



Village of Green Oaks

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

Proposed Municipal Tax to Support Road Repairs

HOMEOWNER PRESENTATION

Outline

1. Opening Remarks – Mayor Wysocki
2. Objectives
3. Feedback Results
4. Why a municipal tax
5. Current Road Conditions
6. Costs & Proposed Funding
7. Q & A
8. Closing Comments – Mayor Wysocki
9. Adjourn by 9:00pm

Objectives of the Municipal Tax:

- To support a long-term road improvement initiative with a steady stream of revenues
- Continue to maintain the roads with preventative maintenance measures to maximize usable life

A Community Perspective

- This is a community wide endeavor and cannot be compartmentalized to individual neighborhoods
- The need to recognize the importance of good roads to property values
- Low density population per mile of roadway
- Small commercial district – Limited retail sales tax
- The primary causes of roadway failure:
 - Weather and our freeze thaw cycles
 - Heavy load traffic be it school buses, garbage trucks, moving van, etc.

Feedback Results

Survey Question	The proposed property tax was too high					Rather than road bonds, I would rather see a small property tax implemented for road repair over a longer period of time and ongoing maintenance.				
Responses	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree
Individual Results Total	242	77	58	38	71	97	104	103	40	132
Individual Results Percentage	50%	16%	12%	8%	15%	20%	22%	22%	8%	28%
Grouping Total	319		58	109		201		103	172	
Grouping Percentage	66%		12%	22%		42%		22%	36%	

Road Referendum vs. Municipal Tax

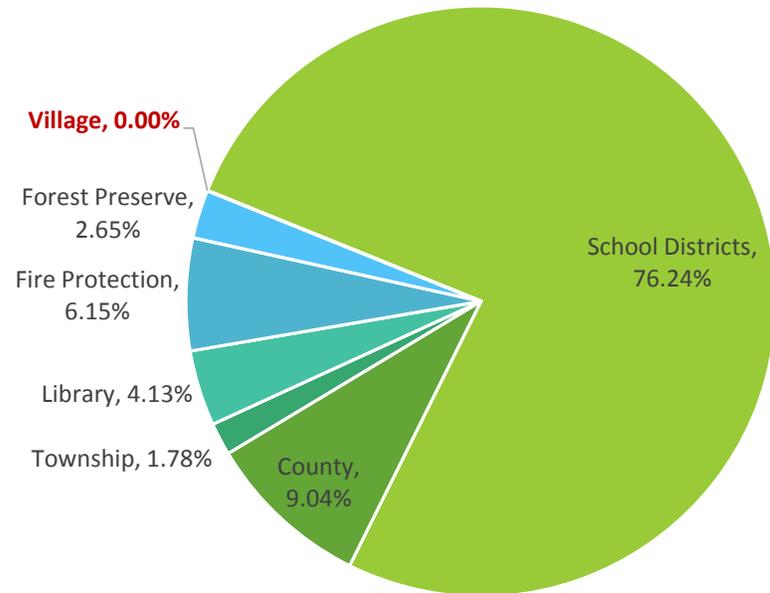
Prior Road Referendum Tax					
Amount Levied based on given home value	Tax Rate	Impact on \$100K Home	Impact on \$300K Home	Impact on \$600K Home	Impact on \$900k Home
Prior Road Referendum Tax Annual Tax Amount	0.4605	\$144.33	\$433.00	\$893.00	\$1,354.00
Per Month		\$12.03	\$36.08	\$74.42	\$112.83
Proposed Municipal Tax					
Proposed Municipal Tax Annual Amount	0.0928	\$30.93	\$92.79	\$185.58	\$278.37
Per Month		\$2.58	\$7.73	\$15.47	\$23.20

Green Oaks Tax Bills

Legal Description: REIGATE WOODS;
LOT

Taxing Body	Rate
COUNTY OF LAKE	0.531816
COUNTY OF LAKE PENSION	0.130992
VIL OF GREEN OAKS	0.000000
ROAD AND BRIDGE-LIBERTYVILLE	0.062550
ROAD AND BRIDGE-LIBERTYVILLE PENSION	0.000074
LIBERTYVILLE FIRE PROT DIST	0.457572
COOK MEMORIAL PUBLIC LIBRARY DIST	0.282867
COOK MEMORIAL PUBLIC LIBRARY DIST PENSION	0.020650
OAK GROVE SCHOOL DISTRICT #68	2.695008
OAK GROVE SCHOOL DISTRICT #68 PENSION	0.049292
COLLEGE OF LAKE COUNTY #532	0.299388
LIBERTYVILLE COMM HIGH SCHOOL DIST #128	2.630411
LIBERTYVILLE COMM HIGH SCHOOL DIST #128 PENSION	0.101502
FOREST PRESERVE	0.196682
FOREST PRESERVE PENSION	0.011242
TOWNSHIP OF LIBERTYVILLE	0.064530
TOWNSHIP OF LIBERTYVILLE PENSION	0.003776
Totals	7.538352

Allocation of Property Taxes to Taxing Bodies



Why a Municipal Tax?

Municipal Tax

Advantages

- Uniform tax rate
- Commercial areas participate
- Tax deductible
- Voter approval

Disadvantage

- Results in a small Village tax



Current Sources of Revenue for Roads

1. Motor Fuel Tax (MFT)
 1. State funded, tax on gas/diesel
 2. Approximately \$80,000-\$100,000 per year
2. Vehicle Stickers
 1. Village Program – Any car registered to an address within Village is required to obtain vehicle stickers
 2. Approximately \$70,000 in revenue
3. Village General Fund
 1. Limited availability

Additional Funding Sources

1. Property Taxes
 1. There is no Village assessed property tax
2. Federal Funds/Grant Funds
 1. There are no Federal Grants available for local roads.
3. Additional Retail & Development

New Retail Development

TIF Development Activities FY16/17

Green Oaks Commons

Commercial Development

Necessary off-site improvements are scheduled to be completed this season.



