
Pre-Construction Public Information Meeting: Weston Ave (Von Kanel to Ryan St)

Meeting Date: 4/2/2025



Introductions

- Village of Weston Staff

- Jami Gebert, Administrator

- Michael Wodalski, Director of Public Works

- Engineering Consultant -

- Bob Buerger, Construction Manager

- Contractor –

- Logan Griesmer, Project Manager



Purpose of Tonight's Meeting

■ Project Overview

□ Design Update

- Multi-Use Path has been removed from the project

□ Construction Schedule

- Phases of the Project

□ Construction Access

- Driveways
- Refuse and Recycling
- Mailboxes

□ Overview of Special Assessments for Utility service

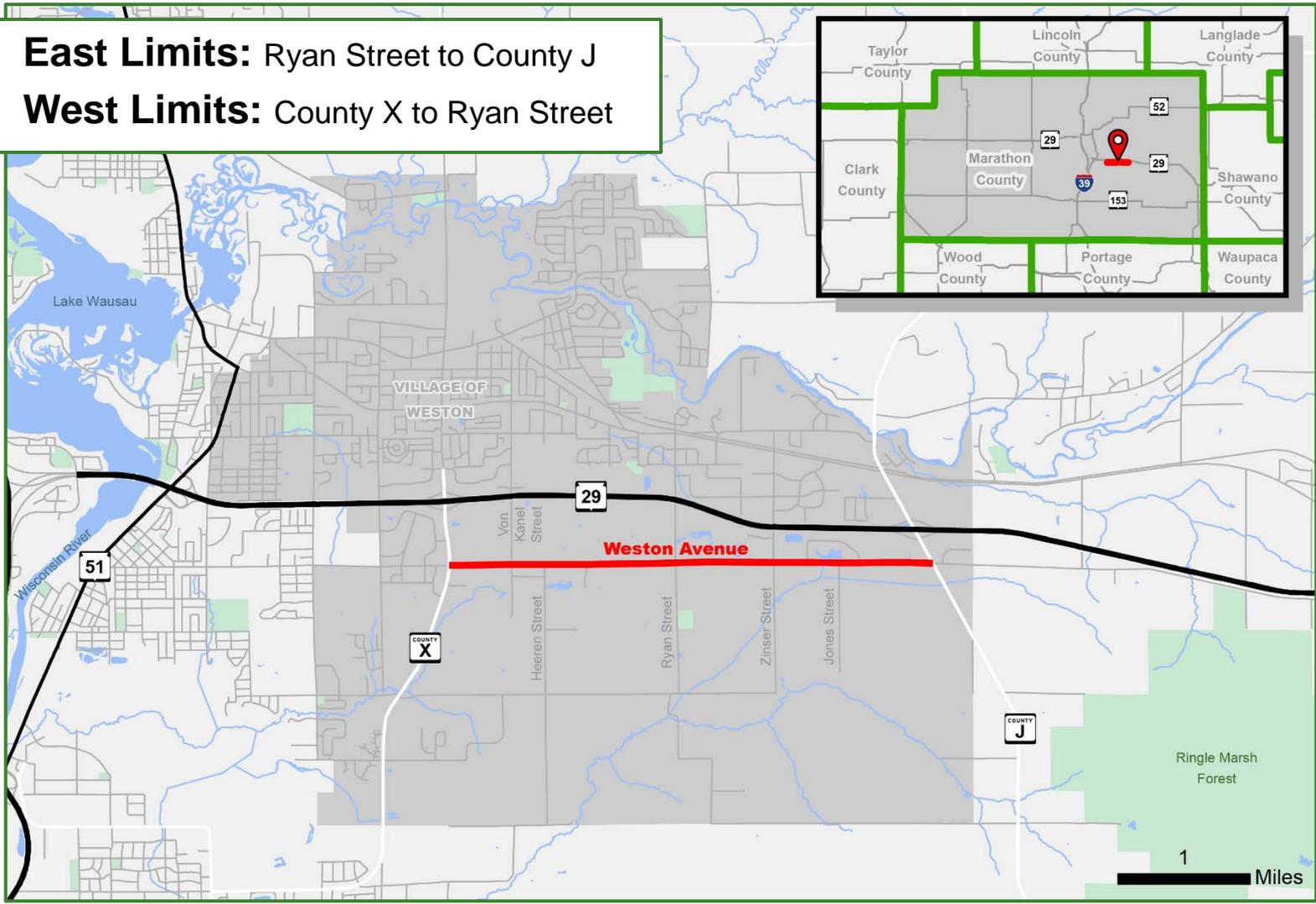
Progress Overview

- 2020: Weston Ave Corridor Planning started
- 2021: Corridor Plan was approved by the Village Board and AECOM was hired to design the reconstruction of Weston Ave
- 2022: Held first Public Information Meetings for the construction of the project and plans were finalized.
- 2023: Ryan St to CR-J was reconstructed
- 2024: CR-X to just west of Von Kanel St was reconstructed
 - Design was modified to remove multi-use path from the north side of the project
 - Design was further modified to account for reduced ROW impacts and underground utilities needed to be relocated as they were initially designed to be installed under the path.
- 2025: Von Kanel St to Ryan St to be reconstructed



