



THE UPLANDER

THE UPLANDS RESIDENTIAL ASSOCIATION, EST. 1902

President's Comments

Hello neighbors! Over the past two months, board members, Councilman Grayeb as well as some of the Uplands residents have discussed exploring and possibly implementing a Special Service Area for The Uplands Neighborhood Only! I would like to explain what a Special Service Area (SSA) is, what a SSA can do for a neighborhood such as ours, and how much it MAY cost you. This is something for you to read and think about... food for thought, if you will. This is a program that could eliminate the need for residents to have to mail in their neighborhood dues. How this service works is an amount is added to your annual property tax, for example adding \$20, \$30, etc. on top of what you already pay for property taxes. Look it over and see what you think.

Special service area financing is a technique that any city or village can use to provide a service, improvement or facility in a specific area of the community. This technique usually involves levying an additional property tax only in the particular area that receives the special service or improvement. Special service area financing enables the municipality to provide any public service to a portion of its jurisdiction without burdening the entire community with a debt or operating tax. It is the only financing method which permits a tax rate in one part of a municipal jurisdiction that will not apply in the rest of the municipality.

For example, perhaps the downtown merchants want the sidewalks in the central business district cleared of snow by city workers during the winter months. A special service area can be created to provide snow removal from sidewalks, and a special property tax can be imposed on the business district to finance the service. Under this arrangement, only the downtown merchants and property owners benefiting from this special service would pay the additional property tax.

Almost any type of municipal service, improvement or facility may be provided as a special service including: downtown malls, sidewalk beautification, industrial area improvements, landscaping, street construction, street lights, ambulance service, drainage and flood control projects, sewers, extra police patrol, neighborhood recreation programs, etc.

What can a SSA do for this Neighborhood?

SSAs are unique financing tools used to support and implement a wide array of services (within the Uplands for example), physical improvements, and other activities. Here are some examples: Seasonal Decorations, Sidewalk Snow Removal, Improved Marketing of the Uplands, Planning/Marketing Consulting, Public Relations Activities, Streetscaping/Landscape Improvements, Lighting, Trash Receptacles/Dumpsters, and Alley Repaving. These are only a few examples... the ideas are endless. All one has to do is think of an idea to improve this neighborhood that the city won't provide. The funds of a SSA (the neighborhood's money) may pay for the improvement.

How will this SSA be funded?

The amount of what we receive from an SSA is totally up to what we agree on collectively as a group. The monies for this project come directly from your property taxes. It all depends on how much you want your taxes to go up. Let me provide you with this simple formula: $[393 \times (X)] - \$1700 =$ SSA funds to improve the Uplands, where 393 is the approximate number of taxable dwellings within this neighborhood multiplied by the amount of money that will be added on to your yearly property tax minus \$1700 (this is the approx. amount of operating expenses {printing, picnic, etc.} each year).

Here is an example. Let's say instead of paying the \$20 Uplands annual neighborhood dues via check or PayPal each year, we increase your property taxes each year by \$20. No more worrying or forgetting to pay your dues. What if we were to increase your property taxes \$20 per year? $393 \times \$20 = \7860 per year to improve our neighborhood. If the money collected was \$30 per year, it would allow \$10,090 per year for the Uplands. You can plug in any amount for (X) in the above formula and you will get an idea what is possible.

I believe this is a clever way to help the Uplands and make it stand out compared to other neighborhoods. In the recent past we generally have 23-25% of residents who actually pay their dues. Implementing the SSA will not only help our neighborhood financially but it also will help preventing the URA from dissolving. I personally feel that an SSA would be a good thing for now and for the future of this neighborhood. If implemented, it would be comforting to know that this neighborhood will have the access to special services long into the future and not be at the mercy of relying on annual dues.

Authority to establish a special service area is found in Chapter 120, Par. 1301 et. seq. of the Illinois Revised Statutes. The special service area must meet specific requirements.

1. The special service area cannot include the entire municipality.
2. It must be for a "special service." A special service is one which is not provided in the municipality as a whole. It may be an additional level or unique measure of community-wide service which benefits the property owners and electors in a limited area of the community.

