

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
May 22, 2012

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson – Trustee Jim Steigert; Trustees Jerry Glogowski, John Spella, Debby Sosine, Robert Smith, Brian Dianis and President John Schmitt

Staff Members Present: William Ganek, Village Manager; Bob Mitchard, Public Works Director; Russ Farnum, Community Development Director; Michael Kumbara, Assistant to the Village Manager; Kelly Cahill, Village Attorney; Jerry Kautz, Village Clerk

Chairperson Steigert called the meeting to order at 7:30 p.m. and established a quorum with all Committee members present.

AGENDA ITEM 2: Community Development

A. Update on Riverside Plaza Planned Unit Development

Attending tonight were John Breugelmans, developer; Tracy Cross, marketing consultant; and Terry Becker, architect.

Mr. Breugelmans, on behalf of Riverside Developers LLC, is proposing two major changes to the Riverside Plaza PUD. The changes include: (1) allow for the property to be completed as a luxury rental project instead of an owner-occupied condominium project; and (2) allow for a change in floor plan and density to increase from 54 units to 69 units. The major factor in the justification for this request is the lack of financing available for condominium projects in the current economy. Tonight the Committee of the Whole will discuss this request and provide direction on whether the Village would entertain the change to rental (in order for the building to be completed sooner), or prefer to let the building remain empty until the condominium market recovers. This PUD amendment, if moving forward, will require a public hearing before the Planning and Zoning Commission and further consideration by the Committee of the Whole and Board of Trustees after that hearing. To start, Mr. Breugelmans and Mr. Cross gave an extensive analysis of where the condo market is today and how the prospects are not good for the foreseeable future. He is asking for the PUD units to be increased to 69, with half being one bedroom, one bath apartments. All trustees took exception to changing the plan from 54 luxury condos. When the developer explained that economic times have changed and most people are willing to accept smaller housing facilities, Trustees Smith, Spella, and Sosine strongly disagreed. At one point Mr. Spella stated that the developer had not addressed any of the nine points as listed in an internal memo from the Community Development Director. Ms. Sosine was adamant about keeping the plan as it is currently--luxury condos--stating this Village Board has tried very hard to accommodate the developer in the past to make this a viable project and

this is as far as the Village should go. Mr. Smith would like to possibly see a rent-to-buy plan so that people would have ownership in Algonquin. He is concerned that if the Village allows apartments, Riverside Plaza would never go back to condos in the future when economic times are better. Mr. Breugelmans again spoke to the fact there is a strong need for apartment living. He stated there are about five apartment projects being planned for the geographical area around Algonquin, and no lender would be willing to supply funds to condo projects due to lowering appraisal values of said properties. One of the issues for the Village board is the fact that, in the past, they have allowed quite a number of changes to Riverside Plaza in an earnest effort to see a successful completion, but increasing the numbers of living units was not an option. When all discussion was completed, Chairman Steigert asked for consensus. Trustees Spella and Sosine said “no” to changing the PUD to apartments. Trustees Smith, Glogowski, Steigert, Dianis and President Schmitt could consider luxury apartments but not above the current PUD number of 54 units. This project has to go back to the planning stage for further discussion and review by staff, the Planning and Zoning Commission, and the Village Board.

AGENDA ITEM 3: General Administration

A. Consider Amendment to the Intergovernmental Agreement with the Village of Huntley Adding Inspection Services to Chief Building Official and Plan Review Services

Mr. Ganek reported, due to financial constraints and the slower building climate, the Village of Huntley has decided that they will be able to save resources by not only using the Village of Algonquin chief building official and plan review services, but also utilizing inspection services of our staff. This agreement is also positive for the Village of Algonquin as the services of our building commissioner and inspectors can be put to full use, and the Village will gain additional revenue opportunity. At this point, we do not know how much revenue this agreement will bring into our General Fund as this is dependent on what specific services are requested and the extent of the building and planning activity in Huntley. The fees identified in the agreement cover the salaries and all benefits of the Algonquin building commissioner and the inspectors who provide this service.

Following discussion, it was the consensus of the Committee of the Whole to forward this to the Board for approval.