September, 2016

TIF Development Activities FY16/17

New Redevelopment in the TIF

North Shore Distillery
constructed a new tasting room
and distillery store in FY 2016



Photos courtesy of NorthShoreDistillery.com

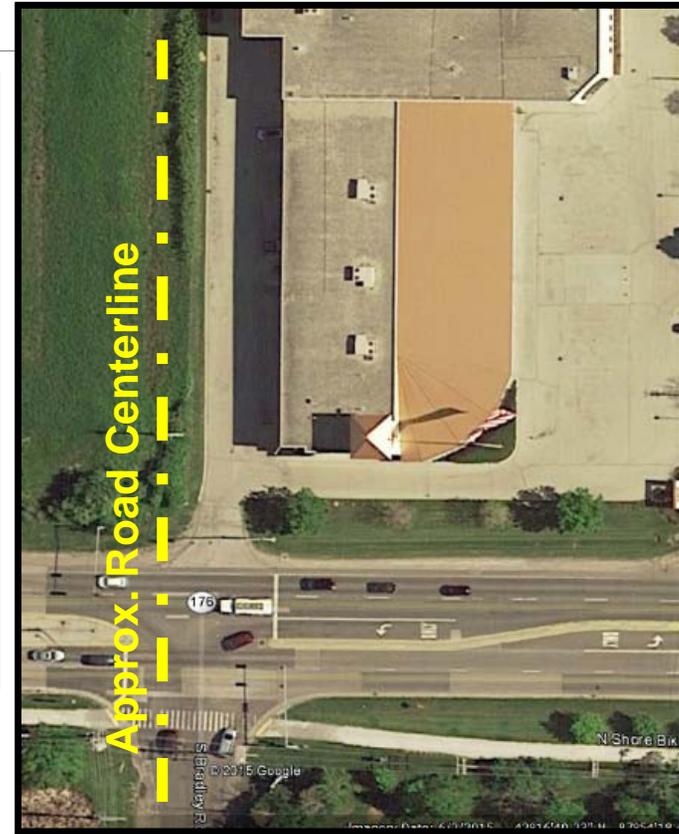
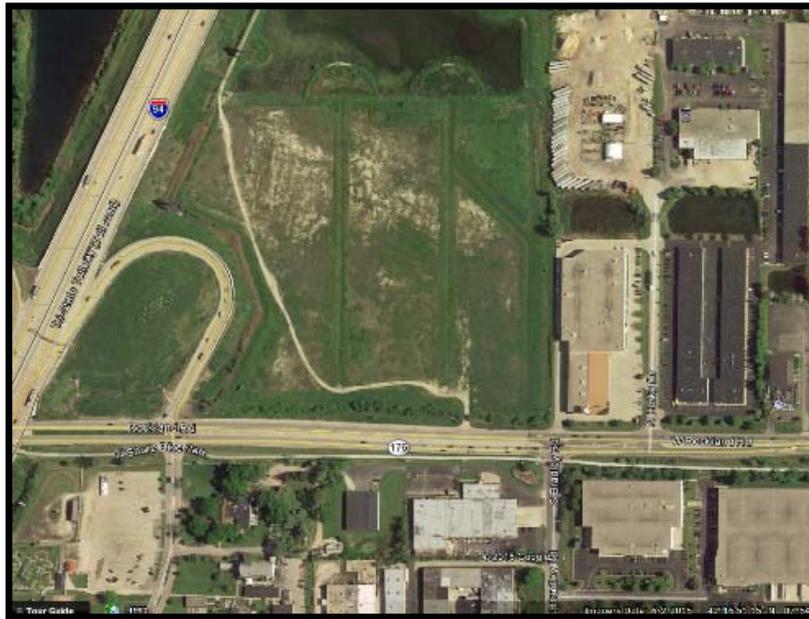
TIF Development Activities FY16/17

New Redevelopment in the TIF

Redevelopment of Fatman's Bowl with Post Time Sports Bar and Grille and Off-Track Betting facility. The facility is scheduled to open later this year.



TIF Future Project Activities FY16/17 Bradley Road/Route 176 Intersection

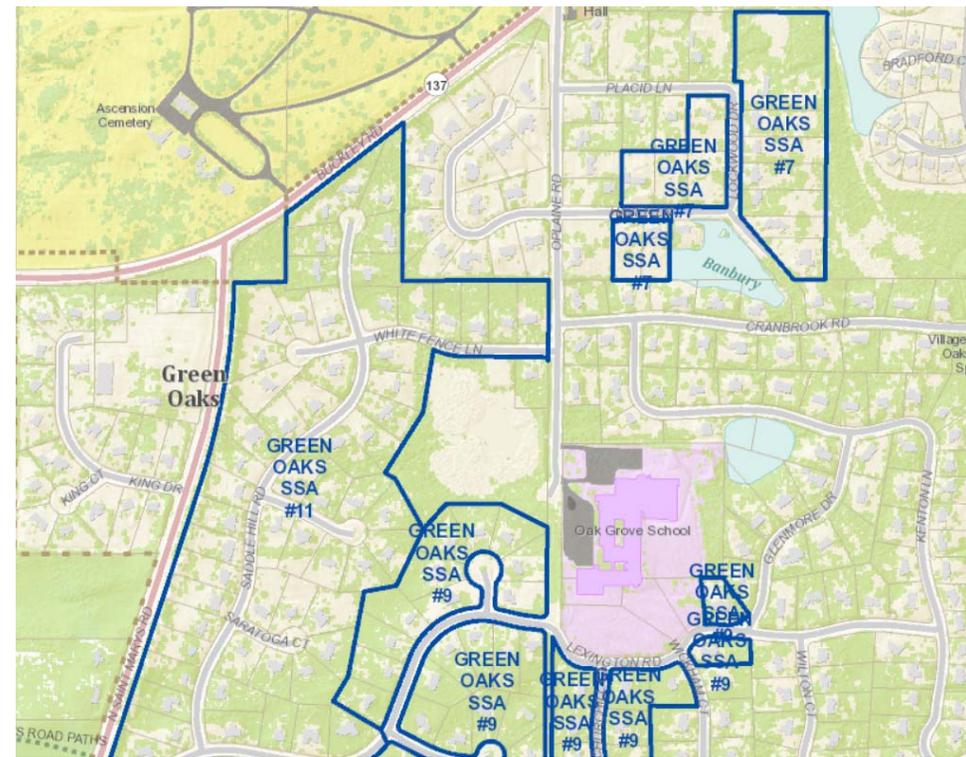


Other Funding Sources:

