

# North Glenayre Drive Improvements Special Service Area #100

## Welcome!

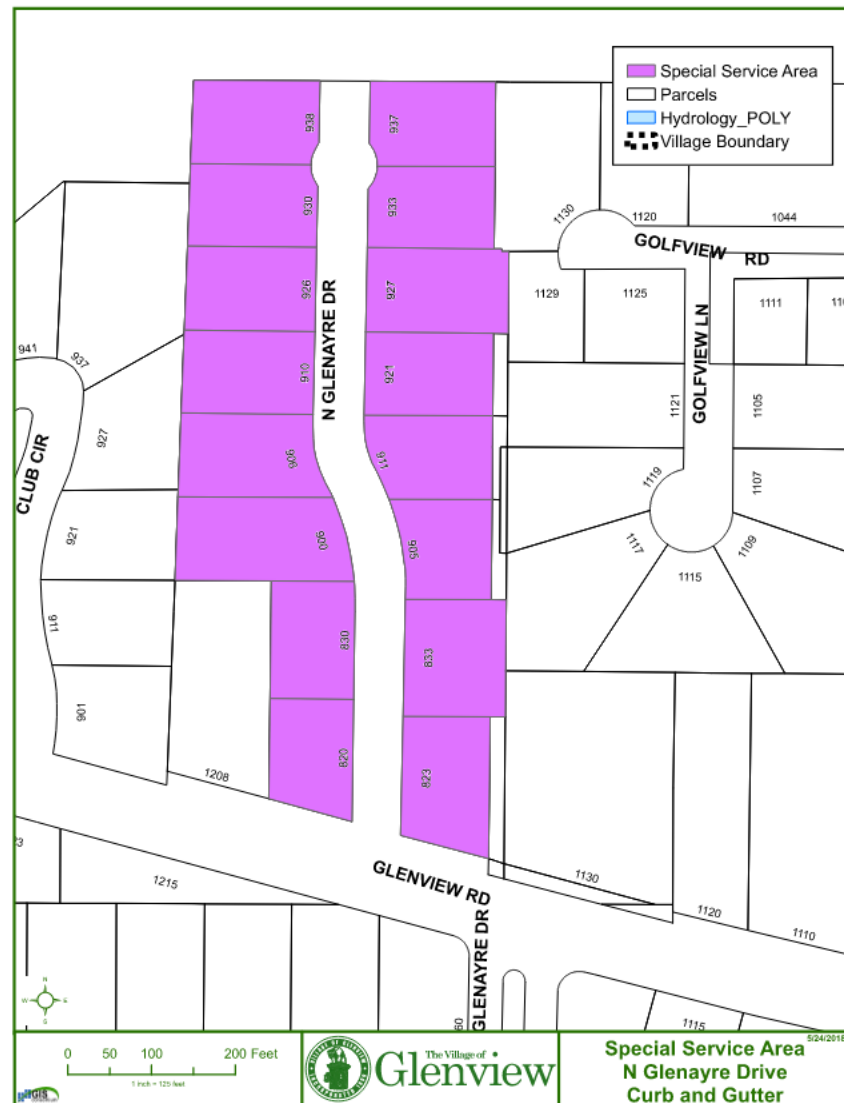
Design Open House

December 2, 2020



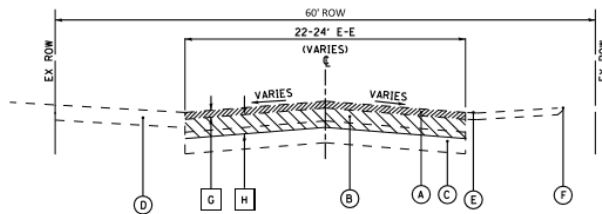
# Project Background: North Glenayre Drive

- Last Resurfaced – 1999
- In February 2018, petition submitted by residents for curb & gutter.
- In May 2018, Village held informational meeting to gain feedback for curb & gutter.
- In July 2018, Village balloted 16 properties for curb & gutter installation.
- 2/3 votes were received in support for curb & gutter installation.

