



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held in Village Board Room
November 28, 2017**

AGENDA ITEM 1: Roll Call – Establish a Quorum

Present: Trustees Debby Sosine, John Spella, Janis Jasper, Jerry Glogowski, Laura Brehmer, Jim Steigert, and President Schmitt. A quorum was established.

Staff Present: Village Manager Tim Schloneger; Public Works, Bob Mitchard; Community Development Director, Russ Farnum; Police Chief, John Bucci; Deputy Village Clerk, Michelle Weber; and Village Attorney, Kelly Cahill was also in attendance.

Trustee Jasper, Chairperson, called the Committee of the Whole meeting to order at 7:32 p.m.

AGENDA ITEM 2: Public Comment – Audience Participation

Mr. Bob Smith, of Algonquin, thanked the Police Department for the support and participation at the Flag Raising Service held at St. Margaret Mary. Also, he would like to voice in support of keeping Riverside Plaza apartments. He feels the real estate market does not support the switch to condo's at this time and would rather see a full apartment building than an empty building of condo's.

AGENDA ITEM 3: Community Development

Mr. Farnum reporting:

A. Discussion of Proposed PUD Amendment for Riverside Plaza

The lender that financed the completion of the Riverside Plaza project has accepted ownership in lieu of foreclosure on the building. The new owners, UCF Riverside Fee Owner LLC would like to amend and revisit some of the terms of the amended PUD (Ordinance 2012-O-38) that applies to this property, including:

- Eliminate the requirement to convert the rental units to condominiums within a specific timeframe;
- Eliminate the requirement that no lease terms extend beyond August, 2018;
- Eliminate/Amend the requirement that an owners' association be formed and restrictive covenants be adopted for the building.

The terms that were set forth in Ordinance 2012-O-38 are problematic for potential buyers of the building, who cannot get underwriting approval on a commercial mortgage with the requirement that the structure be converted to condos at a date certain.

Staff feels this request is reasonable, as the housing market will dictate when the property values justify condominium conversion, provided the original assurances as to the quality of the units and provisions for parking and other requirements continue to be met. The new ownership has made substantial improvements to both the building and the overall tenant base, and continues to strive to make this building a centerpiece for the downtown.

This item is scheduled for public hearing by the Planning and Zoning Commission at their December 11 meeting, but these restrictions were critical to prior approvals by the Village Board. Therefore, Committee input and direction is being requested at this time, especially direction on any issues that need to be addressed, or recommendations on what conditions should be considered as part of this review.

Various Committee members expressed concerns regarding the esthetics of the building, mainly exterior storage and unsightly satellite dishes at each unit's balcony, and bulk rentals. Also, if they

allow to keep the apartments, how will this affect the SSA and the Village to be reimbursed? Has there been any consideration in just extending the length of the apartment term verses allowing it to stay apartments? Also, what will be done to pull in retail in the lower levels and what will be done for retail customer parking?

Staff indicated, an upfront payment for the SSA of cash, so the Village would be paid back the remaining amount in whole. The SSA would remain, as a failsafe in case the property owner does not fulfill his obligation in terms of the maintenance of the building and surrounding area, but we would levy zero against that unless needed.

Staff has reviewed the possibility of an extension of the current condo conditions, but this leads to issues with banks and financing leaving the title clouded. Staff feels it is the Villages best interest, as well as the purchaser, to remove that "cloud"/the condo provision.

The current management firm indicated that there are currently 62 of the 63 apartments rented. There is adequate parking for residents. They are currently negotiating with neighboring commercial entities to obtain an agreement for retail/customer parking. Once this is accomplished, the National Marketing firm they have hired to market their retail space will be able to present the parking arrangements with their proposals. The management firm indicated in many of the rental building they manage there is a standard addendum that does not allow for visible exterior storage or visible satellite dishes on the exterior of the building. They would recommend added this into the PUD.

Staff indicated they will work with Kelly to see what can be done to include the various concerns discussed in the revised PUD and bring it back to the Committee of the Whole as progress is made.

The Committee agreed that the market does not support condos at this time and they do not want to see the building sit empty. The Committee asked staff to continue to work with the owner and our attorney's office to incorporate solutions to their concerns.

AGENDA ITEM 4: General Administration
None

AGENDA ITEM 5: Public Works and Safety
Mr. Mitchard reporting:

A. Consider the ITEP Resolution for the Main Street/Harrison Street Bikeway

Mr. Mitchard explained, the federal funds are administered through IDOT and are to be utilized to fund projects which enhance the transportation system by serving a transportation need or by providing a transportation use or benefit. This resolution signifies our commitment for the cost share to construct a bikeway between the south end of the existing IL Route 31 bike path and the McHenry County Conservation District Prairie Path with a total project cost of approximately \$1,768,000. The Village of Algonquin will provide approximately 33 percent local matching funds in the amount of \$571,200 for the proposed project and is requesting \$1,196,800 in grant funds through ITEP. We are currently in the phase 2 design of this project with construction anticipated to start in the summer of 2019.

Mr. Glogowski asked if there was a need for this path going north. Mr. Mitchard explained, the path will connect from our downtown to Cary and Crystal Lake. President Schmitt indicated, in the past, residents in the Arrowhead Subdivision have requested a walking path or sidewalks to the downtown area for many years.

Ms. Brehmer asked for clarification on the location of the path; does it go through back yards? Mr. Mitchard indicated, it does not go through back yards.

The consensus was to move this item on to the Board for approval.

AGENDA ITEM 6: Executive Session
None

AGENDA ITEM 7: Other Business

None

AGENDA ITEM 8: Adjournment

There being no further business, the Committee of the Whole meeting was adjourned at 8:12 p.m.

Submitted: Michelle Weber, Deputy Village Clerk