The legally required procedures for establishing a special service area are:

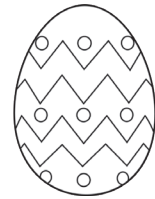
1. The governing body of the municipality must adopt an ordinance which proposes the special service area. It must hold a public hearing on the proposal.
2. A hearing notice must be mailed to each property owner in the proposed area. Also, a newspaper notice must be published announcing the public hearing.
3. A public hearing must be conducted at the announced time allowing any interested person to present objections.
4. The governing body must wait 60 days before further action. During the 60 day period, objectors may circulate a petition to owners of property in the area and to electors (residents who are registered to vote). If 51% of the property owners and 51% of the electors sign the objecting petition, the proposal may not be put into effect. Thus, special service area procedures do not provide for referendum approval, but objector petitions are possible and just as effective if a 51% majority is opposed.
5. If a proper objecting petition is not filed within the sixty day waiting period, an ordinance placing the special service area into effect may be adopted. Then the municipality is authorized to proceed with the service or project.

Special service area financing has been very successful as a local development tool. There are four basic reasons for its success.

- **It is flexible as to purpose.** It may be used for virtually any type of municipal service or improvement as long as it meets the territorial and "special" status limitations. Thus, it may be used for virtually any public development activity or improvement. It may also be targeted to just one item, a sidewalk for example, or it may encompass the entire range of improvements needed, for instance, a downtown renewal project.

Continued on the next page...

Uplands Easter Egg Hunt



Please mark your calendars for the 7th Annual Uplands Easter Egg Hunt!! We will be doing the Easter Egg Hunt a little differently this year!

Saturday April 4, 2015 at 10am at the Christopher Columbus statue in upper Bradley Park will be our traditional egg hunt.

Saturday April 4, 2015 at 8:30pm at the Christopher Columbus statue in upper Bradley Park will be a glow-in-the-dark Easter egg hunt. This was designed for some of the older children to participate in but all ages are welcome!

If your child(ren) will be participating in the morning hunt, please provide 10 Easter eggs filled with candy or whatever you wish. If they will be participating in the dark Easter egg hunt, please provide 10 EMPTY Easter eggs per participating child. You may drop off your eggs at Melissa Stevenson's house, 1517 W Columbia Terrace, anytime between now and Friday April 3. Last year, we hid over 400 eggs and everyone had a lot of fun! Hope to see you there!

Dues

Please make checks payable to The Uplands Residential Association. If you are interested in donating extra money to our beautification fund please indicate this on the registration form below. You may include the additional amount on the same check as your dues. Your URA dues can now be paid online! We have set up a Paypal account for your convenience. To do so, please visit www.Paypal.com, click Send, enter the URA email address of TheUplandsPeoria@gmail.com and the amount then click Continue and follow additional prompts. Your dues will be deposited directly into the URA's Checking Account.

In 2014 your dues helped pay for the printing of the monthly newsletter, the annual Easter Egg hunt, the annual Picnic and the renewal of the URA post office box. We continue to plan for the future of The Uplands to make this the best neighborhood it can be and your dues help make this possible!

THE UPLANDS RESIDENTIAL ASSOCIATION 2015 MEMBERSHIP REGISTRATION

Name _____

Address _____

Home Phone _____ Work Phone _____

Email _____

Would you be willing to volunteer with

- | | |
|--|--|
| <input type="checkbox"/> Block Captain | <input type="checkbox"/> Newsletter Delivery |
| <input type="checkbox"/> Traffic | <input type="checkbox"/> Safety |
| <input type="checkbox"/> Beautification | <input type="checkbox"/> Long-Range Plans |
| <input type="checkbox"/> Zoning Land Use | <input type="checkbox"/> Parking |

Send completed form and check payable to Uplands Residential Association Treasurer Melissa Stevenson, P.O. Box 6532 Peoria, IL 61601-6532. Dues are \$20 and allow the neighborhood to do many good things. Please consider a donation to the Neighborhood Beautification Committee.

