

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
May 22, 2007

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson – Trustee Steigert; Trustees Glogowski, Smith, Sosine, Spella; and President Schmitt

Absent: Trustee Dianis

Staff Members Present: William Ganek, Village Manager; Jeffrey Mihelich, Assistant Village Manager; Katherine Thornton, Senior Planner; Kelly Cahill, Village Attorney; Mark Wrzeszcz, Christopher Burke Engineering.

AGENDA ITEM 2: Community Development

A. Aspen Village – 2007-01

Ms. Thornton presented an overview of the residential portion of the Galleria project. The entire development includes 80 acres with a total of 105 single-family residential units and 120 rowhomes. Highlights included the donation of a park to the Village, a private drive to accommodate District 300 buses, a traffic calming device on Stonegate, and bike connections. In addition, the petitioner has agreed to name one of the streets within the development Donner Drive.

Trustees Glogowski and Smith asked for clarification on the landscape berm, Association responsibilities, and the water supply.

There was a discussion regarding the density of the project. Trustee Sosine recommended a reconfiguration of the townhomes and guest parking, to which the project architect noted concern eliminating the carefully planned design. The Committee concurred that the planned design would be sufficient with a change made for one-way traffic for the guest parking area.

Trustee Sosine recommended that the Homeowner's Association be responsible for upkeep of the landscape islands within the cul-de-sacs.

President Schmitt suggested that Stonegate be narrowed to 28 feet in an effort to help reduce speed. The Village Engineer felt that there could be better designs to serve as traffic calming.

Trustee Steigert asked that a condition be made to ensure that any future home additions be sympathetic to the existing materials to maintain the quality of the development. He also recommended that consideration be given requiring the petitioner to relocate when possible any viable trees that need to be removed during construction.

It was the consensus of the Committee of the Whole to move the Final Planned Development to the Village Board.

It was the consensus of the Committee of the Whole to move the Final Plat of Subdivision with the conditions suggested by the Committee regarding adding traffic calming devices, relocation of the trees, home additions, and one-way traffic from the guest parking area to the Village Board.

B. Woodscreek Shopping Center Lot 3

Ms. Thornton gave a brief overview of the petition for a Final PUD and Special Use Permit for a drive-through for Lot 3 in the Woodscreek Shopping Center. The proposed architecture will replicate the existing buildings adjacent to the site. The petitioner has revised the site plan to comply with requested traffic flow changes. The Planning and Zoning Commission recommended approval of the petition on May 14, 2007.

President Schmitt noted concern with the lack of information available on the proposed landscape and insufficient buffer between the outlots. He recommended increasing the buffer from ten feet to twenty feet. The discussion continued in an attempt to establish space for additional landscape. The Committee concurred that one-way traffic flow and minor alterations to the plan will allow for some additional landscape to be added to the buffer.

Trustee Smith requested that a condition be made limiting delivery times so they do not interfere with peak customer times.

Trustee Sosine suggested that a condition be made requiring the petitioner to provide recycling receptacles.

The Trustees concurred to move the petition for Woodscreek Shopping Center to the Village Board with the conditions made for the petitioner to provide recycling receptacles, submit detailed landscape plans prior to the Board meeting, and increase the landscape buffer as much as possible. President Schmitt voted against approving the petition as presented due to his concerns regarding the landscape buffer.

C. Medical Marts – 2007-08

Ms. Thornton presented the petition for a Special Use Permit for a medical office located within the Meijer Store at 400 South Randall Road. On May 14, 2007, the Planning and Zoning Commission considered the petition and recommended 5-1 approval for the request.

Trustee Glogowski and Spella noted concern with a medical facility inside a store with grocery sales combining potential contaminants from patients of the medical office with shopping. Trustee Spella suggested a separate entrance. Trustee Glogowski asked for a commentary from the Board of Health. The petitioner noted that all possible precautions will be provided.

Trustee Smith noted that this will bring an additional benefit to the community.

Clarifications were made on disposal of medical products, services offered, and facility restrooms.

It was the consensus of the Committee members to forward the request for a Medical Marts to be located within the existing Meijer Store to the Village Board. Trustees Glogowski and Spella voted against the petition for the reasons noted in the discussion.

AGENDA ITEM 3: General Administration

None

AGENDA ITEM 4: Public Works & Safety

None

AGENDA ITEM 5: Other Business

None

AGENDA ITEM 6: Adjournment

There being no further business, the meeting was adjourned at 9:15pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Susan Witte".

Susan Witte
Recording Secretary