

**VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE  
Meeting Minutes  
Ganek Municipal Center  
January 28, 2014**

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

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

Absent: John Spella

Staff Members Present: Tim Schloneger, Village Manager; Michael Kumbara, Assistant to the Village Manager; Russ Farnum, Community Development Director; Robert Mitchard, Public Works Director; Todd Walker, Human Resources Director; Ben Mason, Senior Planner; Kelly Cahill, Village Attorney; Michelle Weber, Deputy Village Clerk

Chairperson Dianis called the meeting to order at 7:33 p.m. and established a quorum with six (6) Committee members present.

**AGENDA ITEM 2:** Community Development

A. Consider Annual Approval of the Official Village of Algonquin Zoning Map for 2014

Mr. Farnum reported; the Zoning Map has been updated to reflect the developments over the past year. Zoning of lots had been updated and special uses added. The following has been added and/or corrected:

- Added SU for 770 S. Randall Road (ATI Physical Therapy)
- Annexed 916 South Main Street and Zoned R-1
- Revised lots in Coves III per PUD Amendment to show single family lots
- Annexed 18N792 Sleepy Hollow Road and Zoned R-1E SU (cell tower)
- Added SU for 790 S. Randall Road (Soma Medi Spa)
- Added SU for 451 S. Randall Road (Panera drive-through)
- Added SU for 270 Stonegate Road (Natural Expressions Naprapathy)
- Added SU for 1100-1154 N. Main Street (Algonquin Business Center)
- Annexed property on N. River Road and Zoned R-1 PUD (River Ridge Estates)
- Added SU for 202 North Main Street (residential)
- Added SU for 309 North Main Street (residential)
- Rezoned 421 South Main Street to O-T PUD (private car museum)
- Corrected the zoning in the Willoughby Farms Townhomes from R-3 to R-4
- Lot lines updated from County data

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

B. 107/111 West Algonquin Road – Case Number PC 2013-07  
1. Certificate of Appropriateness Appeal – Demolition

Mr. Mason brings this before the Committee at the request of LUUCK Partnership, owners of 107/111 West Algonquin Road, a demolition request which was denied by the Historic Commission. After explaining the history of the buildings and future development plan of the property, Mr. Mason described four options for the Committee to consider bringing to the Village Board.

- Affirm and uphold the decision of the Historic Commission to deny the petition for demolition. Staff does not recommend this option.
- Modify the decision for the Historic Commission, to approve partial demolition. For example, demolition of only one of the commercial buildings on site. Staff does not recommend this option.
- The Board could reverse the decision of the Historic Commission, to approve the petition for demolition, contingent on a redevelopment plan. Staff does not recommend this option.
- The Board could reverse the decision of the Historic Commission, to approve the petition for the full demolition as currently submitted with conditions recommended by staff. Staff recommends this option.

Mr. Yeung, attorney representing the LUUCK Partnership, expressed the conditions of this building, economic conditions of the area, tenant issues, and hardships of the owners to maintain. This is why his group believes it would be in the best interest of the owners and the Village to demolish the buildings.

Mr. Jeff Jolitz, 409 S. Harrison St., Algonquin – Asked the Committee to uphold the Historic Commission's decision to block the demolition. Approving this demolition would be indicating that anyone that is in the development area would be able to discontinue the upkeep of their historic property and allow demolition because it may be developed in the future. If the property owners would put the appropriate restorations into the building, as he and others in the historic district have done, the building could become a viable part of the community. He also explained, those three buildings are part of the few buildings left of the original "Algonquin Business District" and other historic value those specific buildings hold to the community. When they purchased this building they knew it was in an historic district and they knew the building had issues that needed to be addressed to be a viable part of the community. They chose not to invest in the property and fix those issues because it was not a profitable investment after the "bubble" burst.

Ms. Louise Nee, 2141 Cumberland Pkwy., Algonquin – Agrees with Mr. Jolitz that the Board should uphold the decision of the Historic Commission. Why is it different for a homeowner that owns a historic home than a commercial owner or an historic building?

Mr. Tom Greene, 227 La Fox River Dr., Algonquin – Would like the Board to uphold the decision of the Historic Commission. He expressed that the investors should "make it work." This is an excellent location for a business with the by-pass almost open, Port Edwards just across the street, and the most photographed park in area down the street, are all great incentives to "make it work."

Patty Jo Thompson, 315 La Fox River Dr., Algonquin – Would like the Board to uphold the decision of the Historic Commission and not demolish the buildings. She too purchased her home in the Historic District around the same time the properties in question were purchased. Since then, she has made upgrades and enhancements to her property and she does not understand why these owners should be able to circumvent the process because there may be a development in the future.