_____ YES! I/WE will pay our \$20 association dues, and contribute an additional \$ _____ for beautification.

Owens Center and Heart of Illinois Skating Club present the 35th Annual Ice Show

Once Upon a Forest

Featuring Guest Skater: **Bradie Tennell**
2015 U.S. Junior Champion

Saturday, April 25 • 7 pm

Tickets: \$10 Adults (13 and older); \$6 Children (under 12); \$6 Seniors (65 and older); FREE for Children 3 and under.
Tickets available at Owens Center, 1019 W. Lake Ave., Peoria

www.peoriaparks.org ISI endorsement #: 4-2468-2015

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The URA is on Facebook. Like us for current news on the neighborhood!



Join the Uplands Yahoo group by going to <http://groups.yahoo.com/group/uplands/>

Visit our website: www.TheUplandsPeoria.com
Email us at: TheUplandsPeoria@gmail.com

If you have information for *The Uplander*, please contact Brenda O'Russa at 673-2776 or bkorussa@comcast.net

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- **It is flexible as to taxation and debt.** No limits on amounts or rates are set by state law. Tax rates are set locally in relation to the funding need of the project. Also, taxes in addition to the property tax may be imposed to retire the area's debt. Furthermore, a recent addition to the Act authorizes a special tax on property owners that is based on a formula chosen locally. Special service area debt is not counted against the municipality's corporate debt limitation.
- **It is flexible in geographic coverage.** Boundaries of special service areas may be drawn freely to include only the properties and people who generally benefit from the service or improvement. Even territory outside the municipality may be included, with a resolution of consent from the county. It is not necessary to follow any existing governmental boundaries. In contrast to local government jurisdictions generally, special service areas also may leave out islands of territory within the general boundary, creating some "swiss cheese" effects. Equity is achieved through special service area financing generally because the people who benefit are those who pay the taxes, rather than the community as a whole paying for the "special service".
- **It is flexible in its procedures, because of its simplicity and non-referendum character.** It can be instituted any time during a calendar year. Ninety days are usually required for the legal mechanics, after the project or service is planned. Proposing and final ordinances, public newspaper and property owner mail notices, and a public hearing are the official procedures.

New Water Main Update

At our February 12th 2015 neighborhood meeting the URA board had representatives with the Illinois American Water (ILAW) met with us and updated us on the upcoming water main/line installation within the Upland neighborhood. Before I go any farther I want to inform you of some important changes from the last meeting we had with ILAW. I informed you in last November's newsletter that we would be getting new water lines all the way into our homes. This has changed. ILAW will not install a new line into our homes, but will tie in to the existing water somewhere in your back yard. I'll comment on this a little later.

Let's recap on what's going on with this construction process. Our water lines within this neighborhood are very old and are prone to breakage. In fact, we had a mater main break on the week of Feb 8th at the intersection of W. Parkside and Institute Pl. ILAW wants to replace the mains and water lines for 2 main reasons. The age of our water lines are very old. Some more than 100 years old and are susceptible to breakage. Also, modern fire trucks need to draw 2500 GPM (gallons per minute) of water from the fire hydrants to fight fires nowadays. The current 4" water main(s) are simply under sized, only able to draw 250 GPM and not adequate by today's standards. New 8" water mains will be installed, thus increasing the pressure to suffice the proper fire truck requirements.

I wrote earlier in November's newsletter that our new water lines will be moved from the alleyways, where they are currently located, and moved to the front, directly under your street. The water lines will be moved from the alley; however, the new lines will be cleverly placed under the front sidewalk. Scott DeSplinter, engineer with ILAW stated "The front right-a way (under the existing side-walk) is the preferred location to run the new lines, not under the middle of the street. We wanted minimize impact to the existing infrastructure, landscapes, utilities, vegetation, and lessen the burden on the residences". Scott went on to say, "ILAW will use a Direction Bore Drill Machine as the primary sores of installing the new lines. This machine can literally bore down to the proper depth and the operator can steer the drill from his machine under the center of the sidewalk, around existing utilities, around corners, etc. for hundreds of feet he has to, so that the majority of the paved sidewalks will see no damage".

