

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
September 25, 2007

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Staff Members Present: William Ganek, Village Manager; Jeff Mihelich, Assistant Village Manager; Jenna Kollings, Assistant Village Manager; Ben Mason, Planner; Jack Walde, Finance Director; Sgt. Wade Merritt, Strategic Traffic Sergeant; and Kelly Cahill, Village Attorney

AGENDA ITEM 2: Community Development

A. Algonquin Shopping Center (2007-04) – Final Plat of Subdivision and Preliminary and Final PUD

Mr. Mason presented the petition from Commercial Management Company for a Final Plat of Subdivision and Preliminary and Final PUD for the property located at the southwest corner of Algonquin and Hanson Roads. They propose to construct three multi-tenant commercial buildings on the 3.14 acre parcel. The Planning and Zoning Commission recommend approval of the updated request.

Mr. Glogowski asked about traffic, specifically Table 3 of the packet, and is concerned by the numbers. He also asked if they could put access to the property from eastbound Algonquin Road. Mr. Mihelich stated that the traffic study showed the intersection of Algonquin and Hanson Roads as a level A, as compared to Algonquin and Randall Roads which is a level D. Also, McHenry County does not want direct access to the property from eastbound Algonquin Road.

Mr. Glogowski then asked how the vault water retention system functions. Mr. Mihelich summarized how the system works, and emphasized that this system needs to be built correctly the first time in order to prevent failure, adding that the Village Engineer is confident in the system but would like the Village to monitor this construction closely.

Mr. Glogowski inquired about what the residents behind the center will be looking at when they look at the back of the buildings. Mr. Mihelich stated that first floor residents will see mostly landscaping and a board on board fence, but will also see a minimal amount of the brick on the structures. Second floor residents will see a pitched and shingled roof, similar to looking at another house.

Mr. Glogowski expressed concerns about hours of operation for the center and asked what types of businesses are to be expected that will need to be open till 1:00am on Fridays and Saturdays. Mr. Ozgar Ozar of the Commercial Management Company stated that they do not have any tenants yet and do not know what type there will be. However, time frames can be reconsidered as tenants are chosen. Mr. Mihelich added that condition number 17 in the packet addresses what types of businesses are prohibited, and condition number 18 states the Village has the right to change the closing time for any tenants that negatively impact the residents next to the center.

Mr. Smith asked, in regards to truck deliveries, if the Village can specify delivery times for the tenants. Mr. Mason stated that item number 12 in the packet limits deliveries to off peak hours and that the Village has the right to limit delivery times in the future if needed. Mr. Smith asked what size trucks the property can accommodate, particularly in the rear of the buildings. He also is concerned with morning traffic issues when trucks turn left from the property heading north on Hanson Road. Mr. Jeff Steele, the petitioner's engineer, stated the property has been laid out to accommodate 18 wheelers. Mr. Mihelich added that restricting delivery times should alleviate any congestion problems in the morning, and that the best times for deliveries are between 2:00 and 4:00pm. The Committee agreed to prohibit delivery hours between midnight and six a.m.

Mr. Dianis asked how far the fence and the trash enclosures will be from residential property lines. Mr. Mihelich stated the fence will be 1 ft off the property line and the enclosures will be 15 ft back. Mr. Dianis then asked who will be responsible for maintaining the fence. Mr. Mihelich said the commercial property owner is responsible.

Ms. Sosine asked if the left turn lane into the shopping center continues all the way through to Rt. 62. Mr. Mihelich stated that there is a turn lane separation at the commercial entrance but additional signage could be added to clarify.

Mr. Glogowski asked with the size of the trucks that will be making deliveries, it will be difficult for them to turn northbound onto Hanson Road from the property, would they be allowed to turn right. Mr. Ganek stated that southbound Hanson Road is a truck route.

All committee members stated their satisfaction with the architecture and landscaping of this project.

The Committee of the Whole recommended unanimously that the Algonquin Shopping Center Final Plat of Subdivision and Preliminary and Final PUD be forwarded to the Village Board for consideration.

AGENDA ITEM 3: General Administration

A. Consider Resolution to Determine the Funds to be Levied for 2007 Real Estate taxes.

Mr. Ganek presented the request to consider the draft resolution for the 2007 Property Tax Levy. He pointed out that there will be an 8.5% increase, and that there will be a public Truth-in-Taxation hearing requested to be held on November 6, 2007.

The Committee of the Whole recommended unanimously that the Draft Resolution to Determine the Amount of Funds to Be Levied for the 2007 Tax Year be forwarded to the Village Board for consideration.

B. Public Event Permit Requests

Ms. Kollings presented a brief summary of events that have been requested by businesses and organizations, as outlined in the handout given to the committee. It was noted that Algonquin Commons will be holding Trick or Treating again this year on October 28, 2007, and permit approval is not required for this function.

Mr. Dianis asked in regards to the Neubert PTO event, if the hayrides will be horse drawn or mechanical. Ms. Camille Ziemann, Neubert Elementary School Representative, stated that they will be pulled by a tractor. Mr. Dianis then asked if the route chosen is wide enough for them to turn around. Ms. Ziemann stated yes.

The Committee of the Whole recommended unanimously that the Public Event Permit Requests be forwarded to the Village Board for consideration.

C. Consider Extension to the Comcast Franchise Agreement

Ms. Kollings summarized an ordinance that requests an extension of the Comcast Franchise Agreement from October 2, 2007 to March 15, 2008. This extension would give Comcast the necessary time to decide whether they are going to continue the current franchise agreement, or defer to the new state legislation as summarized in the handout.

The Committee of the Whole recommended unanimously that the Extension to the Comcast Franchise Agreement be forwarded to the Village Board for consideration.

AGENDA ITEM 4: Public Works & Safety

No items to discuss.

AGENDA ITEM 5: Executive Session

None necessary.

AGENDA ITEM 6: Other business

Mr. Ganek asked the Committee to take note of the date for the first Village Board meeting of 2008. Being that it falls on January 1, 2008, he requested that it be moved back one week to January 8, 2008 following the Committee of the Whole meeting. The Committee was in agreement.

AGENDA ITEM 7: Adjournment

There being no further business, Chairman Spella adjourned the meeting of the Committee of the Whole at 8:10 pm.

Respectfully Submitted,

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

Susan Morgan, Recording Secretary