

Holiday Hills/Le Villa Vaupell Sewer Extension Project
Updated April 17, 2024

Phase 1 of the sewer project is complete and Phase 2 is scheduled to begin in May 2024. In preparation for the next phase of construction, please read below for answers to many commonly asked questions regarding construction of this project. We appreciate your patience while this work is being completed.

1. *What is being constructed?*

- Overall, the project includes over 27,000 lineal feet of sewer, 100 manholes, 4,000 lineal feet of force main, and one lift station in the public right-of-way. Phase 1 is complete and Phase 2 will commence this summer. See further information on project phasing below.

2. *What will Phase 2 of the project consist of and when will it be completed?*

- Phase 2 of the project is scheduled to begin in May 2024. This phase includes installation of sanitary sewer on Pine Street, Northeast Shore Drive, and all of the Le Villa Vaupell Subdivision. The project is anticipated to be completed by November 2024.
- In Holiday Hills, the sanitary sewer will be installed within the parkway along Pine Street and Northeast Shore Drive within the Village's right-of-way. In the Le Villa Vaupell subdivision, all sanitary sewer will be installed within the existing pavement. The sanitary sewer along Northeast Shore Drive will be installed along the North side of the street and will include individual service lines crossing the street to each home on the South side of Northeast Shore Drive. Each resident will receive a sanitary service stub up to the right-of-way line. A Northern Moraine Wastewater Reclamation District (NMWRD) representative will coordinate the location of the sanitary service with each homeowner.

3. *What impacts should residents expect during construction?*

- This project will require construction equipment to excavate and backfill the new sewer pipe and access to homes adjacent to construction activities may be limited during normal construction hours, but will be restored at the end of each day.
- Access for residents will never be restricted overnight without prior notice.
- Residents should anticipate traffic detours, partial or full pavement replacement, and tree removal and replacement throughout the construction period.
- Restoration efforts will include asphalt patching, aggregate shoulder, and seed & blanket installation.
- An NMWRD representative will be onsite to coordinate all construction activities with residents regarding disruptions to parking, driveway access, bus routes, and garbage pickup. A minimum of 48-hours will be provided for any disruptions.

4. *Who will have access to the sanitary sewers and when?*

- Phase 1 of the Sewer Extension was completed in 2023. Phase 1 included construction of the lift station and force main on Sunset Drive, and the underground trunk sewer on Sunset Drive, Holiday Drive, Tower Drive, Elm Street, Evergreen Street, Catalpa Drive, and Elder Lane. Residents along Phase 1 can connect immediately.
- Residents along Phase 2 (Pine Street, Northeast Shore Drive, and Le Villa Vaupell) can connect late 2024 or early 2025.
- The remaining sewer within the Village of Holiday Hills will be constructed in future phases as more funding becomes available. The NMWRD is actively seeking funding opportunities on local, state and federal levels to construct the remaining sewer. In March 2024, Congressman Bill Foster announced \$959,752 in federal Community Project funding for the installation of sewer in Holiday Hills. It is the NMWRD's goal to construct as much sanitary sewer as practical over the next three years.

5. *How is this project being funded?*
 - The construction cost of Phase 1 was \$8.3 million. \$3.5 million was funded by a grant from the Illinois Environmental Protection Agency and the remaining \$4.8 million was paid by the NMWRD.
 - Phase 2 of the Sewer Extension will commence in May 2024. Phase 2 construction cost is \$4 million and will be fully funded by local and federal grants.

6. *What costs will residents be responsible for?*
 - For residents who choose to decommission their private septic systems and connect to the sanitary sewer, their connection fee will be \$11,425.55 (effective May 1, 2024) which is consistent with fees for other new residential sewer customers, plus a one-time \$100 inspection fee. Please note that you will have to pay the connection fee that is in place at the time that you purchase the permit. Further increases subject to the Consumer Price Index (CPI) will occur on May 1st of a given year.
 - Additionally, homeowners will be responsible for the cost to connect their home to the new sewer stub at their property line and to decommission their existing septic system. This cost is anticipated to be \$10,000 - \$20,000 depending on the home's location and presence of floodplain.

7. *Can these costs be financed?*
 - Yes, partially. Residents can choose to have NMWRD finance their \$11,425.55 connection fee at a 4% annualized rate, leaving them responsible for a \$55 monthly repayment for 30 years. Alternatively, they can self-fund this fee to avoid the 30-year amortization.
 - The expense on private property to connect your home to the sewer stub cannot be financed by the NMWRD. Homeowners will pick a licensed and bonded contractor that performs the installation at their cost, following the NMWRD's standards and subject to inspection.

8. *Do homeowners have to connect to the sanitary sewer?*
 - Not immediately, but homeowners will have to connect to the sanitary sewer by December 31, 2038, or when their septic system fails, whichever comes first. However, the NMWRD's offer to finance the connection fee will expire 3 years after the sewer system is fully operational leaving homeowners responsible for their own finances. If a homeowner chooses to sell their home and it is not connected to sewer, the buyer will then be responsible for the connection to sewer following the same timeframe.

9. *What costs will my NMWRD monthly user bill reflect, and when?*
 - For those who choose to connect within three years and select the option of 30-year financing of the \$11,425.55 connection fee, the monthly user fee is \$47.00/month (effective May 1, 2024) plus another \$55.00 monthly repayment, or a total monthly user bill of \$102.

10. *What role will the NMWRD serve in future years?*
 - The NMWRD will own, inspect, and operate the sanitary sewer and lift station. The Village of Holiday Hills will not be involved with the sanitary sewer and all questions and concerns about the sewer system should be directed to the NMWRD.

11. *How do I connect to the sewer system?*
 - Homeowners must apply for a permit from the NMWRD and pay for the connection fee in full (or indicate they will finance the connection fee).
 - Homeowners must hire a licensed, insured, and bonded contractor to perform the private sewer lateral installation and properly abandon the private sewage disposal system at their

cost, following NMWRD standards, McHenry County Health Department standards, and subject to inspection.

- The McHenry County Health Department requires a permit, permit fee, and a site plan of the system components being removed prior to the private septic system being decommissioned.
- Standard construction details and the NMWRD permit application are available at www.nmwrld.org. All proposed sewer laterals shall include the installation of an isolation valve.
- Please note the connection of sump pumps to the public sewer is prohibited by law.