it be fixed or replaced?

- Sections of private driveways in public easement will be replaced if damaged during construction with the exception of edging materials and brick paver driveways.

Will my driveway be closed during construction?

- Private drives will be accessible the majority of the time during construction. If your driveway needs to be closed, notice will be provided to allow adequate time to make arrangements.

Will the parkway be restored after construction is completed?

- Parkway areas disturbed by construction will be restored with sod during the last stage of construction. Please note that residents are responsible for the removal of private items located within parkway such as landscaping features, fencing, boulders, sprinklers, planters, etc. These items will not be replaced if damaged.

# Contact Us

## **Construction Project Manager**

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## **SSA Questions & Communications**

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## **Written Comments**

Engineering Capital Projects

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## **Project Information Updates**

Project updates will be posted weekly on the Village of Glenview construction blog

<https://www.glenview.il.us/Pages/Beaver.aspx>