

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
July 24, 2012

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Staff Members Present: William Ganek, Village Manager; Bob Mitchard, Public Works Director; Russ Farnum, Community Development Director; Michael Kumbera, Assistant to the Village Manager; Kelly Cahill, Village Attorney; Jerry Kautz, Village Clerk

Chairperson Smith called the meeting to order at 7:30 p.m. and established a quorum with all Committee members present.

AGENDA ITEM 2: Community Development

A. Special Use for Dental Office (2012-06)/Pinehurst Smile Center, 2182 Lake Cook Road (County Line Square)

Mr. Farnum reported Leonard Vihnanek has submitted a petition for a Special Use Permit for a dental office in the County Line Square development, specifically the Fitness Plaza building which is located at the northeast corner of Algonquin and Lake Cook Roads (in the building behind Mandile's Restaurant). The Village Board approved the final development plans for the Fitness Plaza retail center in 2008. The proposed tenant space is at 2182 Lake Cook Road, located in the same building as Cardinal Fitness. (This address has been updated by the building department since the Planning and Zoning Commission meeting.) One open tenant space will remain in the building. Mr. Vihnanek said all medical waste will be locked and contained and will be removed by a private waste service every one to two months.

Following discussion, consensus of the Committee of the Whole was to move forward to the Board for approval.

B. Final PUD Extension (2008-05)/ RSR Warehouse/Offices, East Side of Boyer Road, South of Corporate Parkway in the Village.

Mr. Farnum reported Mr. Brian Ritter of RSR Associates LLC has submitted a request for a five-year extension to the final planned development (PUD) for RSR Warehouse. This building will be located within the Algonquin Corporate Campus, on a 5-acre piece of property on the east side of Boyer Road, due south of Advantage Moving and Storage. The subject property is zoned B-P (business park) PUD. The Village Board originally approved the final plat and PUD in the summer of 2008. The developer subsequently requested and received a two-year extension

from the Village Board in 2010 that is set to expire this August. Ordinance 2010-O-20 granted the PUD extension, and the developer has complied with a condition that required removal of the former Baptist church monument sign on the property. The proposed industrial warehouse building will be 56,500 square feet and consist of multiple tenant spaces with offices. The petitioner owns Advantage Moving and Storage, which has plans to expand its operation given an improved economic climate and would potentially occupy a portion of the new building.

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

AGENDA ITEM 3: General Administration

No items to discuss.

AGENDA ITEM 4: Public Works & Safety

A. Algonquin Western Bypass Agreements:

Mr. Ganek explained that the following agenda items pertain to the construction of the Western Bypass and are the last of the documents required by the Village:

- (1) Intergovernmental Agreement with McHenry County Conservation District and Illinois Department of Transportation (Land Exchange and Acquisition)

Mr. Ganek reported this is a three-party intergovernmental agreement between the Village, the McHenry County Conservation District, and the Illinois Department of Transportation for the exchange of property necessary for construction of the Algonquin Western Bypass.

Consensus of the Committee of the Whole was to move forward to the Board for approval.

- (2) Intergovernmental Agreement with McHenry County Conservation District for Indemnification of District Multi-Use Trail on Village Property and Maintenance Agreement (Exhibit A)

Mr. Ganek reported this is the two-party intergovernmental agreement between the Village and the McHenry County Conservation District providing the Village indemnification from the District for the extension of their regional multi-use trail onto Village property. Exhibit A to this agreement is a maintenance agreement allowing the Village to maintain a remnant strip of land between the Algonquin bypass corridor owned by the Illinois Department of Transportation and the District regional bike trail.

Consensus of the Committee of the Whole was to move forward to the Board for approval.

- (3) Approval of Quit Claim Deed for Conveyance of Property and Temporary Easement to Illinois Department of Transportation (Huntington Drive)

Mr. Ganek reported this is a Quit Claim Deed conveying a 0.068-acre parcel of land located near the existing intersection of Main Street and Huntington Drive to the Illinois Department of Transportation. In addition, there is a temporary construction easement along Huntington

to allow for the reconstruction of the lower part of Huntington Drive and reconstruction of the associated retaining walls. In exchange for the conveyance of the land and the easement, the Village will receive \$8,500.

Consensus of the Committee of the Whole was to move forward to the Board for approval.

(4) Consider Ordinance Prohibiting the Use of Potable Water Supply Wells Within Certain Property in the Village

Mr. Ganek reported the proposed ordinance prohibits the use of potable water supply wells within the area outlined on the exhibit. This ordinance is required due to contamination in the groundwater apparently caused by previous conditions on the Toastmaster property. Since the source of contamination has been removed by the remediation on the Toastmaster property, there is no more pollution source migrating into the groundwater. Environmentalists have determined that, with the elimination of the pollution source in the soil, the groundwater contamination in this defined area will eventually be eliminated. Passage of this ordinance prohibiting groundwater wells will allow the Village and the Conservation District to secure a “No Further Remediation” (NFR) letter following the Illinois Department of Transportation’s completion of their remediation verification tests.

Consensus of the Committee of the Whole was to move forward to the Board for approval.

AGENDA ITEM 5: Executive Session
No items to discuss.

AGENDA ITEM 6: Other Business
No items to discuss.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Smith adjourned the meeting of the Committee of the Whole at 7:48 p.m.

Submitted: Jerry Kautz, Village Clerk