Funding Option: Special Service Area

Advantages

- Addresses specific areas in Village
- A personal advantage only to a limited number of Village Residents
- **Disadvantages**
- Higher cost than proposed property tax
- Balkanization of Village
- Duplication of soft costs
- “Compartmentalizes” Road Repairs
- Disproportionate Costs based on road repairs required.
- **Commercial and industrial areas do not contribute to residential SSA’s (\$77,000.00)**



Municipal Tax Less Cost Than SSA

Approximate Costs per Year for Special Service Areas based on Neighborhood

Lake Somerset	
Estimated Construction Cost	\$ 242,184
Engineering and Contingency (30%)	\$ 72,655
Subtotal	\$ 314,840
Bond Costs (4%)	\$ 12,594
Total	\$ 327,433
No. Lots	\$ 44
Present Value Cost Per Lot	\$ 7,442
Annual Payment¹	\$ 544

Forest Glen	
Estimated Construction Cost	\$ 313,987
Engineering and Contingency (30%)	\$ 94,196
Subtotal	\$ 408,184
Bond Costs (4%)	\$ 16,327
Total	\$ 424,511
No. Lots	\$ 39
Present Value Cost Per Lot	\$ 10,885
Annual Payment¹	\$ 796

Saddle Hill I	
Estimated Construction Cost	\$ 1,091,483
Engineering and Contingency (30%)	\$ 327,445
Subtotal	\$ 1,418,928
Bond Costs (4%)	\$ 56,757
Total	\$ 1,475,685
No. Lots	\$ 96
Present Value Cost Per Lot	\$ 15,372
Annual Payment¹	\$ 1,124

Greenbrier	
Estimated Construction Cost	\$ 1,615,170
Engineering and Contingency (30%)	\$ 484,551
Subtotal	\$ 2,099,721
Bond Costs (4%)	\$ 83,989
Total	\$ 2,183,710
No. Lots	\$ 76
Present Value Cost Per Lot	\$ 28,733
Annual Payment¹	\$ 2,101

SSA Costs Exclude:

1. Lots that are along IDOT/LCDOT Right of Ways
2. Collector Streets (Guerin, Bradley, O'Plaine)
3. Lots in Business District
4. Bond period is assumed to be 20 years. If paid in full prior to construction, use "Present Value Cost per Lot"

1. Annual Payment assumes 4% interest with two payments per year over 20 years)

Why is Additional “Funding” Required?

- Current level of revenues and MFT Funds cannot support a long term road improvement program.
- Roads are deteriorating faster than the village can fund repairs.
- Better roads = better property values.

What Impact on Property Taxes?

If the Referendum is passed it would add 0.0928 to your existing property tax rate

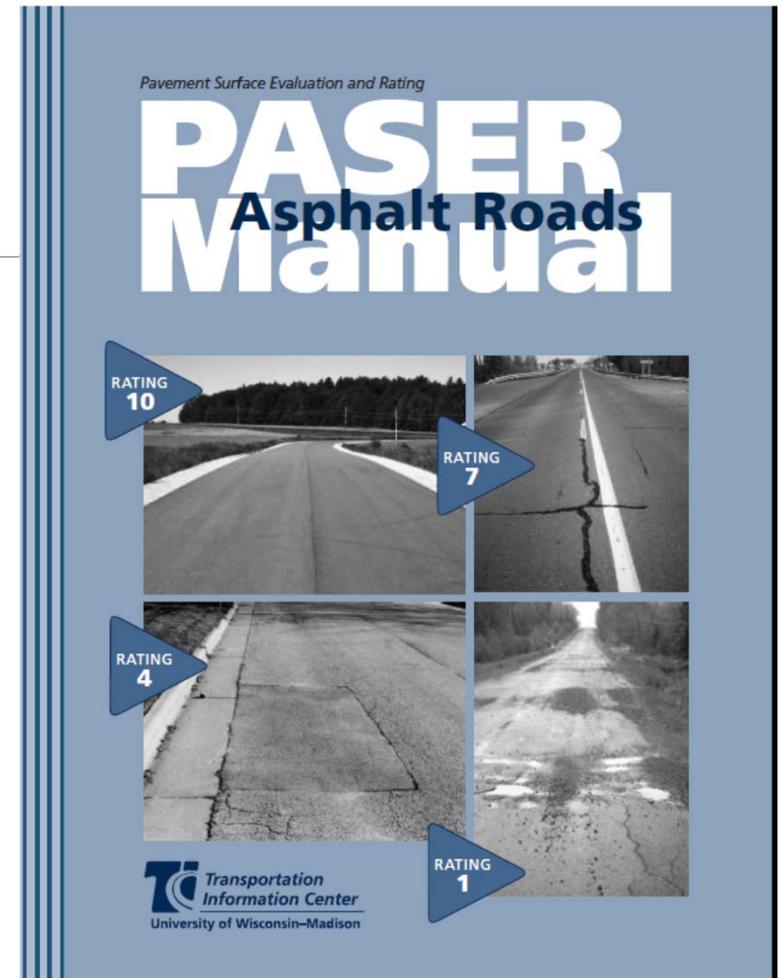
Green Oaks	Libertyville	Vernon Hills	Gurnee
7.559 7.652	8.165	9.575	10.132

Road Condition Overview



Pavement Rating - PASER

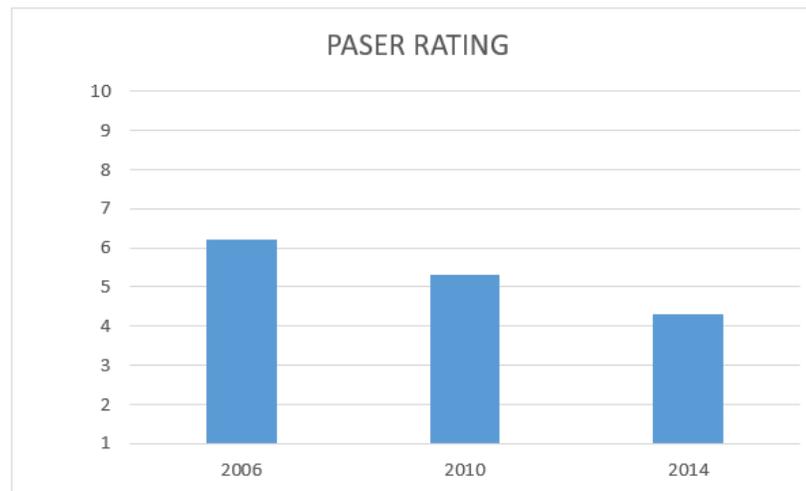
- **P**avement **S**urface **E**valuation **R**ating System, Developed by University of Wisconsin - Madison
- Utilized for a large scale evaluation of the roadways, determine recommendations for repairs, and budgetary costs
- Accounts for different failure modes/distresses – raveling, rutting, shoving, settling, and longitudinal/block/alligator cracking