Water mains will be installed under the sidewalk first. From this newly laid water line, the contractor will simply install a "tee connection" to the new water line and install a perpendicular line right to your front yard. In your front yard, a meter pit will be installed. The meter pit is a 40" deep x 36" wide x 18" across pit that will be installed in your front yard near the sidewalk with a green cover or lid on top. The cover on top of this meter pit

will lay flush to the grade of your lawn. Why install the meter pit in your front yard? Well, this is where your water meter will be now located. Your water meter now currently in your basement will be taken out and moved to the meter pit. Once the pit is dug, ILAW will be contacting each and every one of you to make an appointment to come inside your house and remove the water meter located in the basement and relocate it to the meter pit. This may take up to a year after construction to relocate all the water meters. Please take note: after the construction process is over and all the construction trucks have finished up and gone, ILAW may have to contact you for the water meter relocation.

From your meter pit, the contractor, using the horizontal boring machine, will drill to the proper depth and "snake" a new water line on the side of your house and curve inward to your back yard. The contractor will choose a point in your backyard to excavate and tie the new water line to your old existing line.

Questions and Answers:

Q: When and where will this construction process begin? **A:** Construction will begin in Early April and continue through November. The water company does not know what part of the neighborhood the contractor will begin. The URA will try to coordinate with the contractor on when and where, etc.

Q: I though the water company was installing new lines all the way into my home? **A:** This was the original idea. However, the Water Company decided to run new lines to the back yard and tie-into the existing water line.

Q: How long will I be without water when the contractor hooks into my existing water line? **A:** Anywhere from ½ to 1 hour

Q: How many holes will the contractor dig in my yard? **A:** At least two. One for the meter pit and one for the tie-in to the existing water line. There may be more excavating depending on utilities, obstructions, etc.

Q: Will the Uplands get new hire hydrants? **A:** Yes! Not only will the Uplands get new fire hydrants but we're getting more of them for the neighborhood. All the modern hydrants will be able to withstand the new 2500 GPM requirements for the fire trucks.

Q: Since we're getting larger water mains put in and new lines to our existing water lines, this means an increase in pressure, right? Can we expect our existing plumbing inside our homes to springs leaks due to the increase in water pressure? **A:** No! There will be no increase in water pressure. In fact, the water pressure will remain exactly the same despite the new main/lines.

Q: I realize the contractor will tie the new water line into my old metal water line. Can I request the contractor go ahead and run the new line through my basement foundation into my home? **A:** We're not sure. This will depend on the contractor and his time restraints. The contractor will be delivering each and every one of you a "short form" very soon. This form is a permission slip, if you will, so the contractor can work on your property. This would be a good time to indicate to the contractor if you would line a new line all the way to the inside of your home. The contractor will tell how much this will cost you. If the contractor cannot do so then it is up to you to hire a plumber to run a new line from your basement to the tie-in point if you want new plumbing lines all the way inside your home. If you choose not to want a new water line from the tie-in point to your basement, no problem. The contractor will simply connect the new line to your existing water line.

Please keep in mind that large construction projects such as this can be susceptible to changes at any moment. Don't be surprised in my next update that the plans have changed since my writing this update. The water company exhibited large areal maps of the neighborhood showing where the new water mains will be located. ILAW will e-mail this map to me and I will forward this PDF file to all of you within 2 weeks. Also, ILAW is required to have another meeting with us. The 2nd meeting will include representatives with ILAW but also the contractor who will be performing this project. This will probably happen when the water company finally hires a contractor to carry out this project, hopeful in early April. I'll let everyone know so you can come to this meeting ready to have any questions that you may have for the contractor.

Uplands RA Membership Meeting 2/13/2015

Meeting called to order at 7:03 pm

Il Am Water is here tonight- Roger Goodson - Senior Manager.

Landscaping and Fire Chief here as well presenting results of preliminary design meeting.

