

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
October 28, 2014

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Staff Members Present: Tim Schloneger, Village Manager; Bob Mitchard, Public Works Director; Russ Farnum, Community Development Director; and Katie Parkhurst and Ben Mason, Senior Planners. Kelly Cahill, Village Attorney, and Jerry Kautz, Village Clerk, were also in attendance.

Absent: Trustee Bob Smith

Chairperson John Spella called the meeting to order at 7:30 p.m. and announced those in attendance. A quorum was established.

(Note: Trustee Smith was seated at 8 p.m.)

AGENDA ITEM 2 Community Development

A. Final Planned Unit Development and Special Use Permit for a Gasoline Service Station for Thorntons Gas Station (2014-09)/Northwest Corner of East Algonquin Road and Compton Drive

Ms. Parkhurst reported Pearl Street Commercial has submitted a petition for the development of a Thorntons gas station and convenience store. The proposed gas station will be located at the northwest corner of Compton Drive and East Algonquin Road. This lot is located just east of the former Brunswick Zone and across the street from Mandille's Restaurant. The lot has been designated on the Comprehensive Plan as Planned Mixed-Use Predominately Commercial. The lot is currently vacant and zoned B-2. They would like to build a 4,400-square foot convenience store and gas station. A Final PUD and Special Use Permit are required for the new building and the gasoline service station. The gas station and convenience store are proposed to be a 24-hour operation. Thornton's has been very cooperative in working with staff to address comments. All comments from the Police Department and Algonquin Lake in the Hills Fire Protection District have already been addressed. It is also recommended for approval by the Planning and Zoning Commission. Representing Thortons this evening were Jode Ballard, Thorntons Senior Management of Development; Steve Schwartz, Pearl Street Commercial; Tony Rubino, Thorntons Real Estate Manager; Drew Zazofsky, Thorntons Development Project Manager; Ryan Swanson, ARC Design Resources; and Thomas Zanck, Attorney.

Lengthy discussion ensued focused on a few items with issues being the red color in the signage/trim for one, and the outdoor sales area that is proposed. President Schmitt started the

discussion by saying the red sample tiles and the color on the renderings of the project were not compatible. The color red was very bright, and all trustees present at this time agreed it should be a darker shade. Chairman Spella also stated he wants to see samples of the actual building materials before he votes on the plan. Mr. Ballard presented another type of sample and said he understood the darker color the village prefers. The second item for discussion was the Committee of the Whole not being pleased with the design of the outdoor sales area and screening. The Village Board is aware that propane for sale must be stored outside, but Mr. Schmitt emphasized the village maintains a level of appearance and added that products such as windshield washer fluid and firewood are not appealing outside the store and he would not vote to approve. The other Committee of the Whole members voiced the same concerns. When Mr. Smith was seated, he stated he understood that businesses like service stations are catering to people who are trying to get gas, grab some coffee or solvent and be on their way. He also said that eastbound Algonquin Road does not have a gas station until Schaumburg so he is in favor of moving this along for approval. Mr. Steven Schwartz, developer of the property, related that both he and Thortons want to build a top quality facility and will further discuss the suggestions being made by the village. They are willing to use arborvitae trees in addition to wrought iron fencing to screen the outdoor area. Mr. Ballard added that the facility will be "restaurant clean." Mr. Glogowski said he would accept the darker red trim and the outdoor sales area if screened and properly maintained. Ms. Sosine stated if Thorntons is thinking of having a Red Box DVD rental machine, it should be only inside the store. Toward the end of discussion, President Schmitt suggested if the list of required items that Ms. Parkhurst has written down during tonight's discussion can be worked out by the Village Board meeting of next week, the item can be advanced from the Committee of the Whole.

Chairman Spella requested a consensus to move this on to the Board and received it, but only if conditions are met by the November 4 meeting. Further discussion of this issue will be listed on the Board Agenda under the Committee of the Whole report.

AGENDA ITEM 3: General Administration

A. Consider Agreement with CallOne, Inc. to Provide Telecommunication Services for the Police Radio Microwave Conversion

Mr. Schloneger reported the cost of copper circuits has become uncontrollable in the past two years, with no ability to lock in rates. The current year-to-year increases are above 130 percent. In an effort to control this cost, we are proposing a microwave solution with a fixed cost over the 60-month contract term. There is no startup cost to this project. As the total annual price is beyond the spending authority of staff, it needs Village Board approval. Once this project is complete, the village would be saving \$330.56 monthly, is a savings of \$3,966.72 per year. Staff recommends approval of the five-year contract for the police radio microwave conversion with CallOne, Inc. with an annual contract price is \$41,507.64.

The Committee of the Whole consensus was to move this on to the Board for approval

B. Overview of Public Art Exhibit Called Ships Set Sail

Mr. Mason reported the Public Arts Commission has been working on several projects the past few months and provided the Committee with updates on these various programs. A new program the commission working on is to play off the theme of the Fox River with the goal of the program, "Ships

Set Sail.” The program would have around 20-30 the boats placed around downtown next summer to celebrate the Public Arts Commission’s ten-year anniversary and also serve as a draw to help get residents and visitors to “rediscover” downtown now that the Western Bypass is finished. Rather than organize the annual art displays at the local schools and businesses, the commission has been researching a temporary outdoor sculpture exhibit modeled after the “Cows on Parade” program Chicago and many other communities have been doing variations of in recent years. Though it’s not an exact fit, their choice is for a sailboat so that the sail could be used as a large canvas for artwork. A company in Chicago makes the molds, and staff has been researching how the pieces are fabricated and designed for installation.

The Committee of the Whole consensus was to allow the program to proceed.

AGENDA ITEM 4: Public Works & Safety

A. Consider Agreement with Corrective Asphalt Materials, Inc. to Apply Reclamite to New Pavements in Certain Subdivisions

Mr. Mitchard reported a maintenance plan to protect and preserve our better pavements by using preventative maintenance techniques to extend the useful life of the asphalt materials. He requests the reallocation of a portion of the unused \$320,000 in the Street Improvement Fund, slated for the construction of the police gun range, to be used to enter into a contract with Corrective Asphalt Materials (CAM, Inc.) to apply Reclamite to the new pavements in Copper Oaks, High Hill Farms, Dawson Mill, and the Highlands Subdivision (Golf Club of Illinois). In future budget years, we will be adding this product to our specifications for our asphalt project work and make this application part of the contractor’s responsibilities 30 days after the final surface is installed. This product is not dangerous to the environment.

The Committee of the Whole consensus was to move this on to the Board for approval.

AGENDA ITEM 5: Executive Session
Nothing to report.

AGENDA ITEM 6 Other Business
Nothing to report.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Spella adjourned the meeting of the Committee of the Whole at 9:11 p.m.

Submitted: Jerry Kautz, Village Clerk