



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On January 9, 2024
Village Board Room
2200 Harnish Dr. Algonquin, IL

Trustee Brehmer, Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees, Jerry Glogowski, Laura Brehmer, Maggie Auger, Brian Dianis, Bob Smith and President Debby Sosine

Absent: John Spella

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Nadim Badran, Public Works Director; Kyle Neamand, Police Sergeant; Matthew Bajor, Assistant to the Village Manager; Patrick Knapp, Senior Planner; Michelle Weber, Deputy Village Clerk; and Kelly Cahill, Village Attorney

AGENDA ITEM 2: Public Comment

None

AGENDA ITEM 3: Community Development

Mr. Knapp

A. Consider a Planned Development that permits Residential as a Primary Use at 1325 South Main Street

Lisa Petrongelli, the "Petitioner" and "Owner" of 1325 South Main Street, the "Subject Property", submitted a Development Petition requesting approval of a Planned Development that permits residential as a primary use in the B-1 Business, Limited Retail Zoning District. The building on the Subject Property has been occupied by businesses for at least the last ten (10) years. However, the building on the Subject Property is also appropriate to be used as a single-family home based on the character of the building and the interior layout.

The Planning and Zoning Commission reviewed the request for a Planned Development at the December 11, 2023, Planning and Zoning Commission Meeting.

One person from the public, the owner of the property immediately south of the subject property, spoke out against the request for a Planned Development that allows residential. They cited increased traffic and residential not being the highest and best use for the property.

The Planning and Zoning Commission accepted (approved 7-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval, as outlined in the staff report for case PZ-2023-23 and subject to staff's recommended conditions.

Staff recommends approval of the issuance of a Planned Development that permits residential as a primary use at 1325 South Main Street, as outlined in the Planning & Zoning Staff Report for Case No. PZ-2023-23, subject to the following conditions:

- a. The building shall meet all code requirements for a residential dwelling while the primary use is residential;
- b. If the residential use is discontinued for more than six (6) consecutive months or made an accessory use, the building shall be required to comply with the underlying zoning regulations of the B-1 Business, Limited Retail zoning district;
- c. If there is a change in the primary use from residential, the property owner shall notify the Village in writing within 30 days;
- d. If the building is converted back to business use, then the building shall be required to comply with all code requirements for commercial use prior to the Village's issuance of a Certificate of Occupancy;
- e. The monument sign in front of the Subject Property shall be removed and the disturbed area shall be restored to grass by June 1st, 2024;
- f. Any driveway north of the garage door shall be removed and the disturbed area shall be restored to grass and landscaping, with the concrete sidewalk extended to connect to the remaining existing driveway by June 1st, 2024. The existing driveway turnaround south of the garage door may remain;

- g. The owner shall connect the building to Village water and sanitary sewer services if the well and/or septic fail in the future.

Following some questions regarding the well and septic and the future plans of the property, it was the consensus of the Committee to move this forward to the Village Board for approval.

AGENDA ITEM 4: General Administration

A. Presentation of the 2023 Algonquin Community Survey

Mr. Bajor presented the 2023 Algonquin Community Survey and explained the results and trends. As well as, how staff uses the result for future plans and budgeting.

B. Consider an Amendment to the Merit Compensation Plan

Mr. Schloneger

According to Section 2.3.2 of the Village Policy Manual, on an annual basis in the early spring staff provides the Village Board our recommendations for the upcoming fiscal year Merit Compensation Plan.

However, periodically the Village has a need to adjust this document mid-year by making changes that are in the best interest of the Village.

Although he requested in December to eliminate the position of Community Development Deputy Director, with the recent resignation of our Community Development Director, staff feels it is in the best interest of the Village to reinstate that position and fill it with one of our current employees.

He recommends adding the title of "Community Development Deputy Director" to our Merit Plan effective immediately.

It was the consensus of the Committee to move this on to the Village Board.

AGENDA ITEM 5: Public Works & Safety

Mr. Badran:

A. Consider the Transfer of Certain Surplus Real Property to Christine Nelson

This item was tabled.

B. Consider an Agreement with Martam Construction for the Construction Services for the Souwanas Outfall Stabilization Project

Martam Construction, Inc. submitted the lowest bid for the construction of the Souwanas Outfall Stabilization project in the amount of \$124,504.10 from plans completed by HR Green.

