



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On July 21, 2020
In the Village Board Room

AGENDA ITEM 1: Roll Call to Establish a Quorum

Trustee Sosine, Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m.
Present: Trustees Debby Sosine, John Spella, Janis Jasper, Jerry Glogowski, Laura Brehmer, Jim Steigert, and President John Schmitt. A quorum was established

Staff Members Present: Village Manager, Tim Schloneger; Assistant Village Manager, Michael Kumbera; Public Works Director, Robert Mitchard; Community Development Director, Russ Farnum; Police Chief John Bucci; Chief Innovation Officer, Kevin Crook; Deputy Village Clerk, Michelle Weber; Economic Development Planner, Peggy Blanchard; and Village Attorney, Kelly Cahill.

AGENDA ITEM 2: Public Comment

None

AGENDA ITEM 3: Community Development

Mr. Farnum presented:

A. Consider a Petition to Amend Zoning Ordinance and Approve a Special Use Permit for addition of 2 dwelling units at 1226 S. Main Street

Blackstone Realty Corp. owns property located at 1226 S. Main Street. The owner, Kashan Ahmad, represented by his attorney, Bill Hellyer, is requesting to add two dwelling units to the currently-vacant second story of the existing building. In order to accomplish the request, he has petitioned for a text amendment to the Zoning Ordinance, that would allow such an addition by special use permit, and a subsequent special use permit request that would approve his request.

Under the current Zoning Ordinance, dwelling units are allowed (by-right) above the main floor in multi-story buildings in the B-1 and B-2 zoning districts, but only in the Old Town District. There is no option for the conversion of upper-story space to dwelling units in the Business zoning districts elsewhere in the Village.

The requested zoning amendment would add the following language to the Special Uses section of the Zoning Ordinance:

“Residential dwellings, above the ground floor as secondary uses to primary commercial and office uses, anywhere other than the Old Town (Downtown).”

By considering this and similar requests through the special use permit, the Village can evaluate the request based upon the compatibility with surrounding land uses, and make a judgement based upon adequacy of parking, access, compliance with codes, and similar factors. In Staff’s opinion, this is a good approach, as opposed to allowing the “by-right” addition of upper story dwellings without additional review.

The Subject Property itself was formerly a real estate office, that had offices on both the first and second floor. After the real estate agency moved, the property was vacant for four years before being purchased by the current owner. Since that time, the owner has a retail user on the main floor, but has been unable to find an office or other business user for the second story.

The property has sufficient parking for both the retail use and the proposed dwelling units. The neighborhood has a mix of residential, office, retail and other uses, and the proposed dwelling units would not be out of character with the area. The dwelling units would not create any detrimental impacts on nearby properties or their users.

The Planning and Zoning Commission held a public hearing on this request at their regular meeting of July 13, 2020. Besides the petitioner and his attorney, no one appeared to speak to this request.

The Commission found that the proposed zoning amendment and subsequent special use permit request were in keeping with the character of the neighborhood and would not be detrimental to other property in the Village. The Commission recommended approval of the request(s), with the Finding of Fact and conditions recommended by Staff, by a vote of 6-0-1 (Commissioner Laipert was absent).

Approval of the proposed zoning amendment, and Special Use Permit for the addition of 2 Dwelling Units on the second floor of the property known as 1226 S. Main is recommended, subject to the following conditions:

1. The first floor of the subject property shall be occupied by a commercial use or uses, consistent with the parcel's B-2 zoning designation;
2. No remodeling work shall occur until the owner has filed plans compliant with the Village Building Codes, and obtained appropriate building permits, for the proposed alteration of the upper story into dwelling units;
3. Any satellite dishes or other appurtenances shall be restricted to the west wall or porch, and shall not be visible from Main Street;
4. The property shall, at all times, be maintained according to the village's Property Maintenance Code.

Following discussion regarding concerns for parking, dumpster enclosure, egress, and rental restrictions. It was the consensus of the Committee to move this forward to the Board for approval with additional language similar to the rental language for Riverside Plaza as well as dumpster enclosure.

Ms. Sosine requested a roll call to move this forward to the Board for final approval with the aforementioned conditions.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

AGENDA ITEM 4: General Administration

None

AGENDA ITEM 5: Public Works & Safety

Mr. Mitchard presented:

A. Consider an Agreement with Utility Dynamics for the Installation of Dry Utility Conduits Across Crystal Creek

The Stage 3 Wet Utility Project is progressing very well so far and the contractor (Trine) is planning to cross Crystal Creek on the west side of the Harrison Street bridge by open cutting across the creek in early to mid-August.

Their plan is to install a cofferdam across the creek and by-pass pump the creek water to the east side of Harrison St. This is planned with the expectation that the creek will be in a low flow condition and Trine will work to install the sanitary sewer and water main in casing pipes on a continual day and night basis until they complete the installation. They expect this work to take 2.5 days.

Public Works staff and CBBEL Engineers have been working with Utility Dynamics to explore the possible installation of the Dry Utility conduits (for AT&T, ComEd and Comcast) on the east side of Harrison St. by open cutting across the creek, while the cofferdam is in place. This conduit installation would be in advance of the Dry (overhead) Utility Replacement Project on South Harrison that is part of the overall Master Plan. The price comparison is between the cost to Directionally Drill compared to the Open Cut methods. The Open Cut method produces a savings of \$14,400. Staff believes this savings and the installation at this time is a prudent consideration.

The Village has worked very well with Utility Dynamics on all of the Utility work on Main St. and have confidence in their ability to complete the job in the timeframe needed and at a fair cost.

Therefore, Village staff requests consideration to waive the bidding process for this work and award the project to Utility Dynamics Corporation in the amount of \$58,856.00 for the installation of the Dry Utility conduits across Crystal Creek.

While this project was not specifically budgeted in the FYE 2021 budget, staff believes that savings in other Capital Projects will cover this cost.

Ms. Brehmer expressed concerns regarding the savings on other projects to cover this cost in this budget year. Mr. Mitchard indicated, although it was his intention to provide a breakout of the savings he was unable to put the information together in time for the meeting, he is sure that there are other projects that they can save on. He will present a savings breakout at the next meeting if it is desired.

There being no further comment or questions, Ms. Sosine asked for a roll call vote to move this forward to the Village Board for approval.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

AGENDA ITEM 6: Executive Session

AGENDA ITEM 7: Other Business

Ms. Brehmer noticed an increase of Property Maintenance violation notices for parking over the sidewalk and trash containers in public view. She asked if we could do a reminder blast to residents on social media so our staff's time could be better utilized handling other issues.

Mr. Farnum indicated he would work with staff to have something put together for social media.

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Sosine adjourned the meeting at 8:43 p.m.

Submitted: Michelle Weber, Deputy Village Clerk