B. Consider Cemetery Maintenance and Interment Agreement

Mr. Kumbera reported this is a renewal agreement with Mark Christopherson, d/b/a Professional Cemetery Services, for the maintenance of the Algonquin cemetery and excavation services for interments. Previously, the maintenance and excavation services were administered between two separate agreements; however, the two agreements have been merged for this renewal. The language of the agreement is substantially similar to that of the previous agreement executed in 2007. Updated provisions pertaining to the Cemetery Oversight Act and insurance/indemnification have been added. The agreement itself is for a total five years, and service rates will not change during the first year. Maintenance services are proposed to increase 3 percent over the duration of the contract. Rates for interments, disinterments, and cremations are proposed to increase gradually over the course of the agreement. The proposed rates are still below the average for cemeteries in McHenry and Kane Counties.

It was the consensus of the Committee of the Whole to forward this to the Board for approval.

AGENDA ITEM 4: Public Works & Safety

- A. Consider Intergovernmental Agreement for Cost Sharing Local Match with McHenry County Under CMAQ Funds for Engineering, Land Acquisition and Construction of the Randall Road Pedestrian Overpass.

Mr. Ganek and Mr. Mitchard reported the Village of Algonquin applied for and received Congestion Mitigation Air Quality (CMAQ) funds that will fund up to \$3.16 million of the engineering, land acquisition, and construction costs of the proposed Randall Road Pedestrian Bridge to be located in the vicinity of Randall Road and Huntington Drive North. The CMAQ funds require a local match of 20 percent of the above listed project costs. McHenry County was supportive of the application and has agreed to pay for half of the local share, or 10 percent of the project costs. The Village of Algonquin will be responsible for the other half of the local share. The Village of Algonquin will act as the lead agency for all phases of the proposed project. Phase I engineering is currently underway and is expected to last approximately one year. Project cost estimates will be updated and refined as the project progresses.

Following discussion, the consensus of the Committee of the Whole was to move this item to the Board for approval.

- B. Consider Intergovernmental Agreement with IDOT and the McHenry County Conservation District for the Transfer of Land as Part of the Algonquin Western Bypass

Mr. Ganek reported a three-party Intergovernmental Agreement is necessary to complete the land transfers between the Illinois Department of Transportation, the McHenry County Conservation District (MCCD), and the Village of Algonquin. There are multiple properties being transferred between the three government agencies involved. The Village of Algonquin, pursuant to the previously approved 4f Final Design Report, will have a net gain of land added to Towne Park, and the MCCD will be assured a continuation of the Regional Bike Trail with an easement on property given to the Village. The complicated legal requirements of a land transaction of this nature and environmental signoff on the property must all be satisfied, and these requirements are being reviewed by the Village Attorney.

Following discussion, the consensus of the Committee of the Whole was to move this item to the Board for approval pending all legal issues being cleared by the Village Attorney

- C. Consider Resolution Conveying Village Property and Construction Easement to IDOT for Construction of the Western Bypass

Mr. Ganek reported, in conjunction with the above land transfer, this construction requires the acquisition of parcel 1FH0003 consisting of 0.068 acres of land in fee simple and 0.446 acres of land for a temporary easement (5 years). This is found in public records as owned by the Village of Algonquin, an Illinois municipal corporation.

The consensus of the Committee of the Whole was to move this item to the Board for approval.

D. Consider Bid for Asphalt Material Purchases for 2012 Using MFT Funds

Mr. Mitchard reported that, in regard to this annual housekeeping item, Arrow Road Construction of Mount Prospect, Illinois was the low bidder on both surface and binder at a unit cost of \$51 and \$46 per ton, respectively. The total annual cost for the surface asphalt bid is \$78,030 and for binder asphalt, \$28,750. The Village has worked with and purchased material from Arrow Road many times previously and has a very satisfactory working relationship with them. The asphalt they use has been found to be of high quality. It is the recommendation of Public Works staff to award the annual material purchase contract to Arrow Road Construction of Mount Prospect and to authorize the use of MFT funds for the aforementioned purchases. Also, even though the amount is slightly over budget, the Village would not be using the full amount during the year and will stay within budget.

It was the consensus of the Committee of the Whole to forward this to the Board for approval.

AGENDA ITEM 5: Executive Session

No items to discuss.

AGENDA ITEM 6: Other Business

No items to discuss.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Steigert adjourned the meeting of the Committee of the Whole at 9:40 p.m.

Submitted: Jerry Kautz, Village Clerk