This project's scope includes extending the 42" elliptical pipe and end section further west to reduce the open swale outfall. This extension will help reduce erosion to neighboring properties in the future and salvage existing trees along the bank. The open section of the channel will be reshaped, armored, and re-aligned to the south to help eliminate erosion to the private property to the north and reduce yard flooding by increasing the channel's capacity.

Staff contacted four prospective contractors currently working in the area, requesting cost proposals based on the completed plans and specifications compiled by HR Green. Staff recommended forgoing the public bidding process to expedite the project. Below is the summary of the cost proposals.

Copenhaver Construction, Inc. \$181,140.00

Martam Construction, Inc. \$124,504.10

Encap, Inc. Did not submit

Hamilton Construction, Inc. Did not submit

HR Green's letter is attached, recommending Martam as the low bidder for this work. The attached bid tab shows Martam's proposal is \$30,000 under the engineer's estimate. Given the past history and relationship, the staff is confident in Martam's ability to complete the project successfully. Martam is already under several other construction contracts with the Village, including the Wood and Holder Park Replacements and the demolition of the former Algonquin State Bank property at 221 S. Main Street.

This project is unfunded but is being proposed as an emergency improvement as the outfall is within the Village's right-of-way. Ideally, this project will be completed prior to the completion of the Souwanas Trail pavement. Available, unused funds from the Bunker Hill Drive Rehabilitation Project will be proposed to fund the construction of this project.

Therefore, we recommend that the Committee of the Whole take action to move this matter forward to the Village Board for awarding the cost proposal of the construction of the Souwanas Outfall Stabilization project to Martam Construction for \$124,504.10.

It was the consensus of the Committee of the Whole to move this on to the Village Board

C. Consider an Amendment to the Agreement with Christopher B. Burke Engineering for the Engineering Design Services for the Eastgate Drive Roadway Improvement Project

The original design agreement, executed in November 2022, for the Eastgate Drive Roadway Improvement project included only roadway and pedestrian improvements. Once the roadway design was well underway, staff began developing a water main condition assessment throughout the Village. During the early stages of this condition assessment, staff identified the existing water main on Eastgate Drive as a candidate for replacement.

The water main assessment considers the age of the main, material, number of breaks, diameter of the pipe, and upcoming roadway projects. The condition of the current main is extremely poor, evidenced by the four main breaks over the last eight years and five breaks over the last 15 years. Additionally, the main is under-sized and nearly 70 years old. This section of main also feeds the Algonquin Area Public Library - Eastgate Branch. Including the water main replacement with the roadway improvement will minimize disruptions and

greatly reduce future mains breaks for the foreseeable future.

The proposed improvements include replacing and upsizing 1,450 feet of water main on Eastgate Drive from IL-62 to Webster Street, including removing the pressure-reducing valve-11. New valves, fire hydrants, and valve boxes will be performed as well. The timing of construction will be coordinated with the roadway improvements.

The proposed amendment from Christopher B. Burke Engineering, LTD. is in the amount of \$31,650.00. The revised design engineering costs for this entire project are \$101,841.00.

Unused funds from the Water Treatment Plant 2 Softener Media Replacement project in the Water and Sewer fund will be utilized to cover the design amendment amount. Based on the information presented, we recommend that the Committee of the Whole take the necessary steps to advance this matter to the Village Board for approval. Staff proposes granting design services for the water main replacement on Eastgate Drive to be included with the Eastgate Drive Roadway Improvement project to Christopher B. Burke Engineering, LTD, for \$31,650.00. It is the consensus of the Committee to move this on to the Village Board for approval.

It was the consensus of the Committee to move this on to the Village Board

AGENDA ITEM 6: Executive Session
None

AGENDA ITEM 7: Other Business

Mr. Glogowski thanked staff for helping with the removal of the Lion's Club property from the Towne Park storage shed.

Ms. Auger read that KDOT has received \$17.5 million, from the State, for the Longmeadow Parkway Bridge Project.

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Brehmer adjourned the meeting at 8:06 p.m.

Submitted:

Michelle Weber, Deputy Village Clerk