



AGENDA
COMMITTEE OF THE WHOLE
July 16, 2019 – 7:30pm

- 1) **Emergency Operations/Management Training for Elected Officials**
- 2) **City Website**
- 3) **G1 - Grill & Hood or is an Electric Grill without Hood OK**
- 4) **Feeding Wild Animals (Alderman Cannon)**
- 5) **Chickens in Rolling Meadows (Alderman Sanoica)**
- 6) **The Basics of Robert's Rules – Parliamentary Procedure Overview**
- 7) **Space Needs**
- 8) **City Property**

Committee-of-the-Whole Agenda – July 16, 2019

Council Action Summary

1) Emergency Management Training for City Council

In order for the City to meet the needs of the residents and businesses in Rolling Meadows should a disaster disrupt the day to day operations for an extended period of time, Staff may activate the Emergency Operations Center (EOC). Although the Council themselves would not be in the Center, their legitimate authority to enact all the Emergency Management principles allows the local Emergency Management Team to operate to assess, control, and continue services and ultimately restore order to the chaos created from a disaster.

Per State and Federal requirements, The City Council has the need to be trained annually to an awareness level of EOC Operations and their role should disaster strike.

You will receive a handout at the meeting with additional information including a website for required training.

COUNCIL ACTION SUMMARY – July 16, 2019

Agenda Location: Committee of the Whole

2) City Website Presentation

Attachments:

- None

Background:

Conduct a presentation on the City’s website to provide familiarity to the City Council. The overview will include Community Portal, Transparency Portal, Agendas and Minutes, Council Meeting Streaming and Video Archive, Public Works Construction Projects and the “How Do I…” sections of the website.

The City website is due for a refresh during the 2020 fiscal year. A website refresh is included with the annual maintenance every five years.

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- 3) **G1 – Grill & Hood or is an Electric Grill without Hood OK (do we grandfather certain establishments that were existing before the 2018 Ordinance).**

Background:

In fiscal year 2018 the City approved video gaming. With this approval a G1 license was established.

At this time, City Council is being asked to consider expanding the current definition to an “a” and “b” for G1. “A” would be for new establishments & have one clarification and “b” would be for establishments that have been operating in the City of Rolling Meadows before the June 12, 2018 ordinance was approved.

Class G1 licenses shall authorize a license holder of Class A1, Class A2, Class A3 or Class D, in good standing, to file a request for a video gaming terminal operator and video gaming terminal business license application. If applying and receiving this Class G1, the business operator will not place signs, posters, pictures or any wording on the windows or doors of the establishment mentioning video gaming which exceeds 10% of the existing signage. They will also not place on the outside walls or roof of the establishment or shopping area any video gaming wording or pictures.

- a) **For new establishments into the City:** in addition, a partition wall inside the establishment will be created for the video gaming area consisting of a 4 foot solid and permanent/stable material such as wood, paneling, or finished or painted dry wall visual barrier for the lower half and lattice or design blocks for the upper half. The establishment must have at least one grill (gas or electric) **and hood**. By each video gaming machine there must be a table, cabinet, or shelf so drinks and food are not placed on the floor or on the machine.
- b) **For an establishment that has been operating in the City for a minimum of two years before Ordinance 18-24 (as approved on June 12, 2018) and is in good standing with the City since 2017,** in addition, a partition wall inside the establishment will be created for the video gaming area consisting of a 4 foot solid and permanent/stable material such as wood, paneling, or finished or painted dry wall visual barrier for the lower half and lattice or design blocks for the upper half. By each video gaming machine there must be a table, cabinet, or shelf so drinks and food are not placed on the floor or on the machine. **(As an example of who these establishments may be: specialty bars, specialty grocer, liquor store, or veterans gathering hall, etc.).**

Staff Comments & Recommendation:

Staff has no recommendation on this item.

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4) Feeding Wild Animals (Alderman Cannon)

Background:

Around Kennedy Pond there seems to be a problem of an individual or individuals feeding wild animals. While this is a sensitive subject, one resident provided the following information:

Thursday	6/06/19	1/3 bucket of corn
Friday	6/07/19	1/3 bucket of feed pellets
Friday	6/14/19	1/3 bucket of corn
Tuesday	6/18/19	1/3 bucket of mixed corn and feed pellets
Wednesday	6/19/19	¼ bucket of corn

(These buckets are 5 gallon pails).

