

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
August 14, 2007

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Trustees Sosine and Spella

Staff Members Present: William Ganek, Village Manager; Jeff Mihelich, Assistant Village Manager; Bob Mitchard, Public Works Director; Jack Walde, Finance Director; Katherine Thornton, Senior Planner; Ben Mason, Planner; Mike Kerr, Village Engineer; Mike Hoffman, Teska Associates; and Kelly Cahill, Village Attorney

AGENDA ITEM 2: Community Development

A. Oakridge Court – Annexation, Zoning Upon Annexation, Preliminary Planned Unit Development, Final Planned Unit Development, and Final Plat of Subdivision.

Jeff Mihelich presented an overview of the Oakridge Court development including the petition request, road improvements, architecture, pedestrian amenities, public art additions, and annexation agreement. The Planning and Zoning Commission and staff recommended the plan for approval.

Chairman Smith inquired about the traffic flow on the frontage road system. Mr. Mihelich explained that the frontage road system will be full access from Algonquin Road south to County Line Road. This development will help with the traffic confusion within the Wal-Mart site.

Trustee Steigert commented on the exceptional quality of the architecture.

Trustee Glogowski commented on the traffic issues and the expansion to Randall Road. Trustee Glogowski inquired about the tenants within the development. Mr. Tim Schwartz, the developer, stated they have signed letters of intent or contracts with the following tenants: JC Penney, David's Bridal, Kay Jewelry, Sally Beauty Products, Discovery, Toys R Us/Babies R Us, TJ Maxx and Binny's Beverage Depot. They have not started marketing the smaller store spaces.

Trustee Dianis noted some concern with traffic generation and suggested that when the outlots develop, he would like to see the corner of Harnish and Randall Road have some open space. He does not want to see a building blocking any site lines. Mr. Mihelich stated that the Village will

work with the County to time the traffic signals to help facilitate traffic movements. Also, the outlots will come back in for approval.

President Schmitt inquired when the work to Randall Road will begin, due to the construction on Algonquin Road as well. Mr. Schwartz stated paving on Randall should begin in April 2008. He stated the goal is to have the road improvements done before the shopping center opens.

The consensus of the Committee of the Whole was this is a positive development for Algonquin, and unanimously recommended that the Annexation, Zoning Upon Annexation, Final Plat of Subdivision, Preliminary and Final Planned Unit Development, and Annexation Agreement for Oakridge Court be forwarded to the Village Board for consideration.

B. East Bank of the Fox River Land Use Opportunities Plan

Jeff Mihelich presented an overview of the East Bank Plan. His PowerPoint presentation included the study area, the reasons for studying the neighborhood in transition, traffic circulation, tree preservation, neighborhood character, and the challenges facing the area. The presentation also showed examples of buildings proposed for various land uses.

Mike Hoffman, Teska Associates, walked the Committee through the concept plan. He explained the thought process for each component of the plan relating to pedestrian circulation with a bike path extension and river walk; and auto circulation including the construction of Short Street from Highland Avenue to North River Road. Land use areas were evaluated to respect the current character of the area. Mixed use along Route 62 would include 2-3 story buildings with a commercial on the first floor and office or residential above. The Fox River frontage would include a restaurant use and open space area providing access to the river. Short Street would be lined with single family homes near Highland Ave and transition to rowhomes along N. River Road. The Cottage area should remain as is and not redeveloped in order to preserve the character of the area and trees.

Mr. Hoffman showed the Committee a computer generated "fly over" of the area showing what the proposed uses would look like when redeveloped. This also highlighted the steep slopes of the area.

Chairman Smith stated his concern with the steep grade of the proposed Short Street with it ending at the River. Mike Kerr explained that the maximum recommended slope for a street is 12%. Short Street could be constructed with a slope of 10-11%, with a flat area at the intersection of Short and N. River. Mr. Bob Mitchard informed the Committee that Hanson Road has a 10-11% slope and Huntington Drive has a slope of 8-10%. Public Works makes the steep hills in the Village a priority for snow and ice removal.

Chairman Smith inquired if residents were involved in the creation of this plan. Mr. Mihelich explained that staff worked with Teska Associates to create the plan to show the Committee first. After receiving feed back from the Committee that the Plan is acceptable, then as developers are interested in the area, public hearings will be held.

Trustee Glogowski stated constructing Short Street is a good idea, however he does not feel every parcel of land needs to be developed. Preserving open space along the River would be preferred. He reminded everyone that North River Road is designated as a Scenic Drive by McHenry County.

President Schmitt felt the plan is a good concept to show developers what the Village desires in this area.

Trustee Steigert stated the plan is viable and the pedestrian crossing under the bridge is a good idea.

