

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
February 26, 2013

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Trustee John Spella

Staff Members Present: Tim Schloneger, Village Manager; Bob Mitchard, Public Works Director; Russ Farnum, Community Development Director; Ed Urban, Deputy Police Chief; Katie Parkhurst, Senior Planner; Ben Mason, Senior Planner; Kelly Cahill, Village Attorney; Jerry Kautz, Village Clerk

Chairperson Dianis called the meeting to order at 8:01 p.m. and established a quorum with all Committee members present except for Mr. Spella.

AGENDA ITEM 2: Community Development

- A. Consider Public Event Request for Red Dress Foundation Charity Run, Saturday, August 10, 2013, 7:30 a.m. – 9:30 a.m., Presidential Park

Mr. Schloneger reported that Mr. Michael Guerrieri, on behalf of the Red Dress Foundation, has submitted a Public Event/Entertainment License Application proposing to hold their second annual 5K Run/Walk on Saturday, August 10, 2013, from the hours of 7:30 a.m. to 9:30 a.m. The event would include a 5K Run/Walk leaving from and ending at Presidential Park, with the 5K route going into the residential neighborhood just south of Presidential Park. Proceeds from the event will be donated to the Red Dress Foundation which is a group that works to stop child slavery and exploitation. Due to the use of a public park and public streets, the event is in need of Village Board approval. Mr. Guerrieri estimates possibly 1,000 runners will participate. Staff will determine if all safety aspects are in place.

The consensus of the Committee of the Whole was to move on to the Board for approval of the event, subject to staff's finding of the number of participants involved.

- B. 916 South Main Street (2013-01)/Consider Annexation, Zoning Upon Annexation to R-1, and Rezoning from B-1 to R-1

Ms. Parkhurst reported the village has requested permission from Walter and Margaret Clesle to annex their property into Algonquin. In comparing our GIS maps with McHenry County's information, it was realized that the Clesle's own two adjacent lots, one of which is within the

corporate limits of Algonquin and one that is not. Their property is located at 916 South Main Street, Algonquin. Annexing and zoning this parcel now brings it into conformance with the village zoning. The annexed parcel will be zoned R-1, One Family Dwelling, to be consistent with the use of the property. The parcel that is within the corporate limits of the village will be rezoned from B-1, Business, Limited Retail, to R-1, One Family Dwelling, to be consistent with the use of the property. The property owners will now be charged the village tax rate; no other changes to their services will be noticed. The village views this action as clearing up Village boundary limits and zoning. The Committee of the Whole consensus was to forward to the board for approval.

C. Request for a PUD Amendment and Plat of Resubdivision (2012-11)/Coves III Subdivision

Ms. Parkhurst reported Plote Homes has submitted a petition to amend the development plans for Phase 3 of the Coves Subdivision on property located just west of the existing Cove Subdivision which is east of Square Barn Road. This petition involves a major PUD amendment to change the product type from townhomes to single-family homes and to revise the plat of subdivision accordingly. The development will consist of 22 additional townhome units and 65 single-family units (in addition to the 19 existing townhome units) on about 37 acres. The Coves III Subdivision received preliminary approval in 1999 when the property was annexed and received final approval in 2004, which consisted of 156 townhome units. The subdivision was started and 19 units were constructed, sold and are now occupied. Then the housing market crashed and no additional units were constructed. Mr. Ryan Trottier of Plote Homes was present to answer questions.

All easements and setbacks have been adjusted with all utilities installed to accommodate townhomes to single-family houses. Two homeowners' associations (HOA), one for townhomes, the other for single-family, will be created to determine rules and regulations for the subdivision. Messrs. Glogowski and Smith did not favor a HOA for single-family homes as it may become too cumbersome for single-family owners; besides, the Village of Algonquin has strict codes to prevent any abuses. Mr. Trottier replied that could be looked into. The planned homes would be marketed from \$260,000 to \$300,000, with ranch-style homes to be included in the mix. President Schmitt and others said they want a caveat added to the amendment to make sure if Plote sells off the property to another builder, that company would have to come back to the village with any changes to the original home plans.

The consensus of the Committee of the Whole was to move the PUD amendment forward for approval with the aforementioned caveat.

D. Downtown Plan Presentation

Mr. Mason introduced Mr. Ron Lanz of Land Vision who then gave a presentation of the Downtown Planning Study. He reported the Downtown Steering Committee met two final times to review the overall study and gave their support to move the plan on to a public hearing and Village Board adoption.