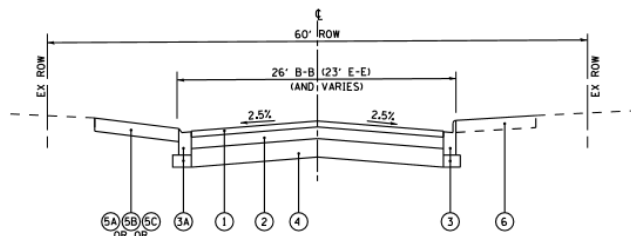


# Project Location and Limits

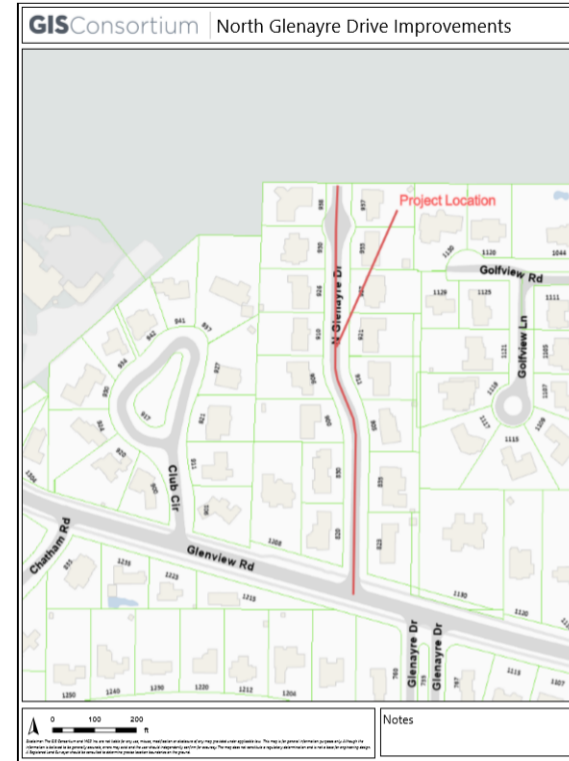
- North Glenayre Drive: From Glenview Road to North End (approximately 940 feet)
- All work to be completed within the public right-of-way
- Construction year: 2021



