

14403 Irving Avenue

October 21, 2013

Kamykowski Property

Village Manager Grimes reported that the property located at 14403 Irving has had some issues regarding flooding in the streets during heavy rain events over the past several years. This property has a crawl space which has flooded; however, flooding has not occurred on the main level of this home.

Village Manager Grimes outlined several alternatives for the property owners and the Village.

The Board discussed the different scenarios.

At this time the Board determined that setting a price to purchase this property is not warranted at this time.

President McLaughlin took a consensus of the Board requesting that Village Manager Grimes speak with Mr. Kamykowski to say the only real solution is for this home to be demolished and rebuilt with a higher foundation with no basement or crawl space. The Village is willing to help with some expenses by waiving some fees. This is the only help that can be offered by the Village.

The Board agreed.

June 2, 2014

Irving Ave

Kamykowski Property

Village Manager Grimes distributed to the Board a packet of information.

President McLaughlin reported that at 144th across from St. Michaels Church the small intersection is the low spot of the entire area. Two subdivisions back up to this intersection from the south and west.

When the Village bought the two homes on Westwood Drive, the flooding problems were more up in that area. With all the work and changes that were done to solve those flooding problem upstream, that may have now resulted in water flowing to this low point faster, this is the residents argument.

When flooding occurs the water goes up around the house making it almost an island. This home does not have a basement and flooding is in the crawlspace only. Flooding in the main level of the home has not occurred.

14403 Irving Avenue

The family that owns this home has plans to add on an addition, but not under these current conditions of the flooding. He is asking for the Village to help.

Village Manager Grimes stated that this was discussed in executive session back in November of 2013 and the Board, when considering the purchase of this property, offered to waive the permit fees for new construction and the latest site work, which could totally approximately \$5,000; grant a variance of the lot coverage restrictions to accommodate grading and reconstruction on a relatively small lot; waive engineering plan review fees, which would be estimated to be about \$10,000.

President McLaughlin stated that it wasn't that the Kamykowski's weren't happy with what the Board offered at that time, they just said it wasn't good enough because the flooding problem around their home was not resolved.

President McLaughlin, Village Manager Grimes, John Ingram along with Travis from Christopher Burke Engineering have meet and came up with a few ideas that were presented to the Board in the packet that was distributed.

The Board discussed different scenarios of these options presented. Also discussed was that there is another home and if the Village bought the Kamykowski property the other home next door, is also having flooding problems and will probably request the same.

President McLaughlin would like to get the Board input on what they believe should be done on this issue.

After considerable discussion on this issue President McLaughlin took a consensus of the Board if the Village should purchase the Kamykowski property and if the neighbor also requests the Village will purchase that parcel also.

The Board agreed.

President McLaughlin stated before an appraisal is done on this home, he would like to speak to the owners; they may not even be interested in selling the home.

July 7, 2014

Kamykowski Property 14403 Irving Ave

Village Manager Grimes updated the Board that at the June 2, 2014 executive session meeting the Board agreed that the Village should purchase the Kamykowski property and President McLaughlin was going to speak to Mr. Kamykowski regarding this. The Board was also informed that the neighbor may also request the Village purchase their parcel.

14403 Irving Avenue

Village Manager Grimes distributed a Real Estate Pricing Analysis that showed on March 31, 2000 the purchase price for this property was \$106,000.

The last recorded mortgage was on December 9, 2010 in an amount of \$161,700.

The Village did a comparative market analysis within this area based on square footage and the average price of comparable was \$154,793 and the comparable average by square footage was \$146,217.

President McLaughlin stated that along with Village Manager Grimes, an engineer from Christopher Burke and staff all have determined that the flooding problem on this corner cannot be solved without an enormous amount of expense. Possibly, many years down the road, when new stormwater pipes are installed under St. Michael's parking lot, that could help the situation.

President McLaughlin stated that it was thought that this home should be demolished and the property would be graded just under street level to hold water during heavy rain falls, this could be a potential solution.