The planning study incorporated public preferences and desires for improvements in several areas, including land use, historic preservation, economic development, traffic, parking, signage, bicycling, and waterfront recreation. In general, a market analysis performed as part of the study found that an increase in residential and office uses in and around downtown should be considered to help support the existing core commercial area. While the plan focuses on preserving and enhancing most of the existing downtown area, some targeted redevelopment areas were identified in order to fulfill the long-term need for economic viability downtown. These recommendations include both a minimum approach and maximum approach to illustrate different levels of scale for redevelopment areas. The renderings in the plan are conceptual in nature, and it is important to note that the properties identified are privately owned. Development would occur as brought forward by property owners and as allowed by economic conditions. The plan, that can be viewed by the public by going to the Land Vision web site, has been before the Algonquin Historic Commission and the Planning and Zoning Commission, both of which unanimously voted to endorse the study and recommend adaptation by the Village Board.

Following the presentation, Committee of the Whole members thanked Mr. Lanz and staff for their efforts and gave consensus to move to the Board for further action.

AGENDA ITEM 3: General Administration

- A. Consider Ordinance Amending Chapter 33, Liquor Control and Liquor Licensing, to Clarify the Definition of Manager

Mr. Schloneger reported this is a housekeeping item to tighten the ordinance so that there is an actual day-to-day manager of the liquor establishment who is directly involved in the establishment.

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

- B. Consider Ordinance Establishing Special Service Area Number 1 for the Property Commonly Known as Riverside Square or Plaza

Mr. Farnum reported, as members of the Committee may recall, a Special Service Area (SSA) was mutually agreed to as part of the recent amendment to this project. The purpose of the SSA is to provide a financial mechanism for the village to recapture costs related to providing special services to this property. In this case, it included maintenance of common areas and/or off-site parking, and the repayment for the village-paid right of way improvements in the event the developer or subsequent owners fail to perform in accordance with the provisions set forth in the PUD. Following the public hearing, the SSA needs to be established by adoption of an ordinance. The proposed ordinance establishes the SSA and outlines the conditions under which the village would levy additional taxes on this property to pay for special services that would be delivered uniquely to this property. There are two major changes to this proposed ordinance that vary from the original planned establishment. First, the required 60-day objection period has not fully passed. However, if that fully passed, the village could not approve the SSA ordinance until the April 2 Board Meeting, but the Developer needs the ordinance in place sooner in order to fulfill the requirements of his proposed financing.

Second, the village has negotiated an earlier prepayment of the streetscape improvements through this SSA, by payments of \$70,000 per year for five consecutive years. In this case, the village is prepaid for the streetscape improvements, but if the developer indeed converts to condominiums within the 5-year period set forth in his zoning approval, the village can simply abate that levy and return the funds to the developer. The developer has agreed to these terms and has agreed to sign a waiver to that effect prior to Village Board action on this ordinance.

Consensus of the Committee of the Whole was to forward to the Board for approval.

AGENDA ITEM 4: Public Works & Safety

A. Consider Agreement with Dundee Township Park District to Lease Algonquin Lakes Park Site for Continuing Its Operation and Maintenance

Mr. Mitchard reported this is a renewal of a current agreement in place with the Dundee Park District. It is the same agreement but with a few changes to the Guidelines for the Operation and Maintenance of Leased Parks that staff recommends as follows: Bullet point one under "Park Maintenance" should read, "The District will be responsible for maintenance of turf, shrubs, trees, ornamentals, and perennials. Planter beds and tree rings shall be edged once per season in the spring. Mulch shall be maintained in these areas at a depth of two (2) inches. Planter beds will be kept in reasonably weed free condition, with extensive weed removal or spraying at least two (2) times per season. Turf will be mowed weekly or as needed." Bullet point four under "Park Maintenance" should read, "The District will remove refuse two (2) times a week, or as needed, from all litter receptacles, including those located at the lake fishing stations." Bullet point two under "Park Equipment/Fixtures" should read, "Playgrounds will be inspected/repared by the District on a monthly basis. A copy of the inspection report and documentation of any repairs shall be submitted to the Village within two weeks of their completion for documentation purposes. The Village will pay for all repairs totaling more than \$500 after being timely notified by District."

Following discussion, it was the Committee of the Whole consensus to move on 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 Dianis adjourned the meeting of the Committee of the Whole at 9:20 p.m.

Submitted: Jerry Kautz, Village Clerk