PASER RATINGS:

- Weighted PASER averages ratings from past 3 Comprehensive Evaluations on a 1-10 scale (1=worse 10=best):

- 2006 – 6.2
- 2010 – 5.3
- 2014 – 4.3



2014 PASER Summary Table

(10 = Best 1 = Worst)

PASER Rating	Length of Roadway (feet)	Length (mi)	Percent of Total
10	2,395	0.45	1.6%
9	6,740	1.28	4.6%
8	625	0.12	0.4%
7	2,120	0.40	1.5%
6	12,350	2.34	8.5%
5	31,805	6.02	21.9%
4	29,990	5.68	20.6%
3	36,910	6.99	25.4%
2	13,510	2.56	9.3%
1	4,400	0.83	3.0%

Miles of Roadway Rated at 5 or Below: 22.1 miles (80%)

Repair Options

Maintenance/Rehabilitation Activities

- Mill and Overlay/Edge Mill and Overlay
- Structural Mill and Overlay
- Pulverize and Overlay
- Reconstruction

Pavement Preservation Activities

- Crack Sealing
- Patching

Non-Structural Repair Options:

Mill and Overlay: \$21.58/SY or \$57.63/LF

1. "Mill and Fill"

1. Remove 2 inches of asphalt
 2. Patch as warranted
 3. Replace with 2-¼ inches of asphalt
-
2. Lowest cost per foot
 3. Examples: Tantara and Reigate Entrances (2014)



Structural Repair Options:

Structural Mill and Overlay: \$30.86/SY or \$82.36/LF

1. Structural Mill and Overlay
 1. Remove 4 inches of asphalt
 2. Undercut/stabilize aggregate base as warranted
 3. Replace with 4-¼ inches of asphalt
2. Examples: Prairie Ridge(2015)



Structural Repair Options:

Pulverize and Overlay: \$44.39/SY or \$118.52/LF

1. Pulverize and Overlay
 1. Pulverize/Grind Asphalt in Place
 2. Undercut/stabilize aggregate base as warranted
 3. Replace with 4 inches of asphalt
2. Improves Drainage & Green Solution
3. Raises road profile 4-8 inches. Driveway aprons are partially replaced.
4. Examples: Kenton Lane south of Lexington (2008), Guerin Road (varies), Herky Drive (2008), Kathryn Court (2011)



Structural Repair Options:

Reconstruction \$112.00/SY \$300.00/LF

1. Reconstruction
 1. Remove and Replace all Pavement and Base Material
 2. Undercut/stabilize soil subgrade as warranted
 3. Replace with 12 inches aggregate base course 4 inches of asphalt
2. Most expensive option
3. Examples: Atkinson Road (2009)



Routine Maintenance Activities: Crack Sealing \$0.50/LF

1. Cost efficient maintenance activity
2. Seals pavement to prevent water from entering base
3. Examples – Lake Somerset, Brook Haven, Forest Lake/Cove, Creekside



Routine Maintenance Activities: Patching \$70/SY

1. Address isolated issues
2. Typically thicker than pavement section
3. More expensive per square yard than structural repair options



Cost of Repairs –

Rating	Feet	Miles	% of Roadway	Reconstruction Cost/ft	Reconstruction Method	Cost of Repairs
10	2395	0.45	1.69%	\$ 3.00	Crack Seal	\$ 7,185.00
9	6740	1.28	4.80%	\$ 5.00	Crack Seal	\$ 33,700.00
8	625	0.12	0.45%	\$ 7.50	Crack Seal	\$ 4,687.50
7	2120	0.4	1.50%	\$ 12.00	Crack Seal & Patch	\$ 25,440.00
6	12350	2.34	8.77%	\$ 79.11	Mill and Overlay	\$ 976,955.89
5	31805	6.02	22.57%	\$ 83.55	Mill and Overlay	\$ 2,657,418.52
4	29990	5.68	21.30%	\$ 100.65	Mill/Pulverize and Overlay	\$ 3,018,567.88
3	36910	6.99	26.21%	\$ 115.67	Struct. Mill/Pulv and Overlay	\$ 4,269,289.86
2	13510	2.56	9.60%	\$ 149.73	Struct. Mill/Pulv and Overlay/Recon	\$ 2,022,909.53
1	4400	0.83	3.11%	\$ 263.07	Struct. Mill/Pulv and Overlay/Recon	\$ 1,157,490.44
Totals	140845	26.67	100.00%			\$ 14,173,644.62

Proposed Road Budget

Calendar Year	Current Funding (2016)	Proposed Funding W/Municipal Tax + \$1,000,000 from reserves (2017 Only)	Proposed Funding W/Municipal Tax (2018-2028)	Proposed Funding W/Municipal Tax + \$190,000 from Atkinson Road (2028+)
Revenue Sources				
Vehicle Stickers	\$70,000	\$70,000	\$70,000	\$70,000
Motor Fuel Tax	\$100,000	\$100,000	\$100,000	\$100,000
Funds reallocated from General Fund	\$55,000	\$150,000	\$150,000	\$150,000
Additional Funds Drawn from Reserves	\$50,000	\$1,000,000	\$0	\$0
OTB Funds Projected Revenues	\$0	\$126,000	\$126,000	\$126,000
Municipal Tax (0.0928)	\$0	\$233,000	\$233,000	\$233,000
Atkinson Road Bond Funds become available 2028 (\$190K)				\$190,000
Total Funds Available	\$275,000	\$1,679,000	\$679,000	\$869,000