Trustee Dianis stated the density of the rowhomes will benefit the Downtown. The Short Street connection provides another access to Hubbard Street which is beneficial.

Carl Swanson, resident at 1901 N. River Road, stated that he feels it is good the Village is taking a look at this area and that more open space or park land along the River would be a good idea.

The general consensus of the Committee of the Whole was the concept plan is acceptable and can be shared with developers.

C. 1841 North River Road concept subdivision plan

Mr. Greg Pantos provided a presentation of the proposed 14 lot single family development at 1841 N. River Road. He showed pictures of the site as it exists today with a single family home and old metal building and unmanaged woods. The developer wishes to clean up the site and construct a new development with 14 upscale homes. The developer will run sanitary sewer to the site. Tree loss would be minimal and trees would be replaced around the new homes.

Mr. Jeff Mihelich explained to the Committee that this is only a concept plan and staff has not conducted a complete review of the plans. Staff concerns are the steep slopes and the tree loss that would occur with the proposed development. Staff recommends decreasing the number of homes, clustering them in the current vicinity of the metal building and preserving the remainder of the property. The extension of the sewer main would be a benefit to other property owners on North River Road. Mr. Mitchard explained the type of sanitary force main that would be extended by the developer.

During the discussion that occurred the following issues were raised by the Committee: tree preservation is very important to the Village, traffic generation on North River Road will be a concern, reducing the number of homes and clustering the houses together is preferred.

Carl Swanson, 1901 North River Road, stated he has several concerns with the proposed development, including: stormwater drainage, impact to wildlife, environmental studies need to be conducted to see what was dumped on the site, right-of-way issues on North River Road, no need to extend the sewer main, fire safety, and preserving the character of the area. He requested the developer be required to strictly follow all Village codes and ordinances.

Al Gafka, 1843 North River Road, stated he is concerned with drainage and environmental hazards on the site.

The consensus of the Committee was a development may be acceptable; however several items will have to be addressed including drainage, density, traffic, and trees.

AGENDA ITEM 3: General Administration

A. Consider Public Event Permit for the "Taste of Saint Margaret Mary"

Mr. Bill Ganek stated that St. Margaret Mary has requested a public event permit for a one day event in late August. All Village departments have reviewed the permit application and do not have concerns with the event.

The Committee of the Whole recommended unanimously that the public event permit be forwarded to the Village Board for consideration.

B. Consider Budget Amendment for Fiscal Year Ending April 30, 2007

Mr. Ganek stated as part of the review by the auditors a few budget amendments are suggested which will still keep the budget balanced. Mr. Jack Walde explained due to unplanned events, expenses occurred previous to insurance payments received.

The Committee of the Whole recommended unanimously that the budget amendment request be forwarded to the Village Board for consideration.

C. Consider Ordinances Abating a Portion of Property Taxes Levied for 2007

Mr. Ganek stated that other funding sources are available; therefore abatement of property taxes for next year makes sense.

The Committee of the Whole recommended unanimously that the consideration of ordinances abating a portion of property taxes levied for 2007 be forwarded to the Village Board for consideration.

D. Consider Ordinance Amending Chapter 33, Liquor Control and Liquor Licensing Regarding Partnership Transfer and Number of Licenses Issued

Mr. Ganek presented the proposed changes to the liquor code relating to partnerships for businesses. Also the need to add an additional B and C class liquor license.

The Committee of the Whole recommended unanimously that the consideration of the ordinance amending Chapter 33 be forwarded to the Village Board for consideration.

AGENDA ITEM 4: Public Works & Safety

A. Consider Bid for Site Paving for Wastewater Treatment Plant Phase 6 Expansion

Mr. Ganek presented the bid for paving be awarded to Champion Paving Corporation since they were the lowest bidder. The site will be paved this year.

Trustee Dianis inquired if the Village has worked with this contractor previously. Mr. Mitchard stated that the Village has not, however IHC has worked with them before.

The Committee of the Whole recommended unanimously that the Bid for Site Paving be forwarded to the Village Board for consideration.

AGENDA ITEM 5: Executive Session

None necessary

AGENDA ITEM 6: Other business

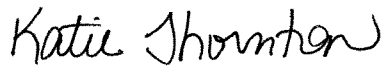
President Schmitt reminded everyone about the press conference on Friday morning at Cornish Park to discuss transportation funding.

Trustee Dianis thanked Sara Stefan for all her efforts with National Night Out. The event was well attended and well received by the residents. Chairman Smith also thanked the public works department for all their assistance with the event.

AGENDA ITEM 7: Adjournment

There being no further business, Chairman Smith adjourned the meeting of the Committee of the Whole at 9:20 pm.

Respectfully Submitted,



Katie Thornton, Recording Secretary