

**Village of Algonquin
Committee of the Whole Meeting Minutes
Held in Village Board Room
December 8, 2015**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees John Spella, Brian Dianis, Robert Smith, Jerrold Glogowski, Jim Steigert, Debby Sosine, and Village President, John Schmitt. Village Clerk Jerry Kautz was also in attendance.

Staff Members Present: Russ Farnum, Community Development Director; Ben Mason, Senior Planner; Andy Warmus, Superintendent; John Bucci, Police Chief; and Kelly Cahill, Village Attorney.

Chairperson Debby Sosine called the Committee of the Whole meeting to order at 7:30 p.m.

Audience Comments: None

AGENDA ITEM 2: Community Development

A. Case Number 2015-12; 202 N. Main - Request for Residential Special Use Extension

Reporting: Ben Mason

Mr. Nikolay Vesselinov has submitted a request for an extension to a Special Use Permit that was originally issued in 2013 for residential dwelling units at 202 N. Main Street. The property is zoned B-1 Business and is located in the village's Old Town District north of the intersection with Front Street. As Committee members will likely recall, the petitioner was before the Village Board in Fall 2013, to request the use of both the first floor and second floor of the house as residential. Ordinance 2013-O-54 granted the Special Use Permit to allow residential apartments. Due to limited interest in the building for commercial/office purposes given the challenging economic climate, the Village agreed to allow for temporary residential use of the first floor with the condition that the request come back before the Board before January 1, 2016 to re-evaluate the matter. The ongoing slow economic recovery and numerous other available commercial storefront vacancies in the core downtown area – south of Algonquin Road – would appear to provide a compelling reason and sufficient cause to grant an extension.

Staff has concern however with regard to the fact that the subject property has been issued several property maintenance letters over the past two years. In particular, the Village had to issue violation notices four separate times, for illegal parking of motor vehicles on the grass in April 2014 and again in April 2015. In July 2015, the property owner was warned about tall grass and weeds in violation of village code standards. Most recently, in September 2015 the Village received complaints from surrounding residents that there were multiple tires and miscellaneous household furniture items being stored around the perimeter of the house.

All of the above-referenced nuisances have since been abated, however the often untidy appearance of the property is a continuing issue as the owner had received code violations even prior to 2013, and this is why staff added the following condition to the original Ordinance 2013-O-54:

The property shall be maintained according to the village's property maintenance standards. Recent inspections of the site revealed peeling paint, overgrown vegetation, and parking on the grass, all of which have been addressed by the owner over the past three months but will continue to be monitored by village staff. In the event the property is routinely in violation of the village's property maintenance code, the village shall have the authority to terminate the special use permit for residential dwelling units on the property.

In light of the numerous property maintenance code issues, Staff recommends a limited extension to the Special Use Permit, with the following conditions:

- (1) The Special Use shall be extended for one additional year, until January 1, 2017.
- (2) The Special Use shall terminate automatically when/if one (1) property maintenance violation results in a citation issued through the Village's Administrative Adjudication Court prior to January 1, 2017.
- (3) Should no property maintenance citations be issued prior to January 1, 2017, the Special Use shall be automatically extended for one additional year to January 1, 2018.
- (4) The property owner shall be required to petition the Village Board to request an extension of the Special Use Permit beyond January 1, 2018.

Most concerns from the Committee members were regarding the property maintenance violations against the owners who said they will watch this more closely.

Following discussion, it was the consensus of the Committee of the Whole to move this to the Board for approval.

B. Consider Adopting the Fox River Corridor Plan as Part of the Village's Comprehensive Plan

Reporting: Ben Mason

The Fox River Corridor Study for Algonquin and Carpentersville was recently completed, Brian Daly from CMAP made a formal presentation of the final draft to the Committee this evening. As Committee members recalled, our communities received a planning grant from CMAP (Chicago Metropolitan Agency for Planning) back in 2014, to study opportunities for improving access to and recreational use of the Fox River corridor. The planning study incorporated public preferences and desires for improvements in several areas, including: recreational amenities; trail connections; land use; wayfinding signage; environmental issues; and economic development.

Staff recommended that the Committee of the Whole conduct a preliminary read through of the study prior to this meeting, reviewing the presentation.

Following the presentation and a question and answer period by Mr. Daly, it was the consensus Committee of the Whole to accept the Plan as presented.

Mr. Glogowski said he would like to see a bicycle overpass at Miller Road and Route 31. It currently is not in plan but this is a concept. Mr. Daly was thanked by members for his efforts.

C. Consider an Amendment to the Carpentersville Boundary Agreement

Reporting: Russ Farnum

For a variety of reasons, it is recommended that the Boundary Agreement with Carpentersville be amended as it pertains to the small triangle of land at the southwest corner of Huntley and Boyer Roads. This would be accomplished simply by revision to the Agreement. Staff has worked with Carpentersville on finalizing the language to galvanize this amendment. Mr. Farnum said there is now good will between the two communities and after some minor changes, staff will bring this back to the Committee of the Whole.