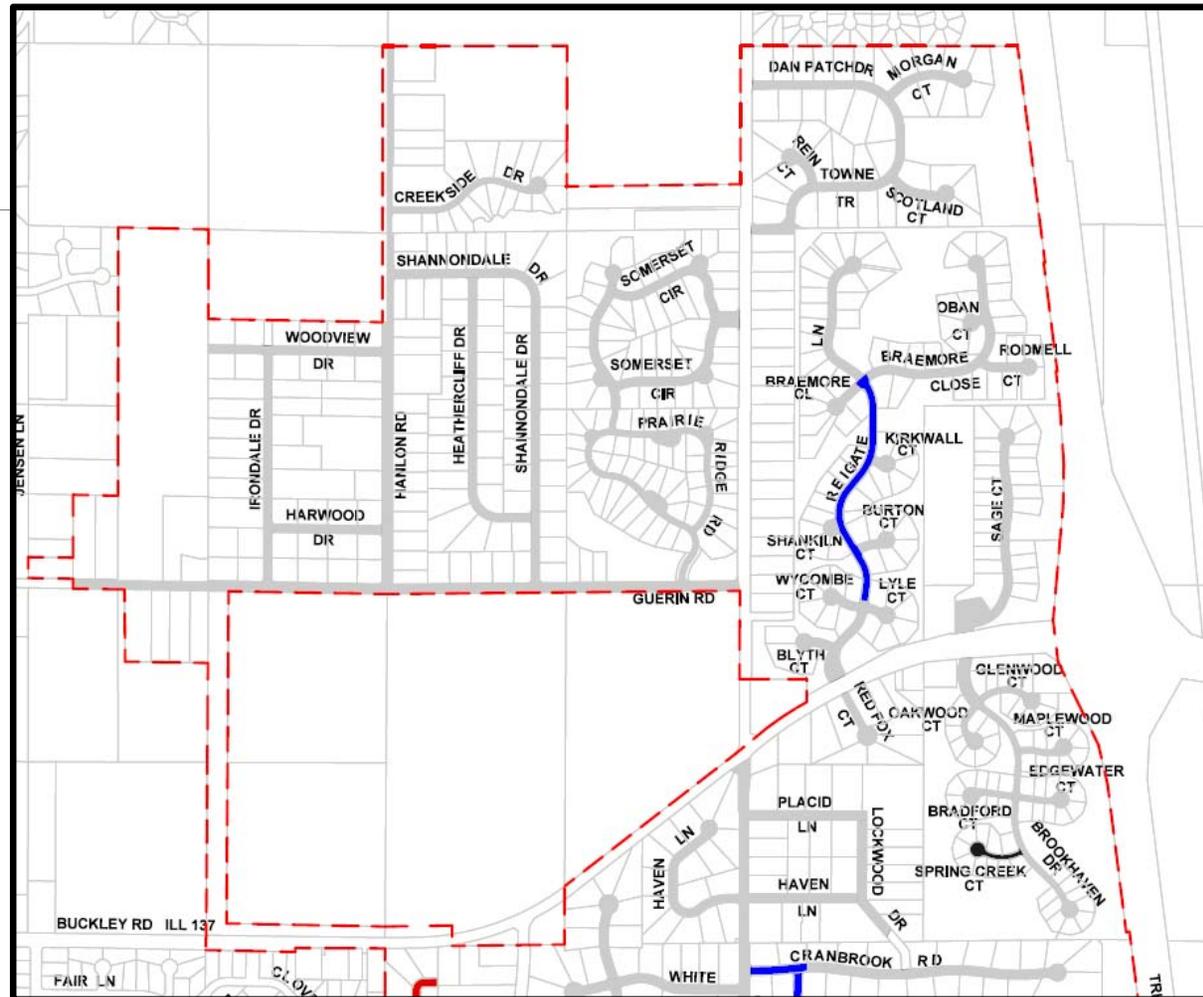
Road Repair Phasing

- We can't repair all of the roads today
 - Under Current Yearly Budget, all roads will be repaired in 61 Years
 - Under Proposed Yearly Budget, all roads will be repaired in 28 Years
- Highest priority given to roads that are in worst condition
 - Greenbrier, Banbury, Saddle Hill, Ashford Trails, Old Rockland Road
- Address Roads that are at a critical junction of failing to more costly repair methods
- Continue to crack seal and patch to maximize useful life and maintain safe driving conditions.

The Plan:

