



Residents Forgotten

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by Jay Henry

If you didn't know it was there – you could easily miss Nuala Lane. Carved out between 120th Place and 121st Street east of Hamlin Avenue – access to Nuala Lane can only be made from Lawndale Avenue. There are 13 homes on Nuala Lane – even though all the houses are on the north side of the street – the addresses have both even and odd street numbers.

This area was subdivided several years ago – with the last homes being completed within the past few months. It wasn't your prototypical construction project ... the builder has apparently left the homeowners and village holding the bag.

Lacking an advocate in village government willing to address their issues, the residents of Nuala Lane are seething ... and here's why:

- The street has yet to be finished. The developer / builder has only paved the street with a "binder course" of asphalt – typically only 2 inches in thickness. The "surface course" – another 1-1/2 inches of asphalt has not been completed.
- There are no street lights on Nuala Lane. Typically, a developer installs the street lights when the street is graded and paved with the binder coarse.
- You think your taxes are high? Some residents on Nuala Lane are paying \$8,000 per year in real estate taxes! Without having a finished street – and without street lights!
- Every new home owner has items they need adjusted or fixed within the first year – typically covered by the builder's warranty. Some homeowners on Nuala Lane have issues dating back 3 years that were never corrected by the builder.

Municipalities typically require developers to submit a letter of credit that would cover the cost of all public improvements – before beginning construction. This letter of credit would provide some degree of protection for the municipality in the event the developer / builder doesn't complete the job. It's not clear what the Village of Alsip required of this developer, if anything, in the way of a letter of credit – or similar financial facility to protect the village.

The residents of Nuala Lane have a real problem – and need village government to step up to the table and get this situation corrected.