



**Village of Algonquin
Committee of the Whole
Meeting Minutes
Held in the Village Board Room
November 22, 2016**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees Debby Sosine, Jerrold Glogowski, Bob Smith, Brian Dianis, Jim Steigert, and President Schmitt. A quorum was established.

Absent: John Spella

Staff Present: Tim Schloneger, Village Manager; Robert Mitchard, Public Works Director; Russ Farnum, Community Development Director; Andrew Warmus, Utilities Superintendent; and Kelly Cahill, Village Attorney. Deputy Village Clerk Michelle was also in attendance.

Chairman Sosine called the Committee of the Whole meeting to order at 7:30 p.m.

AGENDA ITEM 2: Audience Participation
None

AGENDA ITEM 3: Community Development

A. Consider Final PUD and Special Use Permit for Dunkin Donuts - 4029 West Algonquin Road

Mr. Farnum indicated Mr. Jayantilal Patel of Algonquin Real Estate, LLC as the petitioner and Patrick Boghra of Esand Properties, LLC as the property owner have submitted development plans for a proposed free standing Dunkin Donuts restaurant at 4059 W. Algonquin Road, Lot 2 of Square Barn Commercial Center. The Dunkin Donuts will include inside seating, a drive-through, and an outdoor seating area. The site is currently vacant and is 1.8 acres in size. The development will use about half the lot, the site is zoned B-2 PUD, Business, General Retail, Planned Unit Development and designated for Planned Mixed Use, Predominately Commercial on the Future Land Use Map. We were joined by Scott Richmond, representing the property owner and Vaishali Katyarmal project architect.

Staff concurs with the Planning and Zoning Commission and has worked with the architect and developer to resolve the concerns listed in Katie Parkhurst's memo. In addition, Trustee Steigert noticed, some of the building materials were inconsistent between the East and the North facade. Staff has worked with Studio Silver Architects to address his concerns. We now have a wrap around the building in the brick and the stone and the other exterior materials were addressed accordingly. Staff recommends approval of the Plat of Resubdivision, Final PUD, and Special Use Permit for Dunkin Donuts with the conditions outlined in the staff report and updated building elevation that was presented this evening.

Mr. Glogowski was concerned about traffic stacking. Mr. Farnum indicated that was addressed with the developer and changes were made to ensure traffic stacking would not occur.

Ms. Sosine questioned the hours of operation, she wanted to ensure it was not open 24 hours. It was confirmed, the business will be open 4:00 am – 9:00 pm, not 24 hours.

Mr. Smith asked; when they would be breaking ground? Ms. Vaishali Katyarma indicated it is too late this season, they are planning to break ground first thing in the spring.

It was the consensus of the Committee of the Whole to move this forward for Board approval.

AGENDA ITEM 4: General Administration

**A. Consider T-Mobile Prime Site Lease Amendments
Algonquin Cemetery (1091 Cary-Algonquin Road #822323)
Waste Water Treatment Facility (117 Wilbrandt Street #822325)**

Mr. Schloneger indicated these are extensions of our current lease agreements they include a one-time payment and some building escalators they are paying market rate and above market rate. We have good agreements in place. Therefore, staff is recommending approval.

It was the consensus of the Committee of the Whole to move this forward for Board approval.

AGENDA ITEM 5: Public Works & Safety

A. Consider the Purchase of Replacement Valves for the Primary Sludge Pumping Improvement Project at the WWTF

Mr. Mitchard presented a photo showing the five valves that need replacing, including the scumline valve and desert valves. Those valves need to be replaced with Rotork actuators on those valves. The intention is to control, this current manual system, through the SCADA system automatically. Ley & Associates is the sole provider of the needed valves. The amount to purchase the valves is \$30,964.00, which is over the amount allowed for a purchase without going out to bid. However, it is under the \$40,000.00 budgeted for this portion of the project. Staff's request is two-fold; because these valves can only be obtained by a sole-source, authorize the purchase of the valves without going out to bid and to issue a purchase order to Ley & Associates, Inc. of Rolling Meadows, IL in the amount of \$30,964 for the purchase of seven (7) DeZurik brand plug valves and Rotork brand valve actuators.

Mr. Dianis questions the reliability of the valves and the stability of the company. Mr. Warmus explained, after contacting the manufacturer of the valve he was told Ley & Associates are the sole provider of this valve in the mid-west. He also indicated these new valves line up with the current set-up and minimal, if any modifications will need to be done. Also, they have used the Rotork brand in the past and are very happy with its performance and their customer service.

Mr. Glogowski added, trying to find another manufacturer of a valve with the same footprint could be quite costly and it is quite common that the manufacturer limit distribution of their specialty products.

It was the consensus of the Committee of the Whole to move this forward for Board approval.

AGENDA ITEM 6: Executive Session
None

AGENDA ITEM 7: Other Business

Mr. Glogowski asked why Mia's Café was issued a demolition permit prior to having their liquor license approved. President Schmitt indicated, a building permit/demolition permit or opening a business is not contingent on having a liquor license.

Ms. Sosine expressed concern regarding the speed of traffic on Sandbloom at Compton, where recently a car went through a house. She believes a traffic study has not been done since the school has been built. Without a four way stop sign at that intersection, getting in and out of that subdivision is impossible. She would like something presented to the Board immediately to resolve this problem.

AGENDA ITEM 9: Adjournment

There being no further business, Ms. Sosine adjourned the Committee of the Whole meeting at 7:50 p.m.

Submitted: Michelle Weber, Deputy Village Clerk