With a search the following was found from Elk Grove Village:

Feeding Of Wildlife: It shall be unlawful for any person to knowingly or intentionally place or leave food of any kind outdoors or in a container placed outdoors in such a manner as to create offensive odors or for the purpose of **feeding** wildlife or to become an attractant to rodents, nuisance birds, wild animals, vermin or insects. Elevated bird feeders are allowed as long as all feed is placed in a container or feeder designed for the specific purpose of **feeding** birds. (Ord. 3435, 10-13-2015)

Staff Comments & Recommendation:

Staff has no recommendation on this item.

Committee-of-the-Whole Agenda – July 16, 2019

5) Chickens in Rolling Meadows (Alderman Sanoica)

Background: BACKYARD CHICKENS IN ROLLING MEADOWS

REQUESTED ACTION

Option 1: Amend Chapter 14, Article I, Sec. 14-2 – Keeping animals other than domesticated pets
From:

Sec. 14-2. - Keeping animals other than domesticated pets.

(a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Domesticated means any animal wild by nature that has been so reclaimed as to become tame, under the dominion and control of its owner, associated with family life or accustomed to living in or near the habitations of man.

Fowl includes chickens, turkeys, geese and ducks.

(b) Within the city, no person shall own or keep any goats, sheep, hogs, cattle, fowl, reptile or serpent, spider, or other animal normally wild, dangerous to human life or carnivorous in nature, other than domesticated house pets. Each day such animal is kept in violation of this section shall constitute a separate and distinct offense. It is no defense to a violation of this section that the owner or keeper of any animal or reptile that is prohibited in this section has attempted to domesticate such animal or reptile.

(Code 1967, § 4-2; Ord. No. 16-20, § 1, 7-12-2016)

To:

Sec. 14-2. - Keeping animals other than domesticated pets.

(a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Domesticated means any animal wild by nature that has been so reclaimed as to become tame, under the dominion and control of its owner, associated with family life or accustomed to living in or near the habitations of man.

Fowl includes chickens, turkeys, geese and ducks.

*(b) Within the city, no person shall own or keep any goats, sheep, hogs, cattle, ~~fowl~~, turkeys, geese, ducks, reptile or serpent, spider, or other animal normally wild, dangerous to human life or carnivorous in nature, other than domesticated house pets **and backyard chickens. Backyard chickens refer to no more than six (6) egg-laying hens. Roosters are prohibited.** Each day such animal is kept in violation of this section shall constitute a separate and distinct offense. It is no defense to a violation of this section that the owner or keeper of any animal or reptile that is prohibited in this section has attempted to domesticate such animal or reptile.*

(Code 1967, § 4-2; Ord. No. 16-20, § 1, 7-12-2016)

Option 2: Amend Sec 14-2

From:

(b) Within the city, no person shall own or keep any goats, sheep, hogs, cattle, fowl, reptile or serpent, spider, or other animal normally wild, dangerous to human life or carnivorous in nature, other than domesticated house pets.

To:

*(b) Within the city, no person shall own or keep any goats, sheep, hogs, cattle, ~~fowl~~, turkeys, geese, ducks, reptile or serpent, spider, or other animal normally wild, dangerous to human life or carnivorous in nature, other than domesticated house pets **and backyard chickens.***

and adopt the new ordinance presented in **Exhibit A**.

BACKGROUND

Ald. Banger originally brought forth an ordinance to allow for backyard Chickens in May 2018. During the 2nd reading, Council had concerns with (1) possible increased predators as a result of chickens, (2) diverting police and building inspector time to enforcing coop requirements, and (3) increased cleanliness/nuisance calls.

In response to the 2-5 defeat of Ald. Banger's ordinance, approximately 80 residents of Rolling Meadows joined the Rolling Meadows Citizens for Chickens (RMCfC) to demonstrate their interest in backyard chickens and address Council's concerns.

