

VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE  
Meeting Minutes  
Algonquin Village Hall Board Room  
September 24, 2013

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

Present: Trustees Debby Sosine, Jerry Glogowski, Jim Steigert, Brian Dianis, Bob Smith, and President John Schmitt

Absent: Trustee John Spella

Staff Members Present: Tim Schloneger, Village Manager; Russ Farnum, Community Development Director; Bob Mitchard, Public Works Director; Jack Walde, Finance Director; Todd Walker, Human Resources Director, John Bucci, Deputy Police Chief; Katie Parkhurst and Ben Mason, Senior Planners; and Andrez Beltran, Intern. Kelly Cahill, Village Attorney, and Jerry Kautz, Village Clerk, were also in attendance.

In the absence of Chairperson Spella, Trustee Sosine called the meeting to order at 7:30 p.m. and announced those in attendance.

**AGENDA ITEM 2:** Community Development

- A. Special Use for Medical Office (2013/12), Natural Expressions Naprapathy, 270 Stonegate Road (multi-tenant commercial building north of Life Time Fitness, next to Animal Care Clinic)

Ms. Parkhurst reported Nina Pregont, D.N., has submitted a petition for a Special Use Permit for a medical office. The office will be located at 270 Stonegate Road, at the southeast corner of Stonegate Road and Rolls Drive (the multi-tenant commercial building just north of Life Time Fitness, next to Animal Care Clinic). The Village Board approved the final development plan for phase II, the second building on the Animal Care Clinic lot, in 2002. The proposed tenant space is a middle unit in the building. The Natural Expressions Naprapathy and Wellness office treats patients whose health problems are associated with the body's joints, muscles, and ligaments. Naprapaths' approach to health care is holistic, emphasizing the patient's overall health and wellness. This includes exercise, diet, rest, environment, and heredity. Services are provided by natural, drugless, nonsurgical health treatments, relying on the body's inherent recuperative functions. Treatments are performed through various manipulative therapies and natural dietary supplements. Dr. Nina Pregont graduated from the National College of Naprapathic Medicine in Chicago. For the first year of business, Dr. Pregont will be the sole employee. Once business has developed, an office assistant will be hired. Hours of operation will be appointment based and varied. There will be no medical waste.

Following discussion it was the consensus of the Committee of