

**APPROVED MINUTES OF MAY 12, 2021, MEETING  
OF THE O'HARE NOISE COMPATIBILITY COMMISSION  
RESIDENTIAL SOUND INSULATION COMMITTEE**

The O'Hare Noise Compatibility Commission (ONCC) Residential Sound Insulation Committee met on May 12, 2021, via Zoom Teleconferencing. Chairman Sorce called the meeting to order at 9:31 a.m. ONCC personnel recorded the meeting minutes.

The following members were **PRESENT**:

Mr. Brian Baugh, Alternate, Rosemont  
Mr. Frank Icuss, Member, Chicago Ward 41  
Committee Vice-Chair Mr. Brian Gaseor, Designee, Norridge  
Mr. Larry Fritz, Alternate, Schiller Park  
Mr. Steve Skurski, Alternate, Bensenville  
Mr. Ernie Kosower, Alternate, Park Ridge  
Committee Chair, Designee, Park Ridge  
Alderman Malcom Chester, Designee, Des Plaines

The following members were **ABSENT**:

Chicago Ward 38

There being a majority in attendance, a quorum was present for the transaction of business.

The following staff members were present: Jeanette Camacho—ONCC; Aaron Frame—Chicago Department of Aviation; Ryan Anderson—Landrum & Brown; Doug Blanchard and Norma Fragoso—Cotter Consulting; Maura El Metennani, ONCC Consultant

**APPROVAL OF MEETING MINUTES—November 18, 2020**

**MOTION: Mr. Gaseor moved, and Mr. Kosower second the motion to approve the Residential Committee Meeting minutes from November 18, 2020. Motion carried by roll call vote.**

**Phase 17—Historical Homes Update**

Mr. Doug Blanchard, Cotter Consulting reported that Phase 17 is the sound insulation program for historical homes in Chicago. He said that there were 38 homes that did not enroll in the program, but they were invited for Phase 19. Originally, there were 132 homes in the inventory, but since those inventories were completed two homes did not proceed with participating. There are now 130 homes and that was what was going to be included in a construction contract. The contract was advertised for construction bids on June 17, 2020 and the bid opening date was September 17, 2020; the city did initiate hiring a contractor in January 2021. The process is still ongoing; a status update letter was sent to the 130 homeowners. He said that he knew it was taking a long time to complete the project and wanted to explain what had happened over the last few years. Delays included the odorous windows confirming that there were no health effects from the windows and developing specifications that could be used going forward to help

assure that those issues would not happen again. He said hopefully a contract would be awarded this summer. Chairman Sorce clarified the chart and Mr. Blanchard said that at the end of the report when he got to Phase 19 he would point out that those historical home residents were really invited to Phase 19.

Mr. Frame explained that the State of Illinois Historical Homes treat each home with like-for-like material. The strategy in place we cannot replace with something other than the original material. We are not required to restore but we are absolutely required to replace it. For example vinyl windows will be replaced with acoustical vinyl windows. He asked if there were any metal windows or doors like steel or aluminum, we need to replace it with an equivalent. Metal windows would get replaced with acoustical glass. If they cannot replace, then we basically send a letter to the state asking for clarification or direction. He said that they had done that over the years as part of our preparation but if we need to do it because we have a field conditions, then we are prepared to do that.

### **Phase 18**

Mr. Blanchard reported that there was a lot more information to go through Phase 18. He said that the total homes registered so far was 528 that were eligible. He reviewed each remaining community. He said that they did homeowner briefings back in November 2019 and the deadline was January of 2020. The participants enrolled to date are 399:

- Bensenville 94 (eligible)      72 enrolled      22 Phase 19
- Chicago 141 (eligible)      104 enrolled      37 Phase 19
- Des Plaines 38 (eligible)      25 enrolled      13 Phase 19
- Norridge 1 (eligible)      1 enrolled
- Park Ridge 57 (eligible)      43 enrolled      14 Phase 19
- Rosemont 9 (eligible)      5 enrolled      04 Phase 19
- Schiller Park 109 (eligible)      86 enrolled      23 Phase 19
- Wood Dale 55 (eligible)      47 enrolled      08 Phase 19
- unincorporated Cook County 15
- unincorporated DuPage County 1