After conducting informational interviews with six comparable communities in the Chicago suburbs, the RMCfC recommends Option 1 because there is no need to divert police or building inspector time to enforcing chicken coop requirements. St. Charles and Oak Park have similar policies and have had no significant nuisance calls or increased predator reports. Issues regarding animal cruelty or slaughtering would already be enforced under Sec. 14-2.5 which prohibits animal cruelty, and any issues arising from noise would be enforced under Sec. 14-3.

If Council prefers additional guidance in their code similar to the communities of Bartlett, Evanston, Berwyn and Bensenville, RMCfC updated Ald. Banger's original ordinance, which is attached for Council consideration as **Exhibit A**. The major changes from the original proposal were the removal of minimal square feet requirements per chicken, insulated coop structure requirements, building permit requirements, license fees, license registration, and an increase of the maximum number of hens from four to six. Support of Option 2 would support adopting the ordinance provided in **Exhibit A**.

Additional supporting documentation includes the following:

Exhibit B is the original ordinance proposed in May 2018.

Exhibit C is a summary comparison of six Chicago suburban communities that permit residential backyard chickens to support the proposed ordinance in Exhibit A.

Exhibit D is a timeline of Rolling Meadows Citizens for Chickens' community engagement.

EXHIBIT A: New Ordinance Proposal (DRAFT)

AN ORDINANCE AMENDING CHAPTER 14 (“ANIMALS”)

WHEREAS, the City Council has determined it is in the best interest of the City to allow chickens on single-family residential property; and

WHEREAS, the City Council has further determined to regulate the raising of chickens.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Rolling Meadows, as follows:

SECTION ONE: Chapter 14, “Animals” is hereby amended by adding thereto, the following:

Article VII. Chickens. Sec. 14-150 Chickens

- a. The raising/keeping of chickens shall be permitted on residential zoning lots containing a minimum of eight thousand (8,000) square feet.
- b. A maximum of six (6) chickens shall be permitted on properties zoned and occupied for single family residential uses.
- c. All chickens shall be kept within a covered enclosure/structure with an attached covered/enclosed outdoor area to prevent chickens from encroaching onto neighboring properties.
- d. All enclosures/structures shall be located a minimum of five feet (5') from all lot lines.
- e. All chickens and enclosures/structures shall be kept/located in the rear yard only.
- f. All areas where chickens are kept shall be clean and well maintained with little to no accumulation of waste. In addition, all areas where chickens are kept shall not produce or cause odors that are detectable on adjacent properties.
- g. Roosters are prohibited.
- h. No slaughtering.
- i. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.

Sec. 14-151. - Injunction.

Any violation of this chapter is hereby declared to be unlawful and a public nuisance. Upon request of the city manager, an action by the city attorney for injunctive relief may be commenced for the abatement, removal and enjoyment thereof in the manner provided by law. Application shall be made to such court or courts which have jurisdiction to grant such relief, to abate or remove such use and restrain and enjoin any person from using property contrary to the provisions of this chapter.

SECTION TWO: This Ordinance shall be in full force and effect from and after its date of passage and approval as required by law.

SECTION THREE: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

EXHIBIT B: Original Ordinance Proposal

AN ORDINANCE AMENDING CHAPTER 14 (“ANIMALS”)

WHEREAS, the City Council has determined it is in the best interest of the City to allow chickens on single-family residential property; and

WHEREAS, the City Council has further determined to regulate the raising of chickens.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Rolling Meadows, as follows:

SECTION ONE: Chapter 14, “Animals” is hereby amended by adding thereto, the following:

