

**Village of Algonquin  
Economic Development Commission  
Regular Meeting  
March 12, 2015  
7:00 p.m.**

**Agenda Item 1:           Roll Call/Establish Quorum**

PRESENT:       Members: Chairperson Jerry Pinderski, Dave Ward, Linda Laipert, Rich Galati. Staff: Russ Farnum and Ben Mason. Absent: Steve Karaba, Kurt Moders, Tom McCabe.

**Agenda Item 2:           Approve Minutes from the September 11, 2014 meeting**

Chairperson Pinderski entertained a motion on the minutes from the September 11, 2014 meeting. Mr. Ward made a motion to approve the minutes from the September 11, 2014 meeting and Ms. Laipert seconded. A voice vote noted all ayes, motion passed.

**Agenda Item 3:           Affordable Housing Policy**

Mr. Mason gave an overview of the state's 2003 Affordable Housing Planning and Appeal Act. The law mandates that the Illinois Housing Development Authority (IHDA) review exemption status for local governments on an annual basis. Since the creation of the Act, the Village has received status determinations from IHDA two times, in 2004 and again in 2013. According to IHDA's consideration of U.S. Census Bureau data, the share of affordable dwelling units within Algonquin's corporate limits is deemed to be less than 10% of the total housing stock in the community. The Village is therefore required to develop an Affordable Housing Plan to set a goal for increasing local affordable housing stock. The Village is required at this time to update its original 2005 plan and staff is proposing a continuation of the initial policy goal of achieving a minimum of 10% of the residential housing stock as affordable.

Mr. Ward asked if there is a household income criteria for who can purchase affordable units, to which Mr. Farnum stated yes a potential buyer/renter must qualify and go through a screening process. Mr. Ward asked if the Village would consider an affordable housing development similar to what Pedcor was built recently in Crystal Lake, to which Mr. Mason stated it's possible but that any new residential proposal would first and foremost need to comply with local zoning and subdivision regulations. Mr. Ward asked if the village actively seeks out affordable developers, to which Mr. Mason stated that would be difficult as the village does not control land for development purposes, though it was noted an affordable condominium building was incorporated into the Glenloch subdivision.

Mr. Pinderski voiced his support for the proposed 2015 update to the village's Affordable Housing Plan, and asked if there was a motion to move the plan forward to the Village Board with the EDC's recommendation of approval. Ms. Laipert made a motion to endorse the Affordable Housing Plan and Mr. Galati seconded. A voice vote noted all ayes, motion passed.

**Agenda Item 4:           Longmeadow Parkway Update**

Mr. Farnum gave a brief overview of Kane County DOT's plans for extending Longmeadow Parkway and building a new bridge crossing over the Fox River. He noted the project is in final engineering and land acquisition phase currently. The project has received significant federal and state funding support, though the state is reviewing all transportation projects at this time to re-evaluate feasibility. Provided the project continues to move forward, initial construction could start within the next calendar year.


Mr. Pinderski asked about any opposition to the project, to which Mr. Farnum stated there has been concern by some Kane County residents about the proposed toll bridge, both in objection to the toll itself and whether toll fees would even be sufficient to pay for the cost of the bridge.

**Agenda Item 5:           Adjournment**

There was no further business to discuss, though Mr. Pinderski wanted to compliment staff for its work on the annual business awards and Mr. Farnum announced that Mr. Karaba will be leaving the commission at the end of the current term. The commission expressed its appreciation for Mr. Karaba's years of service.

The meeting was adjourned at 8:10 p.m.

Approved:

  
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Jerry Pinderski, Chairperson, EDC