Mr. Blanchard reminded the committee that the covid-19 pandemic put a little wrench into some of the work. we do have a covid-19 protocol in place to identify the things like a questionnaire for our staff and for the homeowners; they ask them if they have a temperature; if they traveled out of the country or two states that are experiencing covid-19 incidents; and things like that. We are requiring that our staff to wear PPE face masks, gloves, and foot coverings when they go into the home. That was put in place to help protect the staff, help protect the homeowners, and help prevent the spread of covid-19. He said that he wanted to let members know that as they did start to figure out when they could go back into homes last fall because they did have a stay-at-home order in March of 2020. They tried to figure out when do we make the determination of going back into homes and they came up with the idea that was reviewed and approved by some City departments. They were monitoring the covid-19 positivity rate by the zip code and are using data from Northwestern University. He showed an example of the 7-Day rolling average by zip code. He said that they have created a threshold of 5 percent or lower. If a zip code is at 5 percent or lower, they will go into homes. If it's above 5 percent they were going to

temporarily stop appointments in homes. He reviewed Northwestern University data chart of positivity rates of certain zip codes for the committee to help them understand the delay of sound insulation.

He said that there are some homeowners who do not want workers in their homes, but they were in constant communication with those homeowners, and they were trying to figure out when they could get back into those homes. They did notify those 13 homes and explained to them that they needed to get the home inventory completed by June 15, 2021. Mr. Frame said that they were just trying to wrap this up because they were trying to finish preparations for a construction contract for 18B, which will include 174 homes. He said they just wanted to point out some of the things on the construction contracts for Phase 18. They have 225 homes that were going to be included and that contract information was advertised for bids on October 13, 2020, and bids were opened on February 11, 2021. The City of Chicago Department of Procurement Services was making final preparations to award a contract so that could be awarded any time between now and the next couple months. He said hopefully they would be able to proceed with field measurement appointments.

Chairman Sorce asked how many bidders were there, to which Mr. Frame said that they know there are other companies who are interested in doing this work and there were four companies that bid on the historic home contract and there were another two other companies who are looking at this 18A. He said he believed that they were probably two to four other bidders who would bid on the contract. Mr. Frame told Chairman Sorce that he was probably experiencing this himself in his village. He said that the city had essentially closed the bid room at Chicago City Hall and all their procurements have been online. He said that online-bidding was a change in the landscape, and he thought that changing the construction contract bidding process for an online process had a smaller pool of bidders. He thought that city construction in a residential setting was very unusual. Usually at the airport, people were building roads, buildings, taxiways, and runways. Now we in residential sound are saying that we want to use public funds to start work in individual homes. Because this is unusual, we just have a smaller pool of bidders. Mr. Frame said that another challenge was that we were on hold for two years for odorous windows and essentially on hold for the past year with Covid 19. Construction has been halted for over three years. The city did do a request for interest in the past 12 months and did get one bidder. The city requested interest for construction contractors in multiple trade publications; and has been working hard to expand the pool of bidders. As Mr. Blanchard had said Phase 17 yielded four bidders.

Mr. Frame continued by adding that Mr. Blanchard did some research for us about the supply chain and the price of lumber. He said that plywood right now has gone up and as a homeowner he wouldn't pay attention. He said that supply chain interruptions or disruption were also affecting bidders' willingness to submit bids. He said that they advertise several months before we advertise a contract and then it's several more months to get mobilize our own pace the orders for 225 homes. He said that the last 12 months have been anything but predictable so despite all those challenges they were still trying hard to keep this program moving forward and were committed to doing that. Mr. Blanchard wanted to point out a Phase 18 is the bid opening

the advertisement date for that second contract for 18B for the 174 homes they anticipate that that will be advertised in the third quarter of 2021.