Road Repair Phasing - North

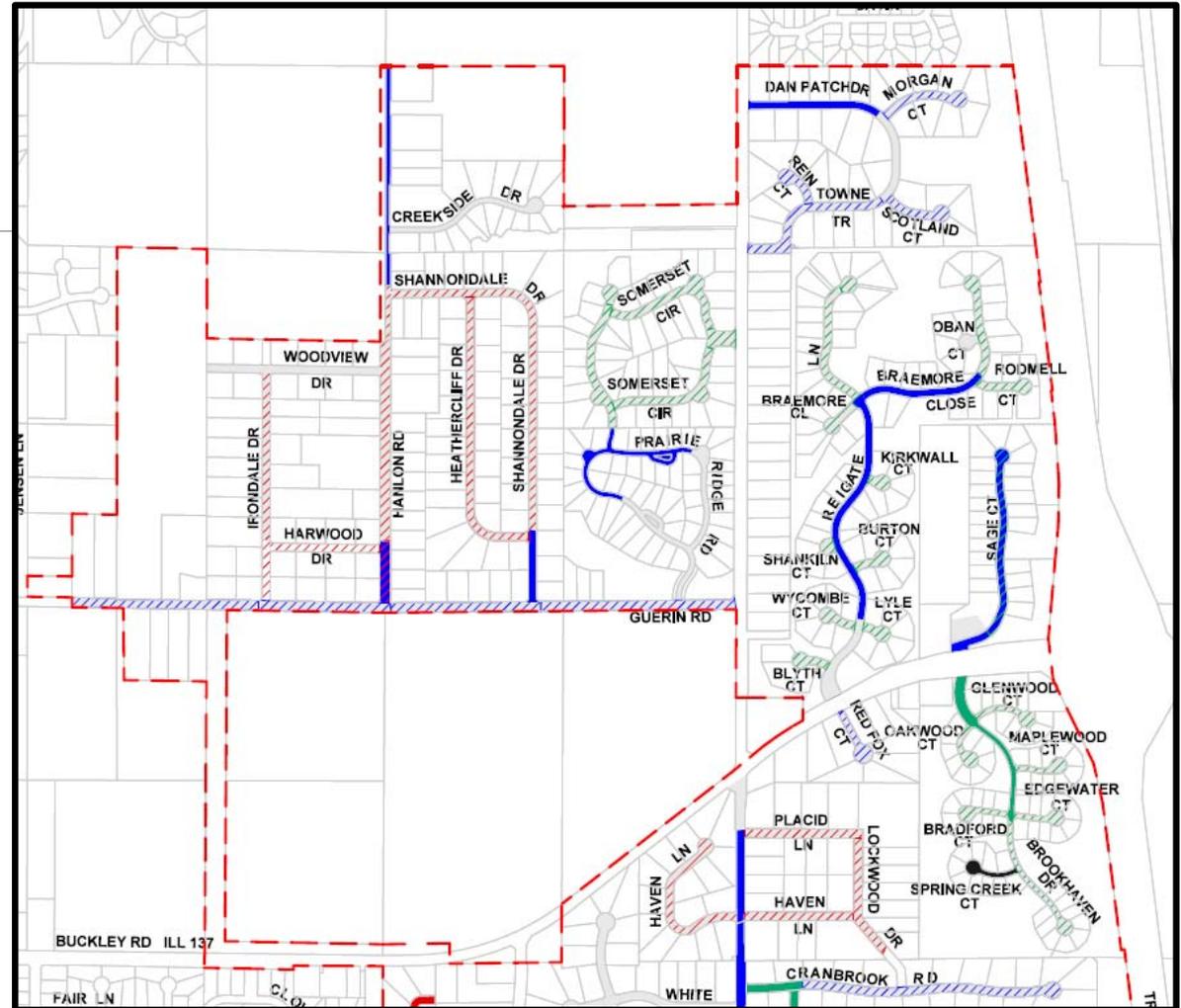
Current Funding Levels



Road Repair Phasing - North

Proposed Budgeting

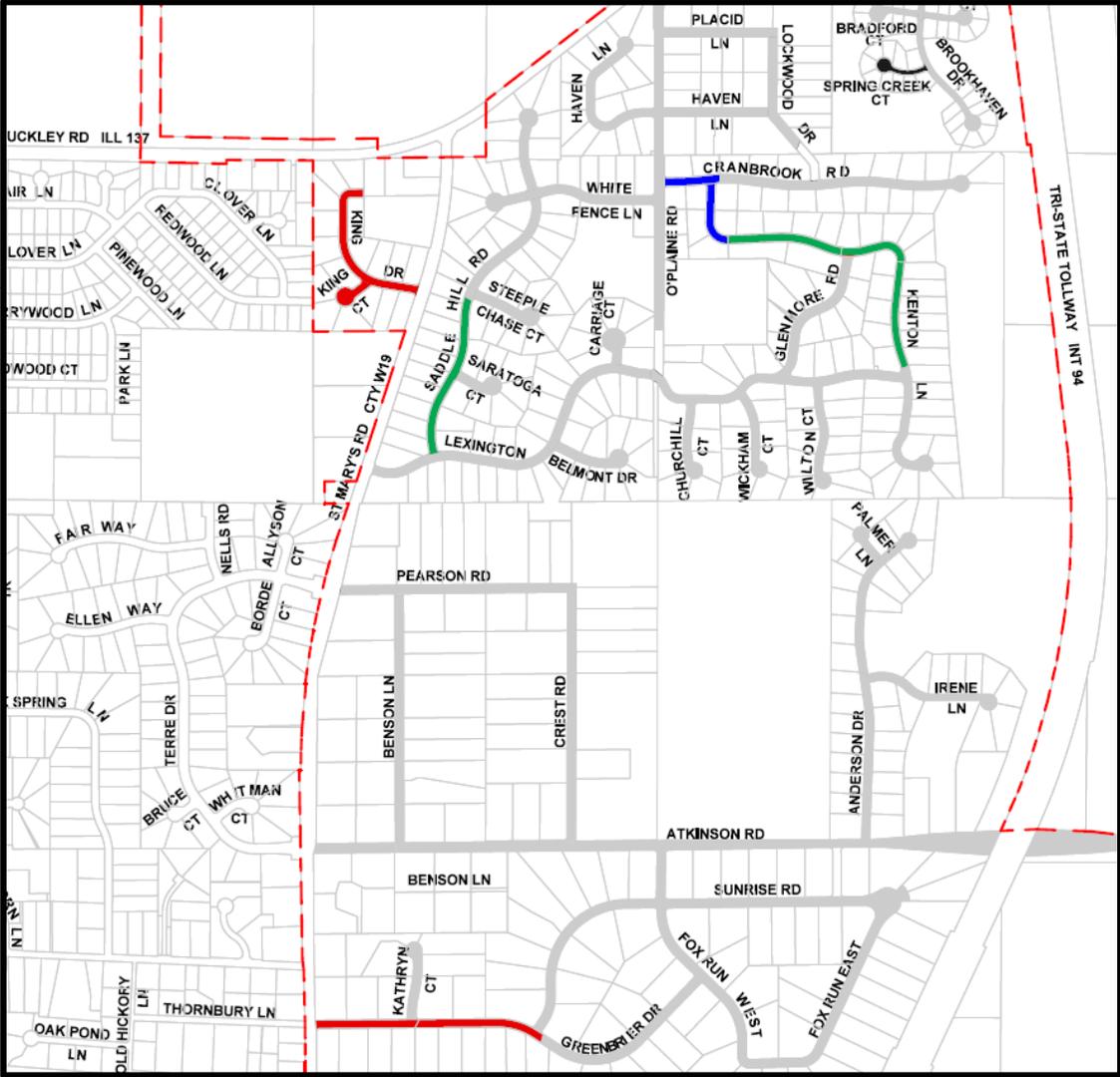
SUBST. REPAIR		PATCHING	
		PHASE 1 - 2017-2019	
		PHASE 2 - 2020-2022	
		PHASE 3 - 2023-2026	



