

**VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE**

Meeting Minutes

Ganek Municipal Center Board Room

January 27, 2015

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

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

Staff Members Present: Tim Schloneger, Village Manager; Michael Kumbera, Assistant Village Manager; Robert Mitchard, Public Works Director; Russ Farnum, Community Development Director; Ben Mason, Planner; Katherine Parkhurst, Senior Planner; Kelly Cahill, Village Attorney; and Michelle Weber, Deputy Village Clerk, were also in attendance.

Chairperson Brian Dianis called the meeting to order at 7:30 p.m. and announced those in attendance. A quorum was established.

**AGENDA ITEM 2:** Community Development

A. Final Planned Unit Development and Special Use Permit for Next Door Storage (2012-01) 1910 East Algonquin Road

Ms. Parkhurst presented the petition submitted by Mr. Phil Murphy, owner of Algonquin Self Storage of a new indoor, climate controlled self-storage building and for the ability to lease rental trucks. The proposed building will replace an existing wood office building on site that will be demolished. The existing self-storage facility is located at 1910 East Algonquin Road. The property is located west of Flooring America and east of Gourmet House. The entire development has been designated on the Comprehensive Plan as Planned Mixed Use Predominately Commercial. The lot is currently improved with several self-storage garage buildings.

The property owners would like to upgrade the existing self-storage facility by demolishing an existing building and constructing a new three-story, 30,000 square foot, indoor climate controlled building with an office. The remainder of the property will keep the self-storage garages and over time another climate controlled building at the rear of the property may be constructed. The petitioner also rents U-Haul trucks and would like to continue to have rental trucks available. The outdoor storage of vehicles, boats and RV's will decrease over time. A Special Use Permit is required for self-storage and rental trucks.

Mr. Steven L. Schwartz, Manager of Pearl Street Commercial, addressed the Committee regarding his concerns that the current plan does not address the view from the road. He feels more landscaping to block the view of outdoor storage from the community is not sufficient.

Mr. Smith asked if the developer would be able to connect his sidewalk to the sidewalk in front of Gourmet House, in front of the currently vacant property under a type of recapture agreement.

Ms. Parkhurst indicated that she would try to contact the current property owner and IDOT to see if this would be allowed.

Mr. Schmitt indicated the signage plan submitted does not meet the Village's current standards.

Mr. Parkhurst indicated she has addressed this with the developer earlier and he has agreed to bring the design up to Village standards.

Committee members express concerns of hazardous fluid leaks from the stored vehicles and equipment would get into the soil. With the current state where commercial vehicles are stored and worked on the risk is very high.

Mr. Caldwell, the project engineer, explained the way the permeable pavers are installed there is a natural cleaning of rain and fluids as it travels through the rock and stone layered under the pavers. Mr. Murphy indicated he is not opposed to eliminating the commercial vehicle storage.

After more discussion, the Committee expressed, although they believe the improvements will be an enhancement, they would like to see more landscaping on the east and west sides of the property to block the view of the outdoor storage from the road and the neighbors. After some negotiations the owner agreed that all outdoor storage of RV's would cease in 10 years or at the time the owner pulls the permit for the second/back storage unit, whichever comes first.

It was the consensus the Committee to move this to the Board with the following changes; commercial vehicle (i.e. landscape trailers etc.) storage would cease immediately, additional landscaping will be added to both the east and west sides of the property in order to improve screening, all outdoor storage of boats and RV's would be relocated on-site to a location that is not visible from the street, and all outdoor storage of RV's would cease in 10 years or at the time the owner/developer pulls the permit for the second/back storage unit, whichever comes first.

B. Consider Annual Approval of the Official Village of Algonquin Zoning Map for 2015

Ms. Parkhurst presented the updated Zoning Map; the map has been updated to reflect the developments over the past year. Zoning of lots has been updated and special uses added.

With no questions or discussion, it was the consensus of the Committee to move this forward for Board approval.

C. Ships Set Sail Update

Mr. Mason presented an update of the Ships Set Sail, Public Art Program. At this time staff has recruited 15 Business Sponsorships. Sponsors will be collecting their Ships during the last week in February. Design work must be done by April 20 and the Ships will be delivered to Quality Works for a clear-coat. The Ships will be rolled out to the Downtown area, with the exception of one it is being displayed at the Algonquin Commons, in May. The ships will be displayed May through October.

No action is needed by the Committee.

AGENDA ITEM 3: General Administration

A. Review Capital Budes for 2015/16

- (1) Proposed Water and Sewer Improvement and Construction Budget
- (2) Proposed MFT and Street Improvement Budgets
- (3) Proposed Park Improvement Budget

Mr. Schloneger began the presentation highlighting areas that are no longer bringing in the dollars as it has in the past. Also, indicating where some of the new dollars, i.e. gaming and telecommunications, are being allocated and that other income sources are needed to sustain the quality of living in the community. And to consider adding the fiber pipe on Randall Road into our infrastructure, and the need to facilitate a plan to deploy that into our Corporate Campus to make that more attractive to businesses.

Ms. Sosine if there is maintenance once the fiber pipe is installed.

Mr. Schloneger indicated that there is maintenance involved but part of it is do we want ownership of the fiber, revenue sharing, or do we contract out, there are many different options.

Mr. Kumbera gave a concise review of the above proposed budgets.