**EXISTING TYPICAL SECTION  
NORTH GLENAYRE DRIVE**



**PROPOSED TYPICAL SECTION  
NORTH GLENAYRE DRIVE**

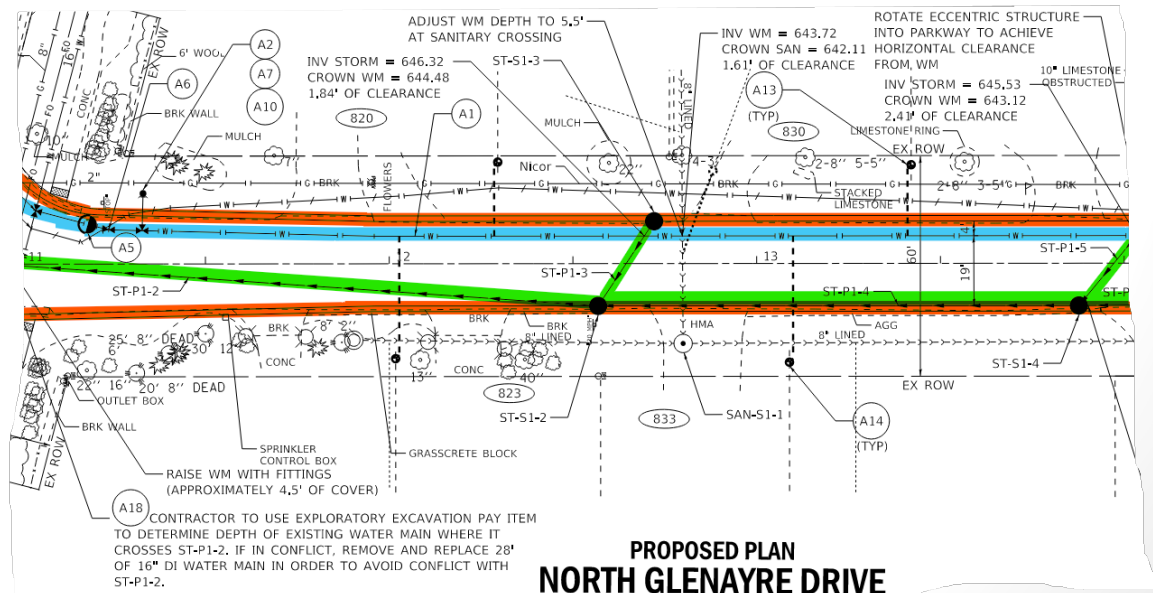
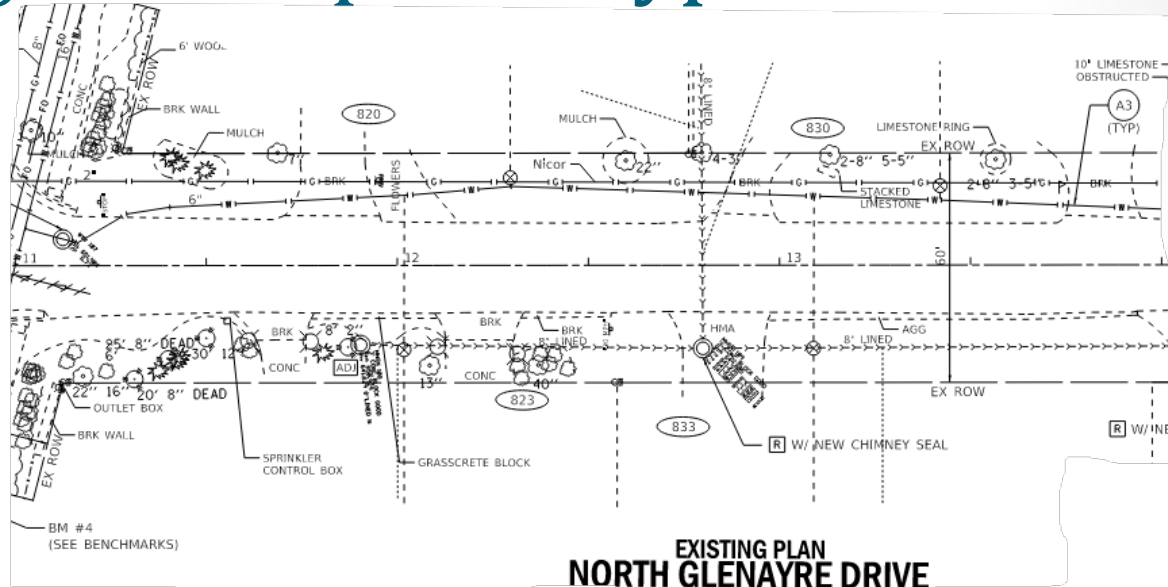


# Scope of Work and Benefit to Residents

- 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 Typical Plans



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

New Storm Sewer

New Water Main

# Estimated Project Costs

- Project Cost - \$1,046,600
- Village Cost - \$960,000
  - Pavement and Restoration (including curb & gutter) - \$350,000
  - Storm sewer upgrades - \$270,000
  - Sanitary Sewer - \$80,000
  - Water Main Replacement - \$220,000
  - Design and Construction Inspections - \$40,000
- Resident estimated cost-shared amounts
  - Curb & Gutter SSA 100 (distributed amongst 16 properties) = \$86,600
  - \* Resident share includes 25% contingency

**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 Resident's Cost for Curb & Gutter

## North Glenayre (May 2018) Curb & Gutter Cost Estimate

|   |              |
|---|--------------|
| 50% Homeowner cost (matching Village)       | \$ 86,600.00 |
| Village of Glenview Cost (Entire Project)   | \$818,200.00 |
| <b>TOTAL HOMEOWNER SSA COSTS-</b>           | <b>*****</b> |
| <b>SSA INTEREST RATE % (not to exceed)-</b> | <b>5</b>     |
| Number of payments per year-                | 2            |
| Period of repayments (years)-               | 20           |
| Total number of lots-                       | 16           |

|   |
|---|
| <b>PAYMENT PER PERIOD:</b>              |
| \$3,449.82                              |
| <b>TOTAL RESIDENT COST (PRINC+INT):</b> |
| \$137,992.71                            |
| <b>AVERAGE COST PER HOME PER YR:</b>    |
| \$445.14                                |