Article VII. Chickens. Sec. 14-150 Chickens

- a. The raising/keeping of chickens shall be permitted on residential zoning lots containing a minimum of eight thousand (8,000) square feet.
- b. A maximum of four (4) chickens shall be permitted on properties zoned and occupied for single family residential uses.
- c. All chickens shall be kept within a covered enclosure/structure with an attached covered/enclosed outdoor area to prevent chickens from encroaching onto neighboring properties.
- d. An outdoor area a minimum of six (6) square feet per chicken will be required and a maximum of one hundred (100) total square feet will be permitted for both the covered enclosure/structure and outdoor area.
- e. All enclosures/structures shall be located a minimum of five feet (5') from all lot lines.
- f. The structure shall contain insulated walls and/or an insulated blanket shall cover the structure during the winter months.
- g. All chickens and enclosures/structures shall be kept/located in the rear yard only.
- h. All areas where chickens are kept shall be clean and well maintained with little to no accumulation of waste. In addition, all areas where chickens are kept shall not produce or cause odors that are detectable on adjacent properties.
- i. Roosters are prohibited.
- j. No slaughtering.
- k. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.
- l. An initial building permit shall be required for all enclosures/structures associated with the raising of chickens. A building inspection/approval is required prior to obtaining a chicken license.
- m. A chicken license issued by the City with a one-time fee of twenty five dollars (\$25.00) shall be required prior to purchasing the chickens. A renewal license shall be required each year thereafter, with no additional fee or building inspection required.
- n. Proof of registration with the Illinois Department of Agriculture will be required with the annual license.
- o. A maximum of twenty five (25) residential zoning lots will be licensed to have chickens in the City at one (1) time.

Sec. 14-151. - Injunction.

Any violation of this chapter is hereby declared to be unlawful and a public nuisance. Upon request of the city manager, an action by the city attorney for injunctive relief may be commenced for the abatement, removal and enjoyment thereof in the manner provided by law. Application shall be made to such court or

courts which have jurisdiction to grant such relief, to abate or remove such use and restrain and enjoin any person from using property contrary to the provisions of this chapter.

SECTION TWO: This Ordinance shall be in full force and effect from and after its date of passage and approval as required by law.

SECTION THREE: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

EXHIBIT C: Comparable Community Chicken Program Summary

None of the six communities reported increased nuisance calls regarding increased predators or increased noise after the implementation of their backyard chicken programs. Similarly, none of the communities reported complaints from unkempt coops as a result of their backyard chicken programs.

While none of the six communities could identify problems with their backyard chicken programs, some communities considered adjustments to their programs. Note, for Evanston and Bensenville, registration with the IL Department of Agriculture for a coop license is free. RMCfC recommends this step is unnecessary given the low number of backyard chickens permitted per residence.

	Bartlett	Evanston	Berwyn	Oak Park	St. Charles	Bensenville
Max Limit on Hens	Max. 4 hens	Min 2 Max 6	Max 3 hens	Max 2 hens	Max 6 hens	Max 4 hens
Registration or license process:	One-time \$25 license fee and no-fee annual renewal required. Max 25 licenses, 12 currently in use	License with \$50 annual fee, and proof of premise ID from IL Department of Agriculture, 22 city licenses in use. City inspects coops upon license renewal	\$10/chicken; max of 25 chicken licenses. Current license usage much lower than that	None	None	\$25 license fee and applicants must also register their property with IL Department of Agriculture. Between 12-20 households participate
Noted Problems:	None.	None.	None.	None.	None	Someone had a rooster by mistake, but corrected issue on own.
Increase in complaints due to birds or predators	None.	Reports of unlicensed hens or an occasional rooster. Property owner is then instructed to remove or apply for a license.	Some complaints from neighbors because they were concerned birds were left out in winter months.	Effectively none. (“Minimal calls to Public Health Director after 15 years of service”)	None	None.

	Bartlett	Evanston	Berwyn	Oak Park	St. Charles	Bensenville
Suggested changes to program	No changes.	No changes.	Considering changes to ordinance to define cleanliness given homes are on Chicago-style lots with high density	Considering changes to how close coops can be to property lines, but not enough nuisance calls to justify ordinance change	No changes.	Annual “check-in” on the coops could be more effective. Not much to inspect/improve.

Exhibit D: RMCfC Community Outreach Efforts

September 10, 2018: Facebook Group Created for Residents Interested or Concerned about

May 1, 2019: Informational Session hosted by the RMCfC at the Rolling Meadows Library from 6:30pm-8:30pm

May 25, 2019 and June 22, 2019: Information provided at RM City Market

Staff Comments & Recommendation:

Staff has no recommendation on this item.

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6) The Basics of Roberts Rules – Parliamentary Procedure Overview

There will be a PowerPoint Presentation and hand out at the meeting.

