

**WARRENVILLE PUBLIC LIBRARY DISTRICT
Special Meeting of the Board of Trustees
Wednesday, September 6, 2017, 7:00 p.m.**

1. Call to order – Trustee Picha called the meeting to order at 7:03 p.m.
2. Roll Call

ATTENDING: Trustees DuRocher, Lezon, Picha, Ruzicka, Stull, Warren

ABSENT: Trustee Richardson

STAFF ATTENDING: Library Director Sandy Whitmer, Assistant to the Director Jackie Davis, and Technical Services Assistant Gail Smith

ALSO ATTENDING: Library Attorney Roger Ritzman; Ron Mentzer, City of Warrenville; and Court Airhart, Airhart Construction

3. Approval of the agenda

MOTION: Trustee DuRocher moved to approve the agenda. Trustee Lezon seconded.

Voice vote:

Aye – all

Nay – none

Absent – Trustee Richardson

Motion carried

4. Presentations - none
5. Public comments - none
6. Correspondence

- a. Report from Walter E. Deuchler Associates, Inc. on Storm Water Management for Proposed Residential Development on Former Mussleman Property

Director Whitmer stated the report from Walter E. Deuchler Associates arrived today. The report concluded storm water concerns are adequately addressed by both the developer and the City of Warrenville.

Director Whitmer summarized the report with the following points:

- Storm water detention is not required for the proposed development based on the existing ordinances that are in place and the calculation from the existing impervious area and the new impervious area does not exceed the 25,000 S.F. threshold.
- The post construction best management practices (PCBMPs) are required for the proposed development. PCBMPs are required to treat the storm water runoff for pollutants of concern and to reduce runoff volume. The engineer indicated to Director Whitmer

the PCBMP basins are designed to detain 1.25" of runoff over all new impervious area and the proposed development has exceeded this number in many cases by double and sometimes triple the capacity.

- Most of the existing drainage patterns have been maintained, running water from the existing west to east drainage pattern toward Manning Avenue. Proposed storm sewers have been designed to convey a 10-year storm.

The proposed 100 -year storm overland flow routes have been designed with excess capacity. Overland flow routes were also coordinated with the proposed landscaping plan to avoid potential blockage.

DISCUSSION:

Trustee Lezon asked if there are any changes the City is making for the access drive at Lot #15 and if they were installing permeable pavement.

- Mr. Airhart stated the drive was shortened by 5' and moved away from the property line.
- Permeable drives were discussed but will not be installed.
- Mr. Mentzer stated the City is not actively promoting permeable pavement on surfaces for driving traffic.

Trustee Lezon stated detention ponds are used for filtering and asked if any type of dry well is being installed underneath the detention pond. Mr. Airhart stated volume control best management practice for the pond is to have the filtering aspect through natural plantings, grasses, etc. There is a very small part that is wet bottom and a mold ring around the basin to keep everything contained. There is also 12" of black soil on the bottom of the basin to help the growth of the plants. Where the basin exits there is a restrictor, a funnel type mechanism, which allows the water to drain at a slow rate.

Trustee Lezon asked if a PERC Test was done? Mr. Airhart responded no, but soil tests were completed.

Trustee Warren asked if the plantings prevent things that would normally go through the restrictor valve. Mr. Airhart stated the restrictor is designed to filter items. The Homeowner's Association has a clause for the lawn maintenance service to maintain these filters. The City also has the legal right to maintain any blockage and bill the property owner.

Trustee Ruzicka asked when construction would begin. Mr. Airhart stated some additional approvals are needed before work starts. If work doesn't begin in the fall, it will start in the spring.

7. Unfinished Business

- a. Consider Requests for Cooperating from Airhart Builders and City of Warrenville Related to Proposed Residential Development on Civic Center Redevelopment Site #1 (CCRS #1) and Adopt Resolution Confirming Library District's Cooperating with City and Airhart Construction

- Sidewalk Relocation/Transition

The City has recommended a 6' sidewalk width (originally 5'). Director Whitmer suggested Airhart remove the entire sidewalk in front of the Library parking spaces and replace with a "carriage walk" that adjoins the curb. This will provide consistent and safe access from vehicles to the walkway.

Mr. Airhart indicated this was appropriate and they are willing to do this work.

There was no Board opposition.

- Fence Removal

Airhart Construction offered to remove the section of chain link fence on Library property at the time they remove the fence on the development property. Mr. Airhart indicated they will remove the Library fencing and clean out the Buckthorn and plantings that need to be removed.

There was no Board opposition.

- Fire Hydrant Placement, Tree Removal/Replacement

Airhart Construction requests the Library allow the placement of a fire hydrant on Library Property and to remove and replace a tree at the same location. Director Whitmer stated this location for the fire hydrant will not impede any future expansion of the Library building and the tree currently located in this area is not in good health and would need to be removed in the near future.

The Board agreed that Airhart Construction should be allowed to locate the fire hydrant on Library property and remove/replace the existing tree.

- Grading

Airhart Construction requests permission to conduct minor grading directing water away from the Library building and landscape repair when the home on Lot #15 is constructed.