| # Of Homes | PIN NUMBERS       | STREET ADDRESS | Cook County Assessor<br>2016 EQUALIZED ASSESSED<br>VALUE (EAV)* | % OF<br>TOTAL EAV | COST OF IMPROVEMENT<br>LUMP SUM PAYMENT | ESTIMATED ANNUAL<br>PAYMENT 20-YR PLAN      |  |
|------------|-------------------|----------------|---|-------------------|---|---|--|
|            |                   |                |   |                   |   | ESTIMATED SEMI-ANNUAL<br>PAYMENT 20-YR PLAN | ESTIMATED ANNUAL<br>PAYMENT 20-YR PLAN |
| 1          | 04-36-301-017-000 | 937 Glenayre   | 162,378.00  | 4.86%             | \$ 4,212.22                             | \$167.80                                    | \$ 335.60                              |
| 2          | 04-36-301-018-000 | 933 Glenayre   | 172,871.00  | 5.18%             | \$ 4,484.42                             | \$178.64                                    | \$ 357.28                              |
| 3          | 04-36-300-014-000 | 938 Glenayre   | 229,543.00  | 6.88%             | \$ 5,954.54                             | \$237.21                                    | \$ 474.41                              |
| 4          | 04-36-300-015-000 | 930 Glenayre   | 336,695.00  | 10.09%            | \$ 8,734.15                             | \$347.94                                    | \$ 695.87                              |
| 5          | 04-36-301-020-000 | 921 Glenayre   | 203,114.00  | 6.08%             | \$ 5,268.95                             | \$209.90                                    | \$ 419.79                              |
| 6          | 04-36-300-017-000 | 910 Glenayre   | 167,200.00  | 5.01%             | \$ 4,337.31                             | \$172.78                                    | \$ 345.56                              |
| 7          | 04-36-300-016-000 | 926 Glenayre   | 164,523.00  | 4.93%             | \$ 4,267.87                             | \$170.02                                    | \$ 340.03                              |
| 8          | 04-36-300-018-000 | 906 Glenayre   | 220,385.00  | 6.60%             | \$ 5,716.97                             | \$227.74                                    | \$ 455.49                              |
| 9          | 04-36-300-019-000 | 900 Glenayre   | 198,604.00  | 5.95%             | \$ 5,151.96                             | \$205.23                                    | \$ 410.47                              |
| 10         | 04-36-301-021-000 | 911 Glenayre   | 184,678.00  | 5.53%             | \$ 4,790.70                             | \$190.84                                    | \$ 381.69                              |
| 11         | 04-36-301-022-000 | 905 Glenayre   | 146,739.00  | 4.40%             | \$ 3,806.53                             | \$151.64                                    | \$ 303.28                              |
| 12         | 04-36-301-058-000 | 833 Glenayre   | 223,488.00  | 6.69%             | \$ 5,797.47                             | \$230.95                                    | \$ 461.90                              |
| 13         | 04-36-301-024-000 | 823 Glenayre   | 166,084.00  | 4.98%             | \$ 4,308.36                             | \$171.63                                    | \$ 343.26                              |
| 14         | 04-36-301-059-000 | 927 Glenayre   | 332,207.00  | 9.95%             | \$ 8,617.73                             | \$343.30                                    | \$ 686.60                              |
| 15         | 04-36-300-022-000 | 820 Glenayre   | 182,673.00  | 5.47%             | \$ 4,738.69                             | \$188.77                                    | \$ 377.54                              |
| 16         | 04-36-300-021-000 | 830 Glenayre   | 247,183.00  | 7.40%             | \$ 6,412.14                             | \$255.44                                    | \$ 510.87                              |
|            |                   | <b>TOTALS</b>  | <b>3,338,365.00</b>   | <b>100%</b>       | <b>\$ 86,600.00</b>                     | <b>\$ 3,449.82</b>                          | <b>\$ 6,899.64</b>                     |

# Tentative Schedule and Next Steps

| Dates                             | Steps   |
|-----------------------------------|---|
| December 2, 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 15, 2021                      | End of 60 day waiting period & ordinance effective date                 |
| May 2021                          | Contract awarded  |
| May 2021                          | Pre-construction meeting with residents                                 |
| May/June 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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Glenview, IL 60026

## **Project Information Updates**

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

[https://www.glenview.il.us/Pages/N\\_Glenayre.aspx](https://www.glenview.il.us/Pages/N_Glenayre.aspx)