Background:

Robert's Rules of Order (some refer to it as "the manual") was first published in 1876 by US. Army Officer Henry Martyn Robert (he retired from the Army as a General). He adapted the rules and practice of the US Congress to the needs of non-legislative societies. The current Robert's Rules of Order is the 11th edition of the manual and was completed and published in 2011.

Overall, Robert's Rules of Order is supposed to be user-friendly, concise, organized, and a simple guide that covers the basics of the rules most frequently used in conducting and participating in an orderly and efficient meeting.

Note: While conducting a meeting, if the City Code of Ordinances is silent on something, then you should refer to Robert's Rules of Order.

Staff Comments & Recommendation:

Following brief presentation, please take the time and review the handout.

Also, as a friendly reminder, for those who have not turned in the certificates regarding their Illinois Open Meetings Act training, you have 90 days after you have taken the oath of office or assuming responsibilities as a member of a public body. [If you have completed this in the past, the certificate is still on file with the attorney general and you should be able to download it and give it to Deputy City Clerk Judy Brose and/or City Manager Barry Krumstok]. The online training portal is found at <http://foia.ilattorneygeneral.net/>

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7) Space Needs

- City Hall and Public Works Facility (Berdnick) Office/General Spaces
- Fire Station 16/Current and Future Needs

Attachments: None (PowerPoint)

Background – Office Space Improvements:

The City Hall building at 3600 Kirchoff Road has gone through several changes since it was originally built in 1961. Additions and remodeling have taken place in 1969, 1972, 1987, and most recently in 2006. While several considerations went into each of the building projects, much of the focus was “short-sighted” with little consideration to future needs and comprehensive improvements. The City has used the services of architects for some of the past projects but other projects were completed without the use of industry professionals.

As is true in most industries, many of the changes made in the past are no longer functional and congruent with current operations and the needs of the customer.

In 2016, Public Works staff identified several productivity, storage, and efficiency improvement needs at the Public Works Facility. Shortly afterwards, during internal staff meetings, it also became apparent that there were similar efficiency and storage needs at City Hall. Specific areas identified were the Finance, Administration, and Community Development areas. As a result of these preliminary discussions, a secondary meeting took place among senior staff members to discuss operational and storage needs in both buildings. Both public safety departments pointed out significant concerns regarding public, employee, and elected official safety in the building. These needs were further exasperated by recent active-shooter incidents locally and of a similar agency type.

As a result of these discussions, since 2017, these projects have been identified in the Capital Improvement Plan. Subsequently, the first phase (design) for these projects is identified in the FY2019 budget. Staff feels strongly that these operational needs will not only benefit the staff by allowing a more efficient and productive workspace, but also provide a more safe and secure work environment.

At this meeting, staff will request to begin working with a design professional to conduct a needs assessment, space analysis, and development of a comprehensive plan for improvements to work areas within the Public Works building (Berdnick) and the City Hall. There are funds identified for this project in the FY2019 Budget. Staff proposes to have the required design work completed by the spring of 2020 for bidding, with construction to begin in November/December of 2020. By securing the award amount in spring of 2020, it will allow staff to propose the balance of the budget in the following year’s budget. Essentially, this will allow for paying for the projects over 2 budget years, but still benefiting from the economies of scale and singular mobilization and project management costs. Several meetings have been held among Public Works, Police, Fire, Administration, and Finance Department heads and staff to discuss space needs, operational efficiencies, and safety modification needs at City Hall and Public Works. As part of these discussions, staff was asked to provide feedback on space improvements that focused on operational efficiencies, better customer support for the public conducting business, and concerns regarding safety.

When compiling the lists below, staff also took into account recent discussions regarding updating and modifications to City Council Chambers.

Space needs and building modifications by department

Administration

- Provide a more current appearance of the City Council Chambers to better represent the community.
- Provide updates to the audio/video equipment in the Council Chambers to improve meeting presentations, etc.
- Replace outdated/provide additional needed equipment and furniture in the Emergency Operations Center.
- Provide refreshed wall coverings in common hallways on the 2nd floor.
- Additional space needs for storage of Community Events materials.
- Additional office space for the Business Advocate.
- Replace window blinds and outdated furniture.
- Additional storage needed for current off-site dead storage space.