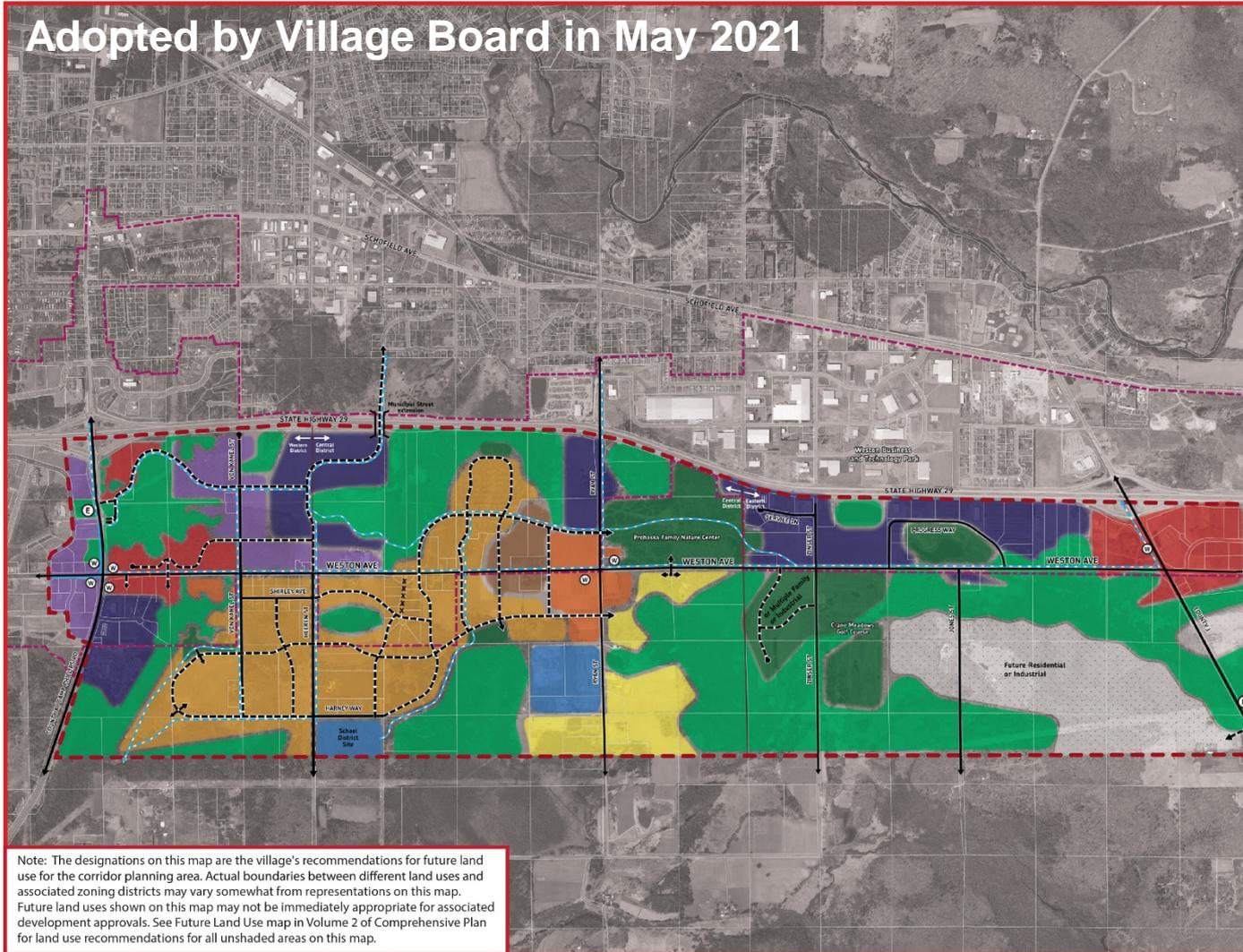
Project Overview

- **East Limits:** Ryan Street to County J
- **West Limits:** County X to Ryan Street



Weston Avenue Corridor Plan

Adopted by Village Board in May 2021

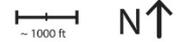


Note: The designations on this map are the village's recommendations for future land use for the corridor planning area. Actual boundaries between different land uses and associated zoning districts may vary somewhat from representations on this map. Future land uses shown on this map may not be immediately appropriate for associated development approvals. See Future Land Use map in Volume 2 of Comprehensive Plan for land use recommendations for all unshaded areas on this map.

