

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
February 23, 2010

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Staff Members Present: William Ganek, Village Manager; Russ Farnum, Community Development Director; Bob Mitchard, Public Works Director; Katie Parkhurst, Senior Planner; Kelly Cahill, Village Attorney; Jerry Kautz, Village Clerk

Chairperson Dianis called the meeting to order at 7:32 P.M. and established a quorum. Committee member Smith was seated at 7:35 P.M.

AGENDA ITEM 2: Community Development

- A. Case Number 2010-01, request by O&S Development for a PUD Amendment and Special Use Permit for Briarwood Office Center II, to Lift the Retail Only Use Condition on Lot 5, Existing Zoning B-2 PUD

Ms. Parkhurst reported this property was originally zoned for mixed retail, but, due to the poor economy and hardship in finding retail businesses, developers Tim Opfer, and Jim Stuckman are requesting the issuance of a special use permit to allow the building of a medical facility. There would be no architectural changes to the proposed building, and it would be identical to the existing building next door. When asked by Ms. Sosine about income to the Village, the reply was that the property tax rate would be the sole source. Mr. Smith asked how many tenants are proposed at this time; two doctors are currently in discussion with O&S. Mr. Opfer did state the only retail that did inquire about the property was an automotive-related business, which would not have fit the architecture previously approved by the Village. There have been no conversations with any prospects regarding the other O&S property facing Randall Road. President Schmitt asked if it would be possible for the Village to enforce, by an ordinance, restricting the property along Randall Road as retail only. Mr. Opfer rejected that idea by saying their Randall Road building is already zoned for retail and that they would have to come back before the Village for rezoning or special use if someone wanted other than retail. He wants the new building to “stand on its own.” Mr. Ganek asked if O&S can guarantee that the Randall Road building would stay all retail. The reply was that all the units are retail sized. Ms. Parkhurst said when the PUD for the Randall property was approved, it was zoned B-2, which includes mixed retail and office. Mr. Ganek said the proposed Randall Road Overlay District could make this discussion a moot point and could be brought back to the table in the future. Following discussion, it was the unanimous consensus of the Committee of the Whole to move this item forward to the Board for approval.

- B. Case Number 2010-02, Request by Cityview Algonquin Shores 166, L.P. for a PUD Amendment for Glenloch of Algonquin (formerly Auburn Lakes), to Lift the Age Restriction Only on the Townhouse Phase, Existing Zoning R-3 PUD

Cityview, developer of Glenloch of Algonquin, is asking the Village to lift the 55-plus age restriction on the townhome phase of their subdivision. Todd Bundrant, representing Cityview, was in attendance. Due to the poor economy, staff recommends approval of lifting the restriction

on the townhomes so as not to see a half-occupied development. Conditions set forth are: 1) A letter of awareness to potential buyers to let them know this phase on townhomes is not conducive to families with children; and 2) No pools or play equipment will be allowed on the property. Cityview cannot sell or build homes until the Compton Drive/Algonquin Road intersection is approved by IDOT and constructed by the developer. During discussion, Mr. Glogowski voiced his disappointment in the lifting of age restrictions saying the back yards are too close to the backline of the single-family sites, and trying to keep tabs on what families with children will have in the back yards of the townhomes is near impossible. Mr. Steigert said the Village previously approved the subdivision, and there should be no debate. He is favor of lifting the age restrictions. Mr. Smith agreed with Glogowski, adding the developer should have done better forecasting before planning the 55-plus phase. He is against allowing the change. Mr. Schmitt replied that statistics show couples with school-age children do not normally buy townhomes, and it would not overburden school districts. Ms. Sosine asked if the "affordable condo phase" would remain 55-plus and then voiced concern about having children at the clubhouse facilities. Mr. Bundrant responded that, in regard to that situation, certain restrictions would be placed on clubhouse covenants. Mr. Dianis said he would like to see the project move forward. A consensus was taken with all in favor except Mr. Smith and Mr. Glogowski. It will move on to the Board for approval.

C. Consider Amendment to Chapter 21.11, Algonquin Zoning Ordinance, Adopting Conservation Design Regulations for Planned Developments

Ms. Parkhurst presented an overview of the proposed ordinance, including tighter open space requirements, groundwater management, land conservation, wetland enhancements, stormwater requirements, parking and lighting throughout the Village, and better regulations for public improvements. By statute, this proposed ordinance went to public hearing by the Planning and Zoning Commission who provided its recommendation to the Village Board to approve. After the presentation, Ms. Parkhurst answered several questions by trustees. The stormwater and groundwater requirements closely follow the Kane County Stormwater ordinance that was in place for two years before the McHenry County ordinance. She also consulted outside communities as staff put together this document. Mr. Smith was concerned that locations such as shopping center parking lots would be darkened to a point that shoppers would not feel safe. Ms. Parkhurst assured the Committee of the Whole that this would not be the case. Chairman Dianis stated he likes the proposed ordinance. There was unanimous consensus to move this on the Board for approval.

D. Consider Annual Approval of the Official Village of Algonquin Zoning Map for 2010

Ms. Parkhurst reported the Official Zoning Map has been updated showing new development within the corporate limits and some updating of street names. Consensus of the Committee of the Whole was to forward to the Board for approval.

AGENDA ITEM 3: General Administration
No items to discuss.

AGENDA ITEM 4: Public Works & Safety

A. Consider Jacobs Water Tower Painting Bids

Mr. Mitchard reported the Village received nine bids, with three low bids being sent to the consultant, Dixon Engineering, for review. The bid received from Jetco Ltd. in the amount of \$444,620 is recommended. There is \$330,000 in this year's budget, with \$200,000 in next year's budget, to cover the expense. Jetco Ltd. painted the Hanson Road tower, and any issues with them have been resolved. Talks with the cellular companies that use the tower for signals

have been completed with no foreseen difficulties. Consensus was to move forward to approve the bid.

B. Consider Resolution Approving the Local Match for Edgewood Drive Under the McHenry County Council of Mayors STP Funding Program

Mr. Mitchard reported this resolution lays the early groundwork for planning much needed improvements to Edgewood Drive between Route 31 and Hanson Road. The funding would come from the Council of Mayors STP Funding Program, with matching funds from the Village in the amount of \$1,000,000. Construction is estimated to begin in 2013. Consensus was to move forward for adoption.

AGENDA ITEM 5: Executive Session

None

AGENDA ITEM 6: Other business

No items to discuss.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Dianis adjourned the meeting of the Committee of the Whole at 9:15 pm.

Submitted: Jerry Kautz, Village Clerk