Information Technology Department

- Centralized equipment
- Secured I.T. equipment closets
- Storage of equipment and supplies

Finance Department

- Modifications to the front desk counter to provide better customer service and new technologies.
- Provide a more secure working space for easier exit in an emergency.
- Relocate door.
- Provide for a more efficient use of existing floor space.
- Provide for centrally located filing for easier access by Finance staff.
- Replace window blinds.
- Additional storage needed for off-site dead storage space.

Police Department

- Security hardening of the entire building including access cards (*Major areas of concern include; Council Chambers, Mayor's office, Alderman's room, open-counter areas and window areas*)
- Additional security of service officer's desk area.
- A report room on the 2nd floor.
- Remove glass door at first floor entrance by stairs.
- Replace window blinds.
- Secured off-site dead storage space.
- Secured off-site climate controlled evidence storage.
- Additional inside parking for vehicles and equipment.

Community Development Division

- Identify a more efficient use of space.
- Reconfigure clerical and inspection staff areas (efficiency, collaboration, safety).
- Provide staging counter with easy access to documents for the public.
- Replace furniture to be consistent with operations.
- Provide moveable file cabinets for centrally located filing.
- Replace floor coverings (tile in inspector's area and carpet in clerical area).
- Provide safety release and motor-operated rolling windows.
- Reduce the size of the front counter window.

- Re-establish the Community Development conference room.
- Secured off-site dead storage area with plan review table.

Fire Department

- Secured off-site dead storage area.

Background – Fire Station 16/Future Needs:

Currently, all City departments, except Police, utilize a significant amount of space at the Public Works Facility located at 3000 Central Road for off-site dead file storage. Examples of off-site storage include: payroll records, human resource records, closed out permits, utility billing records, construction drawings, etc. The area that is currently being utilized is no longer adequate to hold the amount of records the City generates. These records are primarily those records that are required for retention by the State of Illinois. Secondarily, current regulations require these records to be in an environmentally controlled and secured area. The current area does not account for these requirements.

Additionally, only in the last five (5) years has the City been actively engaged in the operation of Community Special Events. As a result of the numerous events held each year (~20) there is a great need for storage of the many materials, supplies, and equipment necessary to be able to support the many special events the City is committed to providing.

The Police Department does utilize the facility for storage of other things, however. Currently, the Police Department utilizes an entire garage bay for storage of old records and space at the Public Works south facility for evidence, bikes, mobile command post, as well as storage obligations for agreements and cooperation with outside agencies. The Public Works Facility at Central Road has been a concern for both the City Council and Staff for quite a long time. Discussions related to the best plan of action related to the repair or elimination of this building have taken place for the better part of twenty (20) years. Over the next two years, staff will provide options for the City Council to consider in this regard. However, Staff is suggesting that consideration be given to retaining the current Fire Station 16 after the new building is completed until a long-term sustainable decision can be made with how best to proceed with the Public Works building on Central Road. This will allow the City Council and Staff to not make a hasty decision and would address some immediate space needs and provide each department with their own secured storage areas for required record retention.

Lastly, the City will continue to benefit from revenue received from cell providers that lease ground and antenna space on the site.

Requested Council Direction:

1. Can staff pursue the assistance of a design professional and bring forward a proposal to the City Council to begin assessing the needs defined above?
2. Is the City Council agreeable, at this time, to the discussion related to keeping Fire Station 16 as proposed, until a long term solution can be identified to address the required space needs and the use of the existing Public Works building on Central Road?

Committee-of-the-Whole Agenda – July 16, 2019

8) City Property Discussion:

- 1) On Algonquin Road (around 2400 West Algonquin Road – designated 2301 Algonquin Road),
- 2) Fire Station# 15 (Fogarty Station located at 3111 Meadow Drive), and
- 3) Southeast corner of Kirchoff Road @ Owl Drive (aka Wellington Lot 4 or on the site plans Wellington Lot# 2).

Background:

Prior City Councils have had discussions on City Property in the past. This will be the first time that Fire Station# 15 is part of that discussion. Tonight's discussion only deals with three locations.