Road Repair Phasing - Central

Current Funding Levels

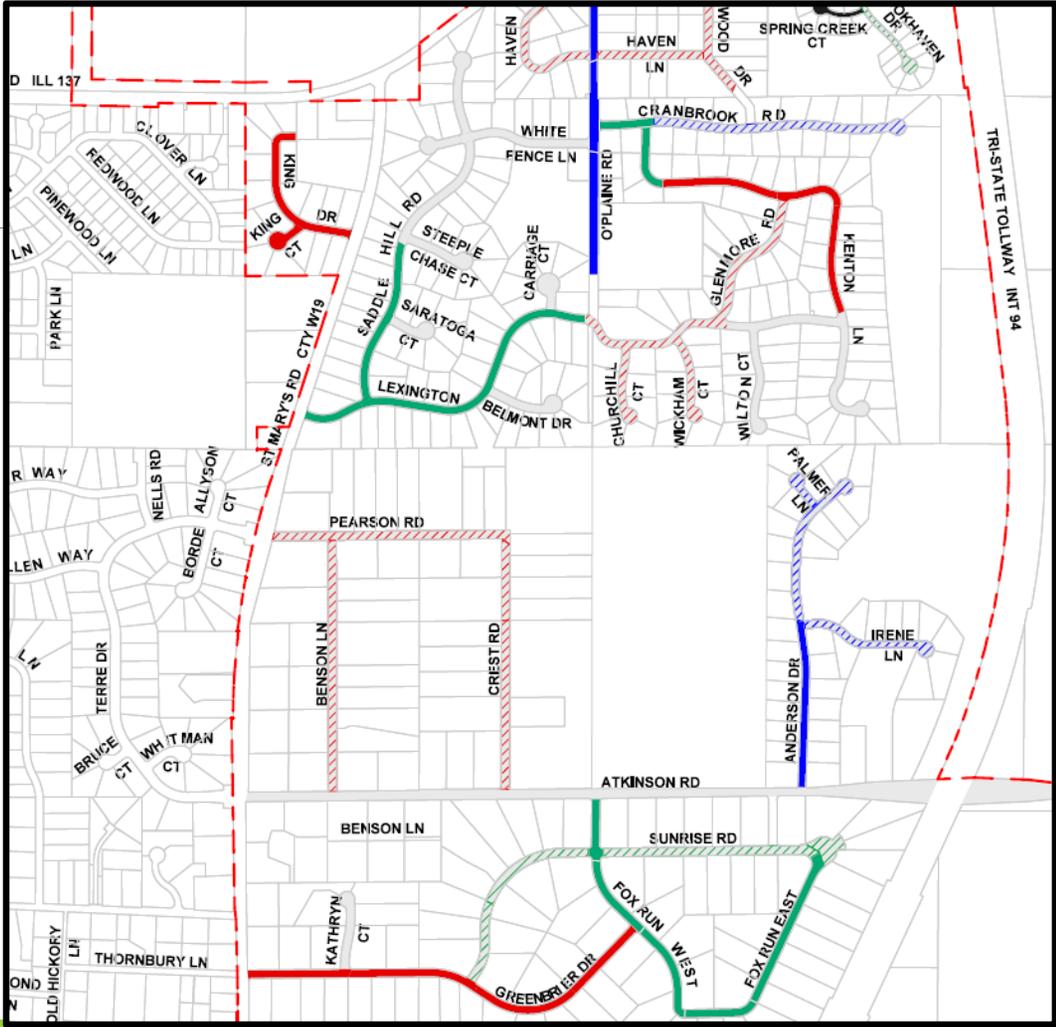
	PHASE 1 - 2017-2019
	PHASE 2 - 2020-2022
	PHASE 3 - 2023-2026