Mr. Icuss asked about the June 15 deadline for home inspections and wanted to know if that was an expungable number. Because of the cold you can't get in there, are you going to extend that date until such time to which Mr. Blanchard said that they wanted to complete their home Inventory appointment by June 15th but that's a month away and would probably monitor that and analyze it a week or two to see if there's any additional concerns from the homeowners and decide then. Mr. Icuss wanted to know if that decision was the homeowners' or the CDAs. Mr. Blanchard said that if a homeowner doesn't want to participate in this contract they can go into the next contract. But if they still do not want someone in their home we can say that's okay you're not comfortable we can wait a few months and put you in a phase 19A.

### **Phase 19**

Mr. Blanchard reported that there are 1,121 eligible homes in Phase 19. There are 375 homeowners enrolled in the program as of today. The 746 homeowners who chose not to enroll were sent a letter on April 28, 2021, informing them that they would no longer be eligible for residential sound insulation. These homeowners were invited three times to participate.

The community breakdown:

Bensenville: 29 enrolled 71 declined

Chicago: 173 enrolled 231 declined

Chicago Historical: 6 enrolled 33 declined

Des Plaines: 13 enrolled 34 declined

Schiller Park: 35 enrolled 89 declined

Wood Dale: 26 enrolled 73 declined

Park Ridge: 74 enrolled 148 declined

Rosemont: 6 enrolled 25 declined

Unincorporated Cook County: 6 enrolled 28 declined

Unincorporated Du Page County: 7 enrolled 13 declined

Mr. Blanchard reported that they started inventory appointments for phase 19 in mid-October 2020 and had to stop in mid-November of 2020 because of the high positivity numbers. They resumed the appointments again in February of 2021 and were continuing to do that work right now. They only have about 46 percent of those completed overall. He said that a lot of that had to do with some of the zip codes not having good rates, but now almost every area is below or at 5 percent. They were working hard to get these home Inventory appointments conducted. He said that even with this covid-19 there had been a lot of work going on because the work that did not have to happen in the homes and part of that was developing construction specifications. They want to get 200 homes in there and just to point out, they anticipate going out to bid in the third quarter of 2021 which was right on the heels of phase 18 B.

Mr. Gaseor asked about a home in Norridge opting out to which Mr. Blanchard responded that the homeowner did opt out.

Mr. Gaseor asked about a Phase 20 to which Mr. Frame responded that there could be a Phase 20 but it would not happen until a new contour was developed which would be five years after the completion of OMP. He said that they contacted the FAA that said it understood the delays and to keep doing what they were doing to get the job completed. He said theoretically will not be 2022 or even 2023 to finally be wrapped up.

Mr. Icuss wanted to know if there was a list of denials on record to which Mr. Frame replied yes. The first column on the spreadsheet were those that never responded; the second column was a list of homeowners who verbally declined sound insulation. He told Mr. Icuss his question was good, and they do get questions from realtors saying I'm considering listing this house and sometimes they have a conversation with a homeowner who says the last time I didn't want to participate, and they were excited to get them enrolled. He said that they do that right away. He said that the FAA required that the CDA made sure that they attempted at least three times to contact every home that might have been eligible.

Mr. Kosower said that Park Ridge was a big violator and that they tried to get those people who qualified to be sound insulated. He wanted to know if the noise contour would be five years out and perhaps those that qualified would not qualify with the new noise contour. Mr. Frame said the noise contour would be different whether a different shape or smaller size. He recommended that homeowners refer to the property locator at 773-894-4325 to see if the property was eligible.

Mr. Sorce inquired about the odorous windows and wanted to know if there were still complaints to which Mr. Frame said that they still receive calls, but it is under the jurisdiction of the Advisory Committee that had met nine times since November 2020.

#### **PUBLIC COMMENTS**

None

#### **NEXT MEETING**

The next Residential Sound Insulation Committee will meet on September 29, 2021. The location to be determined.

#### **ADJOURNMENT**

**MOTION: Mr. Gaseor moved, and Mr. Baugh seconded the motion to adjourn the meeting. Motion carried by roll call vote.**