It was the consensus of the Committee of the Whole to direct staff to continue dialog with Carpentersville.

AGENDA ITEM 3: General Administration

A. Consider Riverside Plaza Special Service Area Levy

Reporting: Russ Farnum

In Ordinance No. 2012-O-38, Riverside agreed to reimburse the Village in the amount of \$350,000 for public right-of-way and streetscaping improvements that were made adjacent to the property. It was agreed that the reimbursement would be made through a Special Service Area (SSA). Ordinance No. 2013-O-10 subsequently established the SSA for Riverside. The Ordinance provided that the Village could levy a tax not to exceed \$70,000 annually from the date of the establishment of the SSA, for five consecutive or more years until the Village is fully reimbursed \$350,000. As the property is not currently assessed at its full value, the attached Ordinance will levy \$17,000.00 for the 2015 tax year in the Riverside SSA.

LEVY

2015 17,000	2018 70,000	Total: 350,000
2016 70,000	2019 70,000	
2017 70,000	2020 53,000	

It should be noted that if in the event Riverside can prove that all 63 units are owner occupied as of July 1, 2018, the Village will reimburse Riverside the \$350,000, or portion thereof, that had been previously collected through the special service area. However, if not all 63 units are owner occupied by July 1, 2018; none of that amount previously collected will be paid.

During discussion, Mr. Spella stated he is concerned that this project is being strung out by the builder. Consensus was to pass this ordinance on for approval at a special board meeting after tonight's meeting.

B. Consider an Ordinance Declaring Certain Equipment Surplus

Reporting: Andy Warmus

As part of the FY 15/16 budget, the Village has replaced several desk chairs in the General Services Administration Department. The chairs are worn and have no further utility for Village use. Staff recommends the Village Board declares these as surplus equipment and be properly disposed of. Consensus of the Committee of the Whole was to pass this on to the Board for approval.

AGENDA ITEM 4: Public Works & Safety

A. Consider an Agreement with Sigecom, LLC (WOW) Allowing Use of Right-Of-Way in Certain Areas

Reporting: Andy Warmus

This agreement with Sigecom, LLC (dba) WideOpenWest, LLC (WOW) is to run fiber optic within Village rights-of-way and easements. Per the Illinois Commerce Commission regulations, private companies have the right to use these Village facilities for the purpose of providing telecommunications services. As part of this license, WOW has agreed to provide fiber optic connection points at the following facilities; Wastewater Treatment Plant, Historic Village Hall and Public Works. This will be done at no charge to the Village. The fiber optic installation will be both direct bury underground and above ground attached to existing utility poles. Staff supports this license agreement.

It was the Consensus of the Committee of the Whole to pass this on to the Board for approval.

B. Consider and Agreement with SNI Solutions for the Purchase of De-Icing Materials not to exceed \$24,600.00

Reporting: Andy Warmus

Bids were opened for natural deicing material on November 17, 2015. Two bids were received for the project. SNI Solutions, Inc. of Geneseo, IL, was the low bid for the material at \$24,600.00. The amount was budgeted in the MFT Fund under the Materials line items. This is a liquid solution consisting of agricultural material (beet juice) and salt brine and is used to pre-wet salt thus making it more effective when it is applied to the pavement. SNI Solution's mix has been used for several years by the Village of Algonquin, and it has performed satisfactory. It is the Consensus of the Committee of the Whole to pass this item on to the Board for approval.

C. Consider an Intergovernmental Agreement with the County of McHenry for McHenry County Gang Task Force

D. Consider an Intergovernmental Agreement with the County of McHenry for McHenry County S.W.A.T.

Reporting: Chief Bucci

These are Mutual Aid Agreements for the McHenry County Sheriff's S.W.A.T Team and the Intergovernmental Agreement for the McHenry County Gang Task Force.

The purpose of the Mutual Aid Agreement is to create an interdepartmental S.W.A.T team for McHenry County which will allow participating officers comprehensive training, deployment to critical incidents, and effectuate arrests and other lawful police powers in jurisdictions other than their own. The Police Department currently has one officer committed to the team for a three year term.

The Gang Task Force agreement commits the Police Department for a three year term to provide law enforcement services at events and operations when requested by participating agencies. The Police Department has asked for assistance from the Task Force in the past for Founder's Days and has provided officers for other festivals throughout the County.

It is the consensus of the Committee of the Whole to move both agreements forward on to the Board for approval next week.

AGENDA ITEM 5: Executive Session
None

AGENDA ITEM 6: Other Business
None

AGDENDA ITEM 7: Adjournment

There being no further business, the Committee of the Whole meeting was adjourned at 8:26 p.m.

Submitted: Jerry Kautz, Village Clerk