- Main will be centered underneath sidewalks.
- Directional drilling will minimize excavation points (will need one to remove some sidewalk panels along the way, one for meter pits, one for tie-in at current water site).
- Existing water main will be abandoned.
- 3/4" or 1" pipes to house, all will be one size polyethylene joint-less service line.
- Clarification on lead pipes - water company only responsible for pipe to service meter, will not replace all piping. Homeowners may want to work with contractor to replace piping during this work, but it is at homeowner expense.
- Pipes will be 42-50" deep, meter will be about 34" deep. Meter pit will be 24x36" with lockable 18" circular lid, flush with the ground.
- Meters cannot be placed in sidewalk as lids create tripping hazard.
- Work planned from April-Nov. About 1 month per street, probably multiple crews. Workflow will be determined by the contractor.
- URA members request communication early and often on work schedules.
- On street parking may be limited for a couple days during drilling for safety.
- This is a 3.5-4 million dollar investment, may lower insurance costs.
- New hydrants will be installed as well.
- Water will be shut off briefly to connect new lines and again when water company switches meters.
- No anticipated boil orders.
- Offered to email plans to Burgit and return once a contractor is hired.

Reports:

Treasurer's Report: 20 members so far; balance \$2296.31, \$896.23 is for beautification

West Bluff Council:

- Letter to city council on traffic concerns on W Moss.
- Grayeb requesting lane reduction at Farmington and Main as cars keep hitting brink wall. IDOT must approve (not likely).
- City investigating snow removal ordinance.
- Sidewalks on Farmington
- 800-1,000 CT burglaries- be sure to report theft and suspicious behaviors
- Montessori not acquiring Washington school, updates too costly.

Greenway: no report

Peoria Alliance: no report

Bradley Planning: no report

New Business:

Directory draft almost complete, hoping to print and distribute soon.

Uplands Easter Egg Hunts scheduled, URA will donate funds for glow in the dark egg hunt.

More discussion of special service district. Burgit investigating.

Meeting adjourned at 8:10 pm

Uplands Residential Association Meeting

Thursday, March 12, 2015 • 7:00 p.m.

Bradley Epworth United Methodist Church
1316 W. Columbia Terrace

7:00 p.m. Call Meeting to Order

- Welcome and Introductions - President Burgit Smith
- Approval of Minutes of Prior Meeting - Secretary Lindsey Clayton
- Treasurer's Report - Treasurer Lindsey Clayton

Committee Reports

- URA Representatives to Outside Organizations
- Bradley Institutional Planning
- West Bluff Council
- Peoria Alliance
- Greenway

New Business

Adjournment

Spring time is approaching very soon, and what a perfect time to start sorting through any unwanted items to throw out. This year the city will provide the Uplands with a large roll-off dumpster. Please note, this dumpster is for non-landscape waste only!

Uplands Trash Dumpster Day Saturday April 25th 9am-12noon

The dumpster will be located directly in the center of the Uplands, Columbia Terrace at Institute. This will be a great opportunity to throw out any large bulky items that may be too large for regular garbage pick-up. You cannot throw the following items in the dumpster: Freon, Grease, Motor Oil, Antifreeze, Paint (in a liquid form), Biohazard waste, Industrial Cleaners or Solvents, or White Goods (Computers, Washers, Dryers, Dishwashers, Water Heaters, Air Conditioners, Humidifiers, Dehumidifiers, Tires, Propane Tanks, and Lead Acid Batteries).

LANDSCAPE WASTE PICK-UP RESUMES

Thursday, April 2nd will be the first day this year for landscape pickup.

WHAT is considered yard waste?

Yard waste consists of grass, leaves, tree limbs and/or brush. Limbs and brush must be in an approved container or cut and tied in bundles no longer than 5-feet in length weighing no more than 50 lbs. Please use only non-plastic or non-metallic rope, twine or other binding string.

What SHOULDN'T go into a yard waste container?

Do not mix yard waste with household waste or animal waste. Fruit and vegetable plants with produce attached to them should NOT be put in yard waste bins. (They are OK as yard waste if all produce is completely removed from the plant).