2301 Algonquin Road

The property, which the City owns, is basically rectangular-shaped, level interior site that has approximately 81.21 feet frontage on the south side of Algonquin Road (60 feet original and 21.2 feet from a 2008 purchase) and a depth of approximately 300 feet. [So approximately 24,000 s.f.]. The majority of the property is undeveloped land with a portion consisting of asphalt pavement (portion of the parking lot that the closed bank utilized). The current zoning for the property is C-2, General Commercial Service District. (Landscaping for the property is still done under the City's landscaper contract. Recently the City removed the light poles). [Since 2018 the City has tried to market the property and we have not seen any movement. Back in late 2018 City Council stated we should come back at a later date and then discuss having a broker on the property].

From a 2012 appraisal the 0.551 acre parcel is valued at \$250,000. Recently, a verbal appraisal was received and it still sits at \$250,000. However, the appraiser stated this should be devalued by approximately \$45,000 because of the ComEd lines that go by the property. When I did ask a ComEd engineer, they would only give me a rough idea that to move of the lines, depending on what option is chosen (above, below, combination), could cost between \$30,000 and \$80,000. Recently they gave me another price of \$15,000 to \$50,000. ComEd will not quote the City property an exact price unless we pay for the engineering (which sometime can be utilized with some of the actually move expenses).

[Just for historical purposes, from Ordinance 08-28 as approved on July 8, 2008, the City paid \$270,000 for the 21.2 feet west of the City's original property line from 2701 Algonquin Road, at that time owned by Poplar Creek Community Bank. The property was purchased to help the lot expand so "Fire Station# 17" could be constructed as discussed at that time].



3111 Meadow Drive – Fire Station# 15 (Fogarty Station)

This property will soon be abandoned by the Fire Department once the new Fire Station is completed on Algonquin Road.

Southeast corner of Kirchoff Road @ Owl Drive (aka Wellington Lot 4 or on the site plans Wellington Lot#2)

This property is approximately 43,000 s.f. or approximately one acre. The Wellington Riverwalk Development is located at the southeast corner of Kirchoff and Owl. The original development was to include the construction of a total of four buildings. Designated Lot 2 (that Staff refers to as Lot 4) was to be developed with a three-story retail/residential building over an underground parking garage similar to the existing building along Kirchoff Road. The building was to include 12,800 sq. ft. of commercial on the first floor with a total of thirty dwelling units on the second and third floors. The development was also to include senior housing subsidized in part by the City in the four-story residential building to the rear of the lot. Neither the last building nor the senior subsidized housing ever materialized. The last lot is still owned by the City.

The proportionate value of designated Lot 2 based on the 2003 purchase price of the entire property was \$954,750. Since that time, there have been four appraisals on the property: 09/11/2009 = \$940,000; 02/17/2010 = \$700,000; 05/13/2013 = \$425,000; and 12/12/2017 = \$575,000

A Tax Increment Financing (TIF) district was created in December of 2002 for the redevelopment of this property (all of Riverwalk). Because future TIF revenue projects were based on the development of the property with four buildings, the TIF district has been running in the negative (the General Fund supports this Fund in the CAFR). As has been mentioned during City budget discussions, this TIF is expected to be positive towards the end of its term (approximately FY 2023 if nothing changes).

As of the end of December 2017 the debt (general obligation bonds) taken out on this TIF has been paid off. *Now with no debt payments and the old developer not having rights to the property, the City Attorney who deals with our TIF's and other developments now stated the City is fine to sell the property if it would like too. However, any proceeds must be deposited into the*

TIF Fund (making it positive quicker). The Funds derived by a sale cannot be utilized for any other operations than in the TIF District.

[If the City Council decides to sale this property, Staff would respectfully ask that an easement be created so the City can keep the corner section that we post City events. We have three posts and a nice planting arrangement there right now.]

Staff Comments & Thoughts (after talking to Alderman Cannon who originally asked for this item to be placed back on a future Committee-of-the-Whole meeting) – these are not in any order:

- 1) Does Staff have the authority to have new appraisals conducted for each of the three properties?
- 2) Does the City search for a broker of each property or one broker for all three?
- 3) Does the City Council want to see the appraisals before deciding on an action regarding a broker for all three properties?
- 4) Does the City Council still want any of the properties to stay “Green Space?”