The Water and Sewer Improvement and Construction Fund proposed budget will be balanced. This fund is intended for the larger capital improvements such as expansion of the water and sewer treatment plants, distribution systems, and smaller expenditures that improve or enhance the existing water and sewer distribution systems overall. The Water and Sewer Improvement and Construction Fund is a capital account with cash reserves that can be accumulated from year to year. The revenue estimated for this fiscal year is \$765,100, and expenditures are \$1,593,000. The existing cash reserves of over \$5 million will cover the difference between revenues and expenditures this fiscal year. Highlighted projects significant in this fund for the 2015/2016 fiscal year are Sanitary Sewer Rehabilitation, SCADA Enhancements (level measurement and globalization software), Indian Grove Sanitary Sewer and Water Main Replacement, Emergency Water Interconnect with Carpentersville, Distribution System Improvements, and WWTP Undergrounded Electrical System.

The MFT and Street Improvement Funds combined have accumulated some cash reserves, allowing expenditures of future road projects to exceed revenues by \$306,750. The revenue for these two funds within this fiscal year is estimated at over \$6,125,250. The expenditures proposed for engineering and road construction projects covered by the two funds total \$6,432,000 using some of the cash reserves from both funds accumulated from previous fiscal years, as well as carryover projects from the current fiscal year.

For this fiscal year, the Motor Fuel Tax Fund has anticipated revenues of \$765,250 and proposed expenditures of \$1,729,000. Cash reserves in the MFT Fund will decrease during this year using accumulated funds from previous years.

The Street Improvement Fund includes larger road projects that may not qualify for MFT funding due to certain restrictions required by the state on the use of MFT funds. The Street Improvement Fund budget anticipates that revenues will exceed expenses by \$657,000, thus building cash reserves for future projects.

The larger projects within the Street Improvement Fund and MFT Funds include:

- Harper Drive Road reconstruction
- Randall Road Pedestrian Bridge Phase 2 Engineering and Construction Oversight
- Surrey Lane Creek and Drainage Repair Phase 2 Engineering and Construction Oversight
- Highland Avenue Phase 2 Engineering
- Resurfacing Engineering for FY 16/17 Construction Projects
- Glenmoor Section 1 Phase 1 Engineering
- Terrace Hill Phase 1 Engineering
- Downtown Streetscape Engineering

The Park Fund (Capital) is used for the acquisition of parklands, development of and improvements to new parks, and wetlands/native area enhancements. Through it, the village provides a comprehensive park system that provides recreational opportunities for all residents while protecting assets, natural resources and open space for the benefit of present and future generations.

With the slowdown in new construction, the revenue generated from park impact fees has lessened and become more intermittent. Furthermore, the recreational improvements built during the growth years are substantial and require systematic maintenance. Therefore, the village has dedicated two new recurring revenue streams to protect and preserve the standards of excellence expected by the community.

First, video gaming revenue received via the state (5% of net terminal income) is deposited into the Park Fund. Second, effective July 1, 2015, a portion (2.25% tax rate) of the revenue from the village's telecommunications tax will also be dedicated to the fund.

Revenues include interest from the limited existing reserves in the fund (\$100), \$50,000 in video gaming terminal tax receipts and \$270,000 from the dedicated proportion of the telecommunications tax. Please note that the revenue from the telecommunications tax line item will not be assessed until July 1, 2015, pursuant to Ordinance 2014-O-47. Expenditures include wetland mitigation, open space maintenance, and park development totaling \$184,000.

Mr. Steigert asked if the Woods Creek and Spella burn would be done in-house.

Mr. Mitchard indicated the scope of work involved for that specific burn, since it is so large, is beyond capability, it will be farmed out.

Mr. Glogowski asked he was under the understanding that Copper Oaks Phase 2 was to be completed in fiscal 2015/16? Mr. Smith added the status of Copper Oaks road improvements, phase 1 was complete; when will phase 2 begin? He is concerned for the residents of that area having to deal with the ongoing construction and what he feels as ½ done construction.

Mr. Mitchard explained, we were forced, due to the cost of Copper Oaks Phase 2 project, to bump to an out year because there just wasn't enough cash flow. Although phase 2 was scheduled for last year, the Board approved to use those funds for an emergency repair on Boyer Road. Unfortunately, MFT Funds are shrinking due to electric cars and more fuel efficient vehicles. There just isn't enough money to do such a large project at this time with MFT funds.

Mr. Smith indicated he would like staff research further to see what can be done to get the Copper Oaks Road Improvements as a priority project.

Mr. Schloneger explained staff can revisit different options and see what would have to fall off in order to complete Copper Oaks in 2015/16.

Mr. Smith would like to see those options so they can make a choice.

Mr. Glogowski asked, when will the walking path for James B. Wood Park to be revisited.

Mr. Mitchard indicated that will be revisited once Terrace Hill Phase I planning. It is going to be planned and committed in a 3 year time frame.

Mr. Dianis asked about the return on the I/I (infrastructure/Inflow) \$350,000. Is there a potential to slow down on this a little bit now?

Mr. Mitchard explained they worked the entire area north of Port Edwards. This work will be south of Port Edwards, south of Route 62, between Route 62 and the WWTP where we have some very old main. The problem in that area is we struggle with, is when the river comes up we have some inflow into that system of pipes in that area which has to be eliminated. They have eliminated much of the inflow but the work continues but it is expected to go down in years.

Ms. Sosine asked, the results for the road analysis and how does it impact the 5 year plan.

Mr. Schloneger explained, the surface data collection is complete but we are waiting on other data. Once all the data is received and reviewed we will know more and how it will impact our 5 year plan.

#### AGENDA ITEM 5: Executive Session

No Items Discussed

#### AGENDA ITEM 6: Other Business

No Items Discussed

#### AGENDA ITEM 7: Adjournment

Meeting adjourned 9:43 p.m.

Submitted: Michelle Weber, Deputy Village Clerk