



Village of Green Oaks – Potential Special Service Area

Public Informational Meeting

August 16, 2023

5:00 p.m.

Village Hall



Village of Green Oaks

2020 O'Plaine Road • Green Oaks, IL 60048 • (847)362-5363 • Fax (847)362-5375



Village of Green Oaks – Potential Special Service Area

1. SSA Process
2. Water Source
3. SSA Boundary
4. Watermain Location
5. Watermain Sizes and Materials
6. Construction Phase
7. Services
8. Status of Existing Wells
9. Project Costs
10. Water Rates





SSA Process

- › Special Service Areas are a long-term finance tool which can be utilized to fund infrastructure projects for a group of benefitted properties.
- › General formation process:
 - Establish interest within a group of contiguous lots.
 - Propose SSA ordinance (Village Board) and schedule public hearing, send public notice.
 - Public hearing held to explain project scope, costs, and timeline.
 - After public hearing a 60 day comment period commences. If more than 51% of registered voters AND individual lots object to the SSA, the SSA is defeated and cannot be re-established for two years.
 - If the objection criteria are not met, the SSA can be formed by the Village Board via ordinance..
- › Note: Village historically has required more than a simple majority in favor.



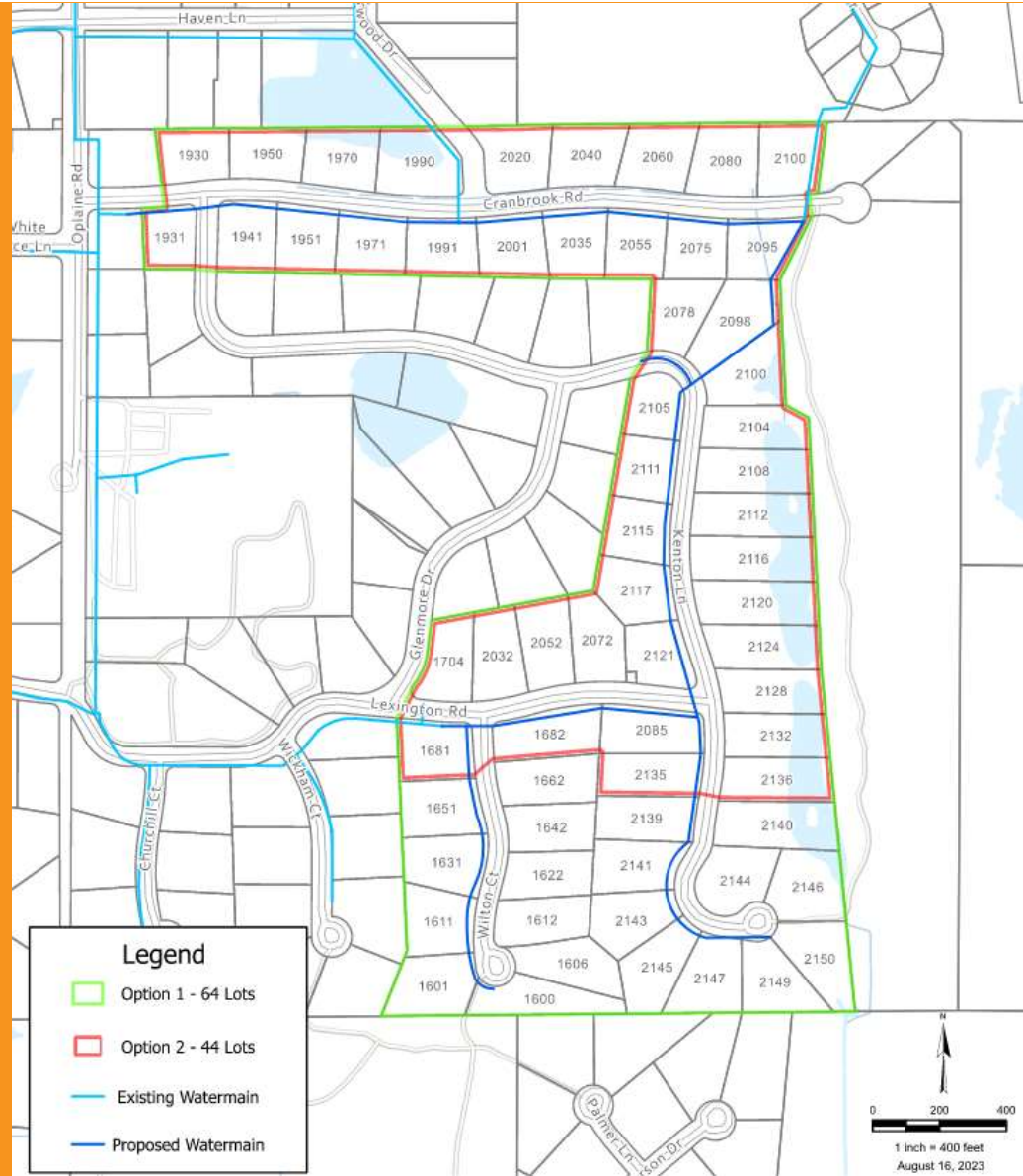
Water Source

- Village of Green Oaks Purchases water wholesale from City of Waukegan
- City of Waukegan pumps and treats water from Lake Michigan





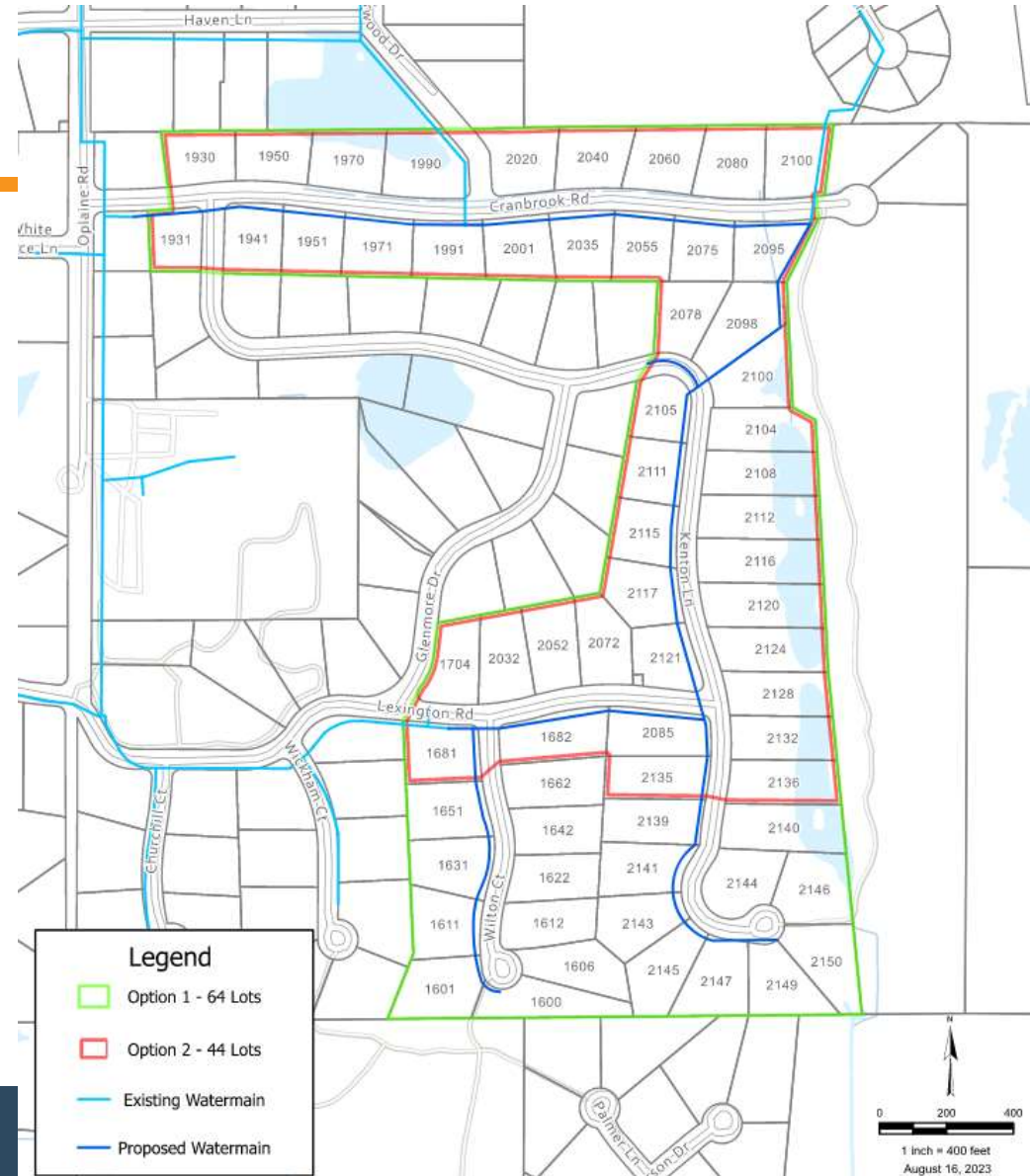
Potential Special Service Area General Limits





