

VILLAGE OF ALGONQUIN  
SPECIAL COMMITTEE OF THE WHOLE  
Meeting Minutes  
Algonquin Village Hall Board Room  
October 23, 2012

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

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

Staff Members Present: William Ganek, Village Manager; Bob Mitchard, Public Works Director; Russ Farnum, Community Development Director; Ben Mason, Senior Planner; Kelly Cahill, Village Attorney; Jerry Kautz, Village Clerk

Chairperson Spella called the meeting to order at 7:00 p.m. and established a quorum with all Committee members present.

**AGENDA ITEM 2:** Community Development

A. Special Use and Final Plat of Subdivision (2012-09)/Residential Dwelling Units, 213-215 South Harrison Street (former Beans and Books location)

Jeffrey and Amanda Jolitz have submitted a petition for a Final Plat of Consolidation and Special Use Permit for residential dwelling units at 213-215 South Harrison Street, which is located in the village's Old Town District, just north of the intersection with Washington Street.

The subject property is zoned B-1 Business, Limited Retail and consists of an 1890s Victorian house at the front of the property (213 South Harrison) and a commercial building at the rear (215 South Harrison). The house has been used as a residence, and some commissioners might recall that "Beans and Books" was the last commercial tenant to occupy the rear building. The property owners' realtor has received multiple requests from individuals interested in renting out the commercial building as a residential use. A Special Use Permit for residential use is required since the property is located in a commercial zoning district. The property owners have been marketing the commercial building as a business use for several years; however, they have not received any interest, and it has remained vacant since 2008 when Beans and Books closed. Staff agrees with the Planning and Zoning Commission who recommends approval.

Following a brief discussion, the consensus of the Committee of the Whole was to move forward to the Board for approval.

B. Presentation by Land Vision, Inc. on the Downtown Algonquin Planning Study

Mr. Ronald Lanz from Land Vision, Inc. presented an update of the Downtown Algonquin Planning Study to the Board. He proceeded through each framework element that the committee studied and then gave a brief overview of how the downtown could be improved in the future. The next study meeting will take place on November 28 and will include developers and county representatives. The first session will be from 3 to 4:30 p.m. at St. Johns; there will also be an evening session.

**AGENDA ITEM 3:** General Administration

No items to discuss.

**AGENDA ITEM 4:** Public Works & Safety

No items to discuss.

**AGENDA ITEM 5:** Executive Session

Recess to Executive Session: Moved by Schmitt, seconded by Steigert, to recess into Executive Session to discuss Personnel. Roll call vote: voting aye – Schmitt, Steigert, Smith, Spella, Sosine, Dianis. Motion carried: 6-ayes, 0-nayes, 1-absent at 7:35 p.m.

Reconvene and Report: Moved by Dianis, seconded by Schmitt, to reconvene the Committee of the Whole at 9:29 p.m. Attorney Cahill reported that a personnel matter was discussed with no action to be taken tonight.

**AGENDA ITEM 6:** Other Business

No items to discuss.

**AGENDA ITEM 7:** Adjournment

There being no further business, Chairperson Spella adjourned the meeting of the Committee of the Whole at 9:30 p.m.

Submitted: Jerry Kautz, Village Clerk