
SERVICES COMMITTEE MEETING AGENDA



MEETING DATE: Monday, January 20, 2020

MEETING TIME: 6:00 p.m.

MEETING LOCATION: North Aurora Village Hall, 25 E. State St., North Aurora

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

APPROVAL OF MINUTES

1. Approval of the Services Committee Minutes dated November 18, 2019

NEW BUSINESS

1. State Street Garage Demolition

OLD BUSINESS

OTHER INFORMATION

TRUSTEE COMMENTS

ADJOURN

Initials *SB*

**VILLAGE OF NORTH AURORA
SERVICES COMMITTEE MEETING MINUTES
NOVEMBER 18, 2019**

CALL TO ORDER

Trustee Mark Gaffino called the meeting to order.

ROLL CALL

In attendance: Trustee Mark Gaffino, Mayor Berman, Trustee Mike Lowery, Village Administrator Steve Bosco, Finance Director Bill Hannah, Public Works Director John Laskowski.

AUDIENCE COMMENTS - None

APPROVAL OF MINUTES

1. Approval of the Services Committee Minutes dated October 21, 2019

Motion for approval made by Trustee Lowery and seconded by Mayor Berman. All in favor.

Motion approved.

NEW BUSINESS

1. Lead Water Service Line Replacements

Public Works Director John Laskowski stated that lead service line replacement will be done on Maple and Elm Streets. When replacing watermain, the services get reconnected to the new watermain from the houses. If the Village exposes a water service and discover it is lead, the Village will replace it from the b-box to the main. The section of main from the b-box to the meter in the house is the responsibility of the homeowners to maintain. The Village did an inventory of the houses on Maple and Elm. Twenty-two of the 36 homes responded and of the 22 homes, 5 of them have lead services. The Village took an inventory throughout town and initially thought there were 700 homes with lead services. After further review, it appears to be somewhere around 200. Laskowski said that with the Maple and Elm Street project, Staff is recommending the village absorb the cost of the lead service from the b-box to the meter. The cost would be about \$5,000 - \$6,000 for each service.

Village Administrator Steve Bosco said there is a standing internal policy in place that any time the village opens up a parkway when doing a water replacement, if the line is lead from the main to the b-box, the village automatically replaces it. When it is from the b-box to the home, the village has not replaced it. What has changed is that the state has been working on legislation that could potentially require village's to replace lines from the b-box to the homes. That is not official yet. Bosco said the reason this is up for discussion tonight is because Maple and Elm were due for road replacement. Staff then realized this is one of the streets that have lead service lines. Since it is an expenditure the village would not normally expend on the private side, staff is requesting the Board's guidance.

Trustee Lowery said that his concern would be with setting a precedent and other residents then expecting the same, unless the state would provide the village with a tax incentive of some kind.

Mayor Berman said that the Village needs to know exactly what the village's exposure is in order to get a better determination on the cost. Mayor Berman noted that houses built before the 1960s would have lead pipes.

Trustee Lowery said he didn't see the sense of replacing half of the line when the village is going to tear up the road. Lowery suggested keeping it positive and moving forward with replacing the lead pipes in the area of Maple and Elm.

Trustee Martinez asked if the village would be able to get a grant that could be used by homeowners if they decide to switch the lines from lead.

Gaffino suggested budgeting a certain amount of money each year as a grant where residents can apply for funds.

Bosco asked for direction for this project on Maple and Elm. Bosco said that an estimate cost would be \$50,000 for the homes on Maple & Elm.

The committee said it is a good idea to proceed since the village is putting the new main in. The village will move forward with the village paying for the cost of the replacement of lead pipes.

Bosco said that this will go back to the Village Board when the bids are complete. John Laskowski will give EEI direction to design the project. Mayor Berman asked what the village will be bidding. Bosco said the cost from the main to the house.

OLD BUSINESS - None

OTHER INFORMATION - None

TRUSTEE COMMENTS - None

ADJOURNMENT

Motion to adjourn made by Trustee Lowery and seconded by Mayor Berman. All in favor.

Motion approved.

Respectfully Submitted,

Lori J. Murray
Village Clerk

Memorandum

To: Mark Gaffino, Chair and North Aurora Services Committee Members

Cc: Steven Bosco, Village Administrator

From: John Laskowski, Public Works Director

Date: January 14, 2020

Re: State Street Garage

In July of 2018 Community Development, Public Works, and B&F Technical services, who performs building permit reviews and inspections, met on site at the State Street garage to evaluate its condition. Currently the Village does not use the property or the building. Initially the building was used as storage for Public Works Vehicles and at one time there was a functioning well, now abandoned. It has remained vacant and unused for approximately 15 years. The building is currently disconnected from all utilities. However it is wired for electricity and plumbed for gas, and could be reconnected. It does not currently have water or sanitary service. Anecdotally the last time the building was in use it was used to store evidence for the Police Department.

The results of the B & F inspection concluded that if the building were to be occupied for storage, repairs would be necessary to the exterior and interior of the building in order to bring it into compliance with the current building codes. The building itself is of block construction and would need minor structural repair and exterior painting. There are three overhead garage doors that would need to be replaced – new doors, track systems and electrical motors. Two exterior windows would also need to be replaced. In order to access the building and park on the property, the northern half of the property would need to be paved. The site should also include security elements such as fencing and functional exterior lights. There does appear to be an alarm system currently in the building, however the battery back-up system needs to be repaired to make it fully functional.

The interior of the structure seemed to be in relatively good condition. B&F recommended removing the wall panels to evaluate the electrical system and

inspect the roof from the interior. Electricity is provided to the building from a 100 amp service. The building is not serviced by water, but there does appear to be a gas line connected to an interior gas heater. If the building were to be used for anything other than storage, the building would need to be brought into compliance with the applicable use classification.

On January 6, 2020 Public Works took photographs of roof. As shown in the pictures attached, the roof has little or no pitch to it, and as a result does not drain well and collects branches and leaves from surrounding trees. The structural integrity of the roof is unknown so staff did not attempt to access it.

The conservative estimate of making the necessary improvements is anticipated to be between \$50,000 and \$100,000 depending on the selected use and a further evaluation of the roof. The demolition of the property would cost approximately \$25,000. The current Village budget has \$20,000 budgeted for this project.

Village staff was interested in the committee members' thoughts on demolishing and repurposing the building. If the building were to be improved for storage, it would be best used for articles not accessed on a regular basis. The location makes it inefficient to store equipment and vehicles that would be used on a daily basis. If staff were directed to make us of the building the highest and best use would likely be for cold storage items. This could include seasonal items like decorations. Alternatively if the building was the demolished, the Village would have the option of retaining the property, selling it, or improving it to a parking lot that could reduce on-street parking and make snow plowing operations easier while providing overflow parking for special events.











