



The Village of Oak Park
Village Hall
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January 28, 2019

Property Owner
Village of Oak Park, IL

Re: Information and Instructions for Green Alley Special Service Area (SSA) Petition

Dear Property Owner,

The letter mailed to you on January 14th, 2019 about your alley being included on this year's alley reconstruction program also mentioned information regarding a SSA option to fund the additional cost associated with constructing a green alley instead. There was initial interest from your alley so therefore a petition was created which shall be returned to the engineering division by February 8th, 2019.

The additional cost of the alley would be funded through a special tax assessment on the properties along the alley. A petition from 51 percent of the property owners along the alley would be required to be submitted to the Village in order for staff to begin the process to establish a *Special Service Area* - or SSA - as defined under state law (35 ILCS 200/27-5). The payback period generally is over the course of 10 years. *Following receipt of valid petition the Village will provide an estimate of the increased costs for design and construction of the green alley to the property owners along with a confidential ballot.* If residents choose to proceed, the Village Board will be asked to adopt an ordinance creating a SSA. Board action would trigger a formal public hearing process and a 60-day objection period, prior to the adoption of the ordinance. The state-mandated legal process likely will result in delaying construction of the alley until spring of 2020.

In regards to the additional costs of the green alley, specific information is not available until design is completed but generally the increased cost to design and construct a green alley ranges from 30 percent to 100 percent more than using traditional alley materials depending on the soils and elevations. Based on 2014 costs, a green alley likely would require property owners to fund up to \$100,000 per alley, which would be paid from the special tax levied on the properties along the alley.

Sincerely,

Byron Kutz, P.E.
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