Many questions were raised by all Committee members asking; what up-keep has been done and what was the budget to enhance/upgrade the properties? Is the building currently occupied? Are the maintenance and mold issues considered a health/safety issue? Mr. Mason mentioned, the group anticipated to spend \$82,000 on

repairs but has spent \$115,056 on expenses for improvements/repairs/maintenance/and operations. Mr. Yeung was unable to give specific breakdown of the expenses. The building is currently occupied by one tenant but eviction for nonpayment of rent is pending. Upon inspection of the buildings by Craig Arps, Building Commissioner, health/safety is a concern. It was also raised; this building is for sale but is over-priced for the market today. It is quite clear that the investors have no interest in the community other than financial.

President Schmitt expressed this issue is two-fold; knocking the buildings down is not best for our downtown area. If we choose not to let these buildings be demolished at this time, with the Downtown Plan that was approved by the Board and the Historic Commission they will be redeveloped at some time. For the Downtown to be revitalized there has to be some changes. This site was recognized as one of the prime sites to be redeveloped. If we do vote to not allow the demolition, we need to make it clear that at some time these buildings will be demolished. We will be sitting with a situation where we are requiring tremendous amount of maintenance for buildings that in essence will be demolished. If the owners decide not to maintain the buildings it could end up in a lengthy court battle and a continuing eyesore in our community.

A consensus vote was taken voting to uphold the Historic Commission's decision to deny the demolition. Voting: Aye – Sosine, Smith, Glogowski, Nay – Dianis, Steigert, Schmitt

It was the consensus of the Committee of the Whole to move this item forward for Board decision.

### **AGENDA ITEM 3: General Administration**

A. Mr. Kumbera presented the follow capital budget proposals for 2014/2015 Fiscal Year.

1. Water and Sewer Improvements and Construction Fund

The estimated revenue for this fiscal year is \$175,000 and expenditures estimated at \$2,428,565. The following items were highlighted:

- Indian Grove water main and sanitary sewer replacement
- SCADA enhancements (year 3)

2. MFT and Street Improvements Funds

The estimated revenue for these two funds is \$6.1million and expenditures estimated at \$10 million. The following items where highlighted:

- Copper Oaks Subdivision (Section 1)
- Randall Road pedestrian bridge land acquisition
- Souwanas Creek restoration
- Indian Grove Subdivision street improvements (carryover from fiscal year 2013/2014)
- Main Street sidewalk extension (carryover from fiscal year 2013-2014)
- Engineering projects for future work based on the five-year Capital Improvement Plan for street improvements (Highland Avenue, Randall Road pedestrian bridge)

3. Park Fund (Capital)

The estimated revenue for the fiscal year is \$25,100 and estimated expenditures of \$182,500. The following items where highlighted:

- Snapper Field basketball court/ice rink replacement
- Spella Wetland Fen buffer and Headwaters
- Wetland Mitigation

B. Waste Management Contract Discussion

Mr. Schloneger informed the Committee that Waste Management sent notification that they will not pick up the extension option to continue our current contract which ends August 31, 2014. We are in discussions with Waste Management and have talked with other haulers. No action is needed at this time.

**AGENDA ITEM 4:**           Public Works & Safety  
Nothing to discuss

**AGENDA ITEM 5:**           Executive Session  
    A. Personnel

**Recess to Executive Session:** It was motioned by Steigert, seconded by Glogowski to recess the Committee of the Whole meeting and move to Executive Session. Roll Call vote: Voting aye - Bob Smith, Brian Dianis, Debby Sosine, Jerry Glogowski, Jim Steigert, and President John Schmitt. Motion carried: 6 – ayes, 0 – nays, 1 - absent at 9:27 p.m.

**Reconvene and Report:** It was moved by Schmitt, seconded by Sosine to reconvene the meeting of the Committee of the Whole. Roll Call vote: Voting aye - Bob Smith, Brian Dianis, Debby Sosine, Jerry Glogowski, Jim Steigert, and President John Schmitt. Motion carried: 6 – ayes, 0 – nays, 1 - absent at 9:46 p.m.

Attorney Cahill reported, personnel matters were discussed and no action will be taken at this time.

**AGENDA ITEM 6:**           Other Business  
Mr. Steigert mentioned the Bald Eagles are nesting along the River.

**AGENDA ITEM 7:**           Adjournment

There being no further business, Chairperson Dianis adjourned the meeting of the Committee of the Whole at 9:48 p.m.

Submitted: Michelle Weber, Deputy Village Clerk