Watermain Locations

1. Generally in Right of Way and on opposite side of street from sewer main.
2. Connect to existing mains at four locations.
 1. Three connections on Cranbrook
 2. One connection at Lexington and Glenmore
3. Watermain will be 8-inch and 10-inch PVC C900
4. Hydrants will be installed every 400 feet and be in the ROW





Construction Methods



Open Cut



Horizontal Directional Drilled



Water Services



Water Service – 1 – 1-1/2 inch diameter copper pipe

Location of services to be determined during design, reviewed one more time during construction

SSA will provide service to property line.

Final connection will require permit, connection fees, and private contractor



Water Services



Property owner will contract with a private contractor

Site Development and Building Permits need to be obtained prior to installation of the service

Village requires inspection of installed service prior to backfilling. Village's water operator installs of water meter.

During prior SSA's, residents have procured a "group buy" with a contractor to reduce the overall cost of private service connections.



Water Rates

Water Rates:

5.51 per \$1,000 gallons

\$17.30 per quarter flat fee

Water Bill for 5,000 Gallons Per Month = \$99.5/qtr

10,000 Gallons Per Month = \$182.6/qtr

Bills are sent quarterly.



Common Service Questions

- › When Can I connect?
 - Connections to the new watermain and sewer can be made once the main passes pressure and chlorination testing.
- › Do I have to connect?
 - There is not a time limit or deadline for connecting.
- › Can I drill a new well in lieu of connecting?
 - The Health Department will not issue a permit to construct a new well or septic system if your property is within 300 feet of an existing community water system or publicly available sewer.
- › Can I keep my old well?
 - Existing wells can remain in service for irrigation and outdoor uses as long as there is not a cross connection with the new service. A backflow preventer (RPZ) must be installed and inspected yearly.
- › How far will the SSA construction extend into my property?
 - Construction will terminate at the property line. Final connection to the watermain is the responsibility of individual property owners.

Preliminary Budgetary Costs

Engineer's Preliminary Opinion of Probable Costs - Water		
	Low	High
Construction	\$ 2,158,500	\$ 2,878,000
Engineering (13%)	\$ 280,605	\$ 374,140
Contingency (20%)	\$ 431,700	\$ 575,600
Subtotal	\$ 2,870,805	\$ 3,827,740
Bond Costs	\$ 25,000	\$ 25,000
Total	\$ 2,895,805	\$ 3,852,740
Cost Per Lot	\$ 45,965	\$ 61,155

- › At 4% interest, the annual payment is \$3,400 (low) -\$4,400 (high)



Questions?