Regarding the neighbor to the south, they may ask the Village to purchase their home. However, once the Kamykowski home is demolished and the property is re-graded, the flooding problem should be resolved, so this will no longer be an issue.

The Board discussed if the Village should purchase this property and if so at what price.

The Board agreed to purchase the property and President McLaughlin took a consensus of the Board on what the purchase price should be.

Trustee Calandriello - \$150,000

Trustee Schussler - \$150,000

Trustee Dodge - \$150,000

Trustee Ruzich - \$150,000

Trustee Fenton – Maximum \$150,000

Trustee Gira – Maximum \$150,000

The entire Board agreed to authorize Village Manager Grimes to write a letter offering a purchase price to Mr. Kamykowski of \$150,000 with an additional \$5,000 if needed.

July 21, 2014

Kamykowski Property 14403 Irving Ave

Village Manager Grimes updated the Board that at the July 7, 2014 executive session meeting the Board authorized Village Manager Grimes to make an offer to the Kamykowski family to purchase their home.

14403 Irving Avenue

He spoke to Mrs. Kamykowski this morning who indicated that they needed more time to make this decision and would like to seek legal advice.

September 2, 2014

Irving Ave Kamykowski Property

Village Manager Grimes updated the Board that at the July 7, 2014 executive session meeting the Board authorized Village Manager Grimes to make an offer to the Kamykowski family to purchase their home.

At the July 21, 2014 executive session meeting it was reported that Mrs. Kamykowski asked for more time to make their decision and commented that they would like to seek legal advice.

To date no decision has been made.

September 15, 2014

14403 Irving Ave Kamykowski Property

Village Manager Grimes updated the Board that at the July 7, 2014 executive session meeting the Board authorized Village Manager Grimes to offer \$150,000 to the Kamykowski family to purchase their home.

At the July 21, 2014 executive session meeting it was reported that Mrs. Kamykowski asked for more time to make their decision and commented that they would like to seek legal advice.

A letter was received by the Village from the Kamykowski's property advisor, who stated that the Village should have offered more and counter offer in the amount of \$330,000.

The Board discussed this counter offer and other issues that were stated in the letter.

Attached in the letter also were appraisals on the property from a broker, which is not a formal appraisal.

Village Manager Grimes stated that the property cannot be sold because of the issues they are having, so the Village did offer the Kamykowski's market value for this home. What should be discussed is the market value of the home.

President McLaughlin took a consensus of the Board if the Village should offer over the original offer of \$150,000.

14403 Irving Avenue

Trustee Calandriello – Stated that the Village get a formal appraisal on this property and then offer the market value.

The Board agreed with Trustee Calandriello.

President McLaughlin stated that Village Manager Grimes should respond back to the property advisor. A letter should be sent stating that their letter was received and the Village is verifying some of the facts presented. Also inform them that the Board has authorized a formal appraisal will be done on this property.

November 3, 2014

Kamykowski Property 14403 Irving Ave

Village Manager Grimes updated the Board that a \$150,000 purchase offer was presented to the Mr. Kamykowski for their home. The Village received a letter from his consultant stating that this offer was too low.

The Board then authorized for an appraisal to be done on this property, which came back at \$145,000.

The Board discussed different scenarios.

President McLaughlin took a consensus of the Board if the offer could increase to \$155,000.

Trustee Schussler – No

Trustee Gira – Yes

Trustee Calandriello – Yes

Trustee Fenton - Yes

Trustee Dodge – Yes

Authorization was given to Village Manager Grimes to offer Mr. Kamykowski \$150,000 but

January 19, 2015

14403 Irving Ave Kamykowski Property

Village Manager Grimes reviewed with the Board that they had authorized him to offer \$150,000 to the Kamykowski family to purchase their home, which the Kamykowski family rejected. The Village then had an appraisal done on this home, which came back in the amount of \$145,000. The Board then authorized Village Manager Grimes to offer again \$150,000 but could go as high as \$155,000.