Weston Avenue
Corridor Plan

2

Development Plan - Entire Corridor



Adopted: May 24, 2021

LEGEND

EXISTING CONDITIONS

- Planning Area
- 2020 Parcel Lines
- TID #1

PROPOSED SURFACE INFRASTRUCTURE

- Conceptual Future Road
- Future Highway 29 Over/Underpass
- Road Proposed For Discontinuance
- Conceptual Future Multiuse Path
- Community Wayfinding Sign
- Community Entryway Sign

FUTURE LAND USE

- Commercial
- Business/Office Park
- Industrial
- Mixed Use/Flex
- Planned Neighborhood
- Single Family Residential
- Multiple Family Residential
- Institutional
- Parks and Recreation
- Conceptual Environmental Corridor
- Long Term Growth Area

NOTE: Unlike most of the village north of Highway 29, much of the planning area has soil, water, and other environmental limitations for development. Such limitations will need to be analyzed on a site-by-site basis in advance of development.



Purpose(s)

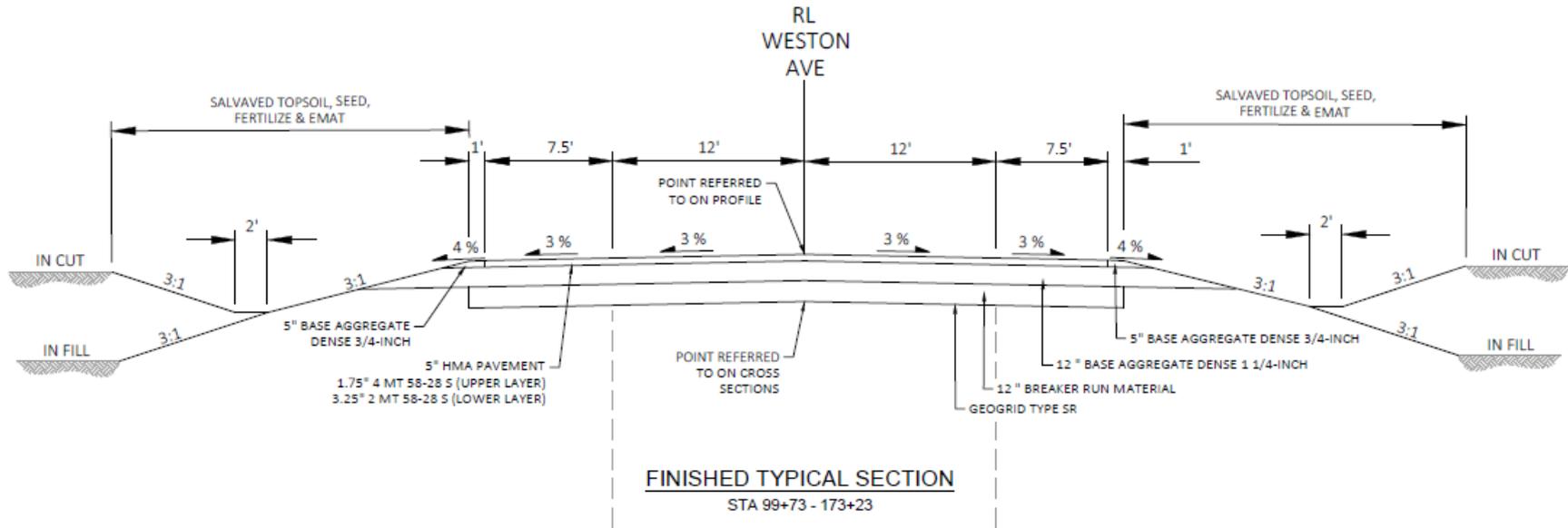
- **Prepare the Weston Avenue corridor for future development**
 - **Costs of public improvements (streets, utilities) will be prohibitive for development to occur without TID.**
 - **Public improvement cost barrier for Fernwood and Linden Grove subdivisions**

■ **Planned Improvements**

- Extend water main and sanitary sewer within the project area in locations it does not currently exist.
- Loop water mains
- Reconstruct roadway/Add multi-use path
- Provide adequate surface drainage



Proposed Typical Sections



- Typical Section is similar to what was built in 2024 closer to Von Kanel or also similar to what is closer to CR-J.
- There are some smaller sections of curb and gutter near Lindenwood Ct on the North side of the road due to the grade change
- Left turning lanes are planned for Heeren St and Ryan St

Project Phasing

- Phase I (West) – Von Kanel to ½ mile west of Ryan St
 - Starting April 14, 2025 working west to east
 - Sequence will be:
 - Clearing and Grubbing
 - Utility Installs (4/21 – 6/17)
 - Sanitary Sewer
 - Watermain
 - Laterals
 - Road Building (5/27 – 7/24)
 - Pavement ~ 7/10/2025

Project Phasing

- Phase II (West) – Ryan St to ½ mile west of Ryan St
 - Starting Around 7/23/2025 working east to west
 - Sequence will be:
 - Clearing and Grubbing
 - Utility Installs (7/31 – 9/2)
 - Sanitary Sewer
 - Watermain
 - Laterals
 - Road Building (8/25 – 10/9)
 - Pavement ~ 9/24/2025

Access During Construction

- Contractor is responsible for:
 - Maintaining access to your home during the project
 - May be times when work is occurring directly in front of your house and driveways will not be available. Contractor will notify residents before this occurs.
 - Ensuring Refuse and Recycling Carts can be picked up
 - Residents shall place their carts at the end of their driveways as usual and if needed, contractor will move the carts to a spot where they can be accessed by the waste/recycling hauler. Contractor will then return carts to the driveways.

Access During Construction

- Contractor is responsible for:
 - Maintaining mail service during construction
 - A temporary mailbox location may be requested by the US Postal Service during the project for ease of mail delivery. Residents will be notified of where they can locate their mail prior to mailboxes being relocated.
 - Traffic Control and Detours
 - The signed detour in effect utilizes STH 29 between CR-X and CR-J. Heeren St will be open to the south to access Shorey Ave and Ryan St will be open during Phase 1 work, but will then be under construction during Phase 2. Local traffic will be able to move through the corridor to the best of the contractor's ability.

Special Assessment Amendment

- Bid Prices came in lower than estimate

Category	Estimated	After Bid
Water Lateral (EA)	\$4,615.31	\$2,385.60
Water Main (EA)	\$8,055.97	\$8,358.02
Sanitary Lateral (EA)	\$2,072.19	\$1,532.84
Sanitary Main (EA)	\$8,774.13	\$7,502.06
Asphalt Drive (SF)	\$4.19	\$4.04
Gravel Drive (SF)	\$1.37	\$1.35

- Water/Sewer Connection = \$19,778.52 per
- Original Estimate = \$23,517.60 per

Special Assessment Overview

- Historically, the Village's Special Assessment Ordinance would have required:
 - 2/3 of the street to be assessed
 - 100% of curb and gutter to be assessed
 - 100% of the driveway approach to be assessed
 - 100% of the Sanitary Sewer lateral to be assessed
 - On an average project for a 115 ft wide parcel the average cost was around **\$7,000**



Special Assessment Overview

- In 2019, the Ordinance was rewritten to eliminate the street assessment and replacement sewer lateral assessment.
- In 2021, the Ordinance was rewritten to eliminate the curb and gutter assessment and also allowed for deferral of water and sewer assessments.
 - The items to be assessed on these projects include:
 - Driveway approaches for all properties
 - Water and sewer connections for properties currently not on public water and sewer.
 - Driveway's are proposed to be paid back over a 10-year period with the first billing to occur after the project has been completed.

Water and Sewer Utilities

- For parcels with existing homes:
 - Connection requirement would be deferred until:
 - Existing private system fails
 - Property sells
 - A set sunset date (recent Village project gave 20 years from the time the utilities were put into service)
 - Upon Connection, a 10-year pay back period with all interest deferred would be available.
- For undeveloped parcels:
 - Connection will be required when new development occurs.

Special Assessment Report

- Assessable costs for water and sewer are based on the mains and laterals being installed as new infrastructure.
 - Main costs are based on an 8-inch water main and 8-inch sanitary main for each lot.
 - Lateral costs are based on a 1-inch water lateral and a 4-inch sanitary lateral for each lot.

Special Assessments

■ Recommendations

- Assessments will be levied upon completion of the project once all costs are known (likely in 2026)
- Utility Assessments can be deferred up to 20 years after the initial billing.
- Connection will be incentivized in the first 10-year period by waiving interest charges to the property owner.
 - Additionally, a sliding scale of reduced special assessment for the **sanitary sewer** assessment beginning with 25% in year 1 (year 1 begins at time of special assessment billing) and reducing each year by 2.5% to 0% after year 10. After year 10, the interest charges will be added to the total assessment.



Special Assessments

■ Recommendations

- Connection will be required when the following occurs:
 - Current private water or wastewater system fails
 - Sale of property
 - By the end of the 20th year after the initial billing of the special assessment (likely 2045)
- At time of connection, both water and sewer must be connected
- Payment of the assessment would be in 10 equal yearly installments (if you waited 20 years to connect, then last payment would be in 2056)
- Other connection fees: \$1,375.00
 - \$725 Reserve Capacity Assessment
 - \$600 Sewer Utility Hook-up Fee
 - \$10 Water lateral inspection fee
 - \$40 Sewer lateral inspection fee

Questions

- Please sign the sign-in sheet

- Village Contact Information
 - Michael Wodalski, Director of Public Works
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 - 715-241-2636