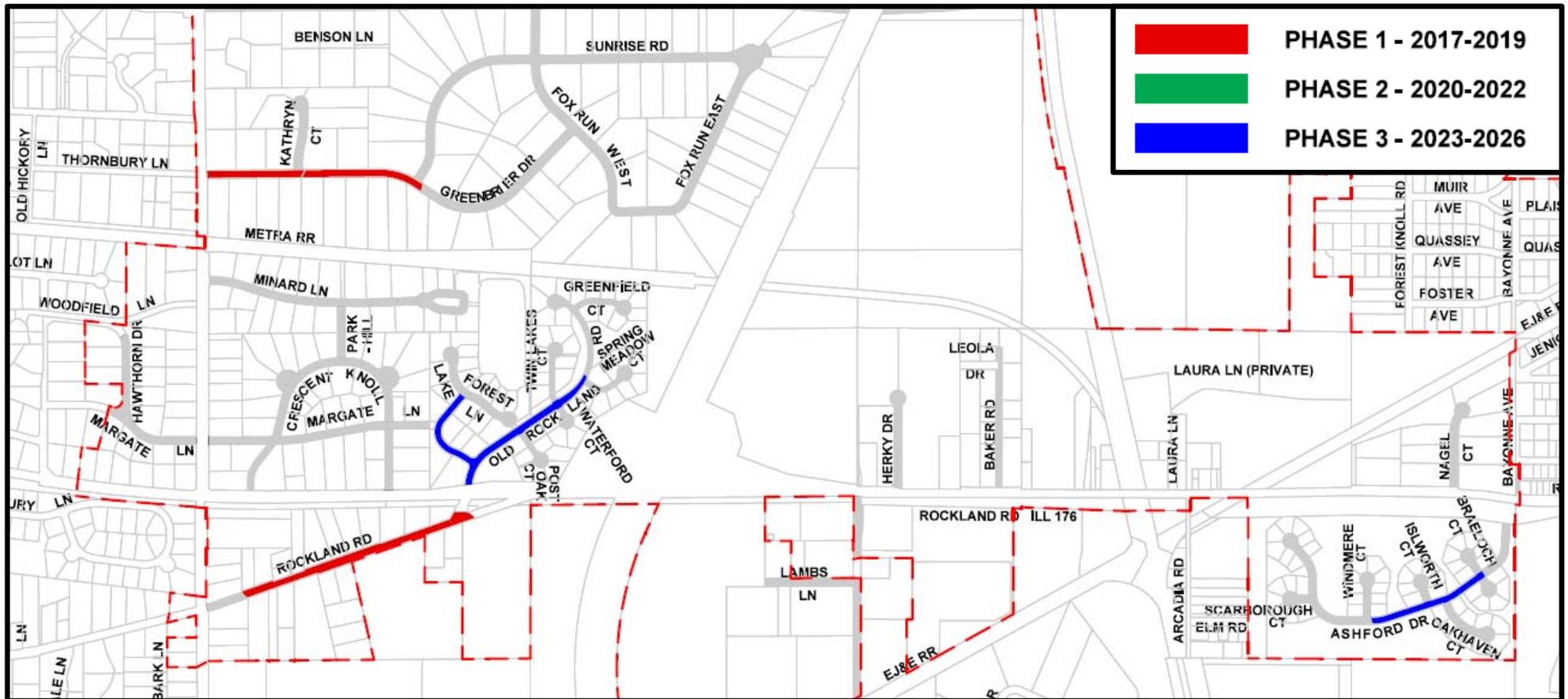
Road Repair Phasing - Central

Proposed Budgeting

SUBST. REPAIR		PATCHING	
		PHASE 1 - 2017-2019	
		PHASE 2 - 2020-2022	
		PHASE 3 - 2023-2026	

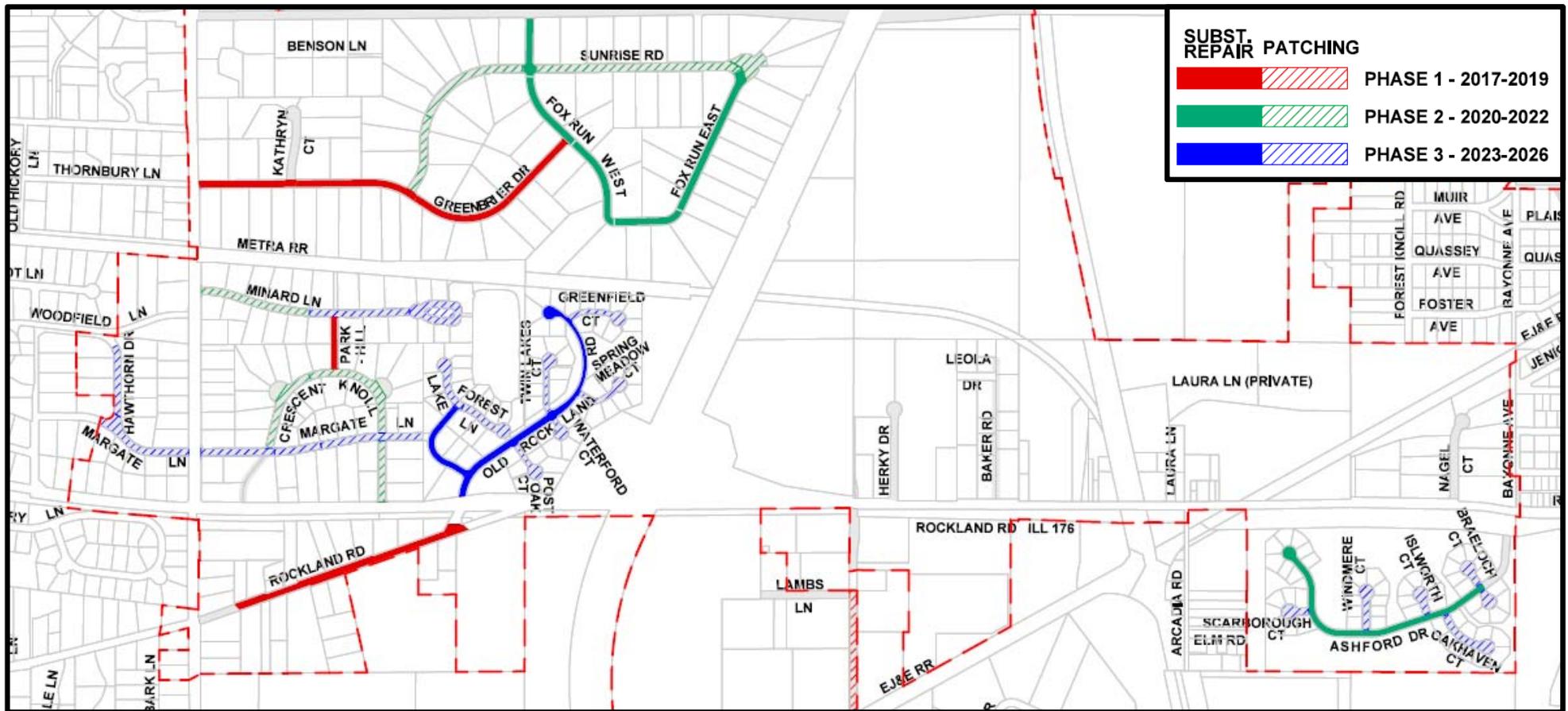


Road Repair Phasing - South



Current Funding Levels

Road Repair Phasing - South



Proposed Budgeting

In Conclusion:

- Nobody likes to vote for a tax increase
- The village is determined to improve the roads throughout the village in as efficient manner as possible
- We need to stop looking back and turn our efforts to the future. This plan is sustainable and will, in time repair and maintain the roads on an ongoing basis
- The Village and the residents should be proud that they have been able to go 56 years without a municipal tax.
- As Trustees we can't advocate a yes or no vote. It's up to the residents to decide how to vote and share your thoughts with your neighbors

Questions & Answers

Proposed Municipal Tax

Proposed Municipal Tax					
Proposed Municipal Tax Annual Amount	0.0928	\$30.93	\$92.79	\$185.58	\$278.37
Per Month		\$2.58	\$7.73	\$15.47	\$23.20

Closing Comments – Mayor Wysocki

Sample Referendum Ballot:

The following proposition to be submitted to the electors of the Village of Green Oaks, Lake County, Illinois, at the November 8th, 2016 General Election.

VILLAGE OF GREEN OAKS

Public Question On Property Tax For General Corporate Fund

Shall the Village of Green Oaks, Lake County, Illinois be authorized to levy a new tax for General Corporate Fund purposes and have an additional tax of 0.0928% of the equalized assessed value of the taxable property therein extended for such purposes?

- (1) The approximate amount of taxes extendable at the most recently extended limiting rate is \$0 and the approximate amount of taxes extendable if the proposition is approved is \$235,000.
- (2) For the 2016 levy year the approximate amount of the additional tax extendable against property containing a single family residence and having a fair market value at the time of the referendum of \$100,000 is estimated to be \$30.93.

Next Steps:

- Send comments/suggestions to the village
- Vilgrnoaks@aol.com
- Vote November 8th
- Mail comments to:
Village of Green Oaks
2020 O'Plaine Road
Green Oaks, IL 60048
Attn: Road Committee

Thank you for coming tonight!

Remember:
Your voice will only be heard if
you vote November 8th!