14403 Irving Avenue

Village Manager Grimes met with Mr. Kamykowski and his consultant who had three market analyses. Village Manager Grimes reminded the consultant that these analyses are not appraisals. Mr. Kamykowski rejected the Board's offer of \$155,000. They are seeking a purchase price of around \$300,000.

Village Manager Grimes told Mr. Kamykowski that he would report back to the Board on the result of their meeting.

The Board discussed different sceneries and agreed they did not want to offer more than \$155,000.

September 8, 2015

14403 Irving Ave Kamykowski Property

Village Manager Grimes reviewed with the Board that at the September 15, 2014 executive session they had authorized him to offer \$150,000 to the Kamykowski family to purchase their home, which the Kamykowski family rejected. The Village then had an appraisal done on this home, which came back in the amount of \$145,000. The Board then authorized Village Manager Grimes on November 3, 2014 to offer again \$150,000 but could go as high as \$155,000. Mr. Kamykowski rejected the Board's offer of \$155,000 and stated they are seeking a purchase price of around \$300,000.

Village Manager Grimes stated that Attorney David Sosin contacted him and stated he will be representing the Kamykowski family. He stated that he believes the Kamykowski family would agree to an offer of \$175,000 from the Village.

President McLaughlin took a consensus of the Board to authorize Village Manager Grimes to offer more than \$155,000 for the Kamykowski property.

The Board agreed to authorize Village Manager Grimes to make a final offer of \$160,000.

December 21, 2015

14403 Irving Ave Kamykowski Property

Village Manager Grimes reviewed with the Board that at the September 15, 2014 executive session they had authorized him to offer \$150,000 to the Kamykowski family to purchase their home, which was rejected. The Village then had an appraisal done on this home, which came back in the amount of \$145,000. The Board then authorized Village Manager Grimes on November 3, 2014 to offer again \$150,000 but could go as high as \$155,000. Mr. Kamykowski rejected that offer of \$155,000.

14403 Irving Avenue

Village Manager Grimes stated that Attorney David Sosin contacted him and stated he will be representing the Kamykowski family. He stated that he believes the Kamykowski family would agree to an offer of \$175,000 from the Village. On September 8, 2015 the Board agreed to authorize Village Manager Grimes to make a final offer of \$160,000. Attorney Sosin stated that the Kamykowski family needs at least \$170,000 and the \$160,000 was rejected.

President McLaughlin reported that the neighbor to the south of this property has expressed interest in purchasing a portion of this property in order to add a driveway and then build a garage on their lot. Because of this interest, the Village could offer \$170,000 due to the sale of the portion of the property would then offset the extra \$10,000 being offered so realistically the Village would be paying \$160,000. After the Village purchases this property it plans to demolish the home and grade the property lower to help with flooding in that area.

President McLaughlin took a consensus of the Board to purchase the Kamykowski property in an amount not to exceed \$170,000 and request a contract with earnest money from the neighbor to purchase the 10 feet for a driveway and garage to be built.

The Board agreed.

January 4, 2016

14403 Irving Ave Kamykowski Property

President McLaughlin reviewed that at the December 21, 2015 executive session meeting the Board agreed to increase the purchase offer to \$170,000 for the Kamykowski property, but did not want to set the value of the property that high. The Board agreed that this higher offer would be in conjunction with the neighbor to the south purchasing a portion of this property to add a driveway and garage to that lot. This would allow the Village to recover the extra cost to purchase the Kamykowski property.

Village Manager Grimes reported that the parcel of property the neighbor to the south would purchase is approximately 1,300 square feet (10 feet by 130 feet deep). He reviewed the square footage pricing that was given for the sale of Westwood properties.

President McLaughlin took a consensus of the Board to charge \$8.02 per square foot or \$8.42 per square foot for the 1,300 square feet portion of the Kamykowski property.

The Board agreed to charge \$8.42 per square foot.