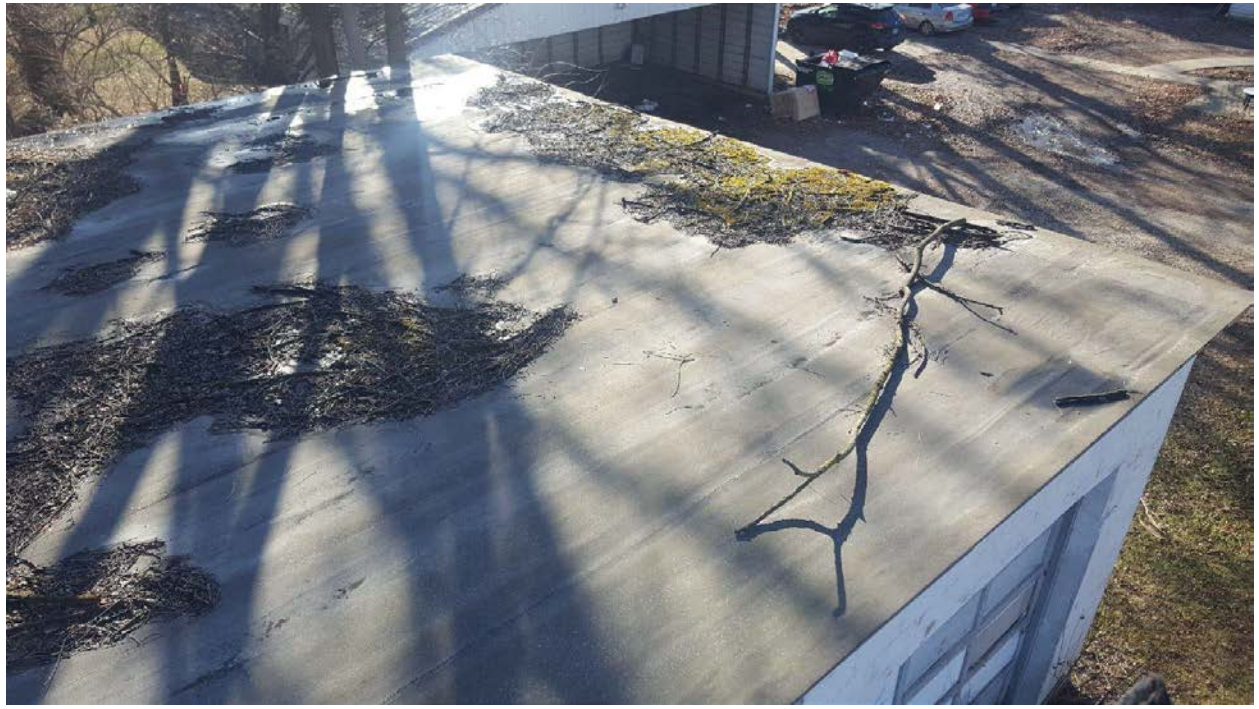








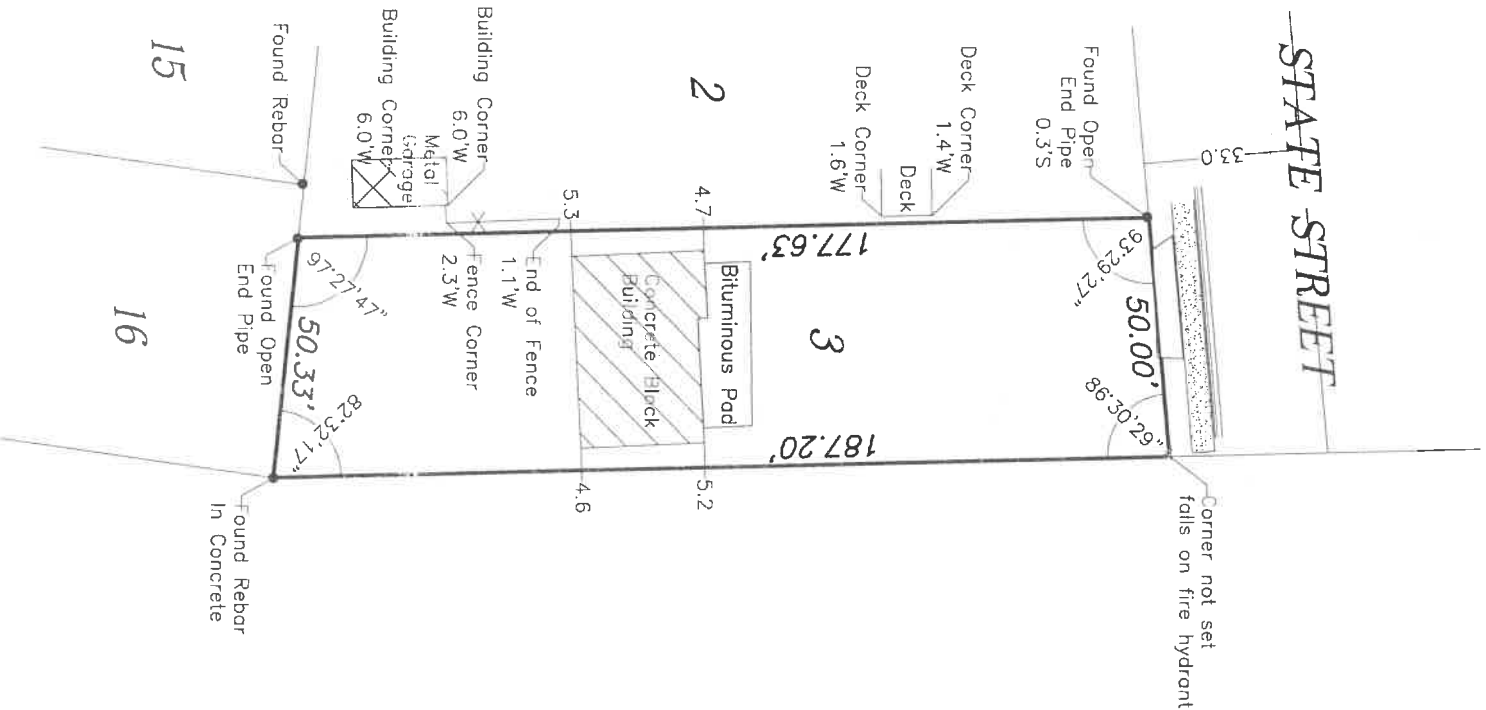






PLAT AND CERTIFICATE OF SURVEY

LOT ONE IN OWNER'S RESUBDIVISION OF PART OF M.E. PIERCE'S SUBDIVISION,
PART OF A. H. STONE'S ADDITION AND PART OF THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 38 NORTH, RANGE 8, IN THE VILLAGE OF NORTH
AURORA, KANE COUNTY, ILLINOIS.



PROPERTY ADDRESS: ROUTE 25 AND PIERCE STREET AND ROUTE 25 AND STATE STREET,
NORTH AURORA, ILLINOIS
PIN: 15-03-151-023
CONTAINS 9,103 SQ. FT.

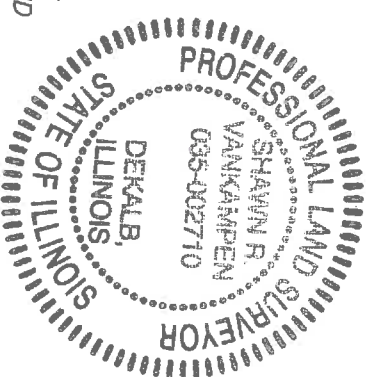
SCALE 1"=40'

=====LEGEND=====

• Boundary of property surveyed
o Indicates found survey marker
x Indicates set open end pipe
x Indicates fence line
x Indicates fire hydrant

STATE OF ILLINOIS)
COUNTY OF DEKALB)SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT
REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND
DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS
PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.
FIELD WORK COMPLETED NOVEMBER 14TH, 2019, WITNESS MY HAND AND
SEAL AT DEKALB, ILLINOIS THIS 18TH DAY OF NOVEMBER, 2019.



FOR: VILLAGE OF NORTH AURORA
JOB NO. WES 15059

Shawn R. Vankampen
SHAWN R. VANKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020

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