Trustee Picha asked when Lot #15 would be built. Mr. Airhart replied that this home would be built towards the end of the development.

The Board of Trustees agreed to allow Airhart Construction to perform minor grading on Library property.

- Right of Way or Utility Easement for Parking Landscape Island/Peninsula

The City of Warrenville has asked the Library to grant the City a Public Street ROW or Utility Easement for the landscape island/peninsula at the west end of the Library's parking spaces on Stafford Place. A utility easement permits the City/Developer to place a fire hydrant and associated water lines on the Library's property and allows the City to maintain the utilities. A ROW grants the City the right to use this property and also transfers responsibility for the maintenance of the property to the city.

The Board of Trustees agreed to grant the City a Public Street ROW for the landscape island/peninsula at the west end of the Library parking spaces on Stafford Place.

- Disconnection of Library Street Lights

The City requests three of the Library's street lights be disconnected from the Library's circuit and connected to the City's street light circuit:

- One street light on the parking island/peninsula on Stafford Place.
- Two street lights on the City ROW on Mount Street at the Library's parking lot driveway. These lights will be relocated to provide the best distribution of light for the minor reconfiguration of Mount Street.

The Library requests the City disconnect five Stafford Place street lights along the Prairie Path parking spaces from the Library's circuit and connect these five lights to the City's street light circuit.

DISCUSSION:

Trustee Lezon asked if these lights would have solar lights. Mr. Mentzer said the City uses LED. They are currently sodium pressure bulbs.

Mr. Mentzer said City staff is willing to work through the process to get Council approval to disconnect the additional five light fixtures on Stafford Place along the Prairie Path.

The Board of Trustees agreed to the request from the City for the three street lights – one on Stafford Place and two on Mount Street to be disconnected from the Library's circuit and connected to the City's street light circuit.

The Board also agreed that the two Mount Street lights could be relocated on the City ROW.

- Abrogation of 30-foot Building Setback Line Along Stafford Place and Rockwell Street frontages of CCRS #1

The City requests the Library District approve an agreement to eliminate a 30 foot setback line recorded on a 1986 plat of subdivision. All current property owners within the plat must sign off on the agreement. There are currently three property owners: City of Warrenton, Library District and the Rockwell Street LLC.

Director Whitmer stated setback variances were approved for the Library building in 2003 (ranging from 8 feet to 20 feet as opposed to 30 feet) and the fact that variance approvals are not within the purview of the Library District, she recommended the Library approve the proposed agreement.

Attorney Ritzman stated the document is title insurance company driven, there is just a plat of 30' setback, and all parties affected by this should sign off in order for Airhart Construction to receive a clear title and not be in violation of any building setback lines.

Trustee Lezon asked if signing this agreement would preclude the Library from suing the City when the Library floods. Attorney Ritzman said this has nothing to do with suing. It was originally meant for some conformity with houses being at the same setback so houses were not mishmash on their location from the street.

He is comfortable with the release of the 30' setback, as it does not affect the library.

- The Library's Attorney drafted Resolution R-211 which expressed a willingness of the Library to work with the City and Developer on the requests. The Resolution also authorizes for Trustee Picha, Trustee Stull and Director Whitmer to execute whatever documents are necessary to move forward.

MOTION: Trustee Stull moved to adopt Resolution R-211 – Resolution Confirming Library District's Cooperation with the City and Airhart Construction - . Trustee DuRocher seconded.

Roll call vote:

Ayes – Trustees DuRocher, Lezon, Picha, Ruzicka and Warren

Nay – Trustee Lezon

Absent – Trustee Richardson

Motion carried

8. Items for information and/or discussion

Mr. Airhart stated while working on Mount Street and realigning there may be short periods of time affecting parking at the Library. He will be in communication with Director Whitmer. Trustee Picha reminded Mr. Airhart the drive up book drop is open 24/7 and used at all times. He explained it would only be in small increments of hours that it may not be accessible.

Trustee Warren asked how long the site construction period will be. Mr. Airhart responded the entire site construction from tree removal to final paving of the road will take approximately 75 days. The paving plants close right before Thanksgiving so depending on weather he is not sure if paving will be started this fall or wait until spring. Mr. Airhart stated most of the construction traffic would be coming from Butterfield Road.

Trustee Picha asked what the timeframe is if construction begins in the spring for occupation of the first home. Mr. Airhart stated the first home should be occupied within 9-10 months after start of construction.

Trustee Picha asked if there will be a Homeowners Association, Mr. Airhart replied "yes".

Trustee Picha thanked Attorney Ritzman for attending the meeting.

Mr. Mentzer said the City really appreciates and values the relationship with the Library District and it has always been very positive. He also thanked the Board for scheduling a special board meeting to handle these issues.

Mr. Airhart also thanked the Library for its cooperation.

9. Adjournment

MOTION: Trustee Ruzicka moved to adjourn the meeting at 7:51 p.m. Trustee DuRocher seconded.

Voice vote:

Ayes – all

Nays – none

Absent – Trustee Richardson

Motion carried

Respectfully submitted,



Heather J. Stull, Secretary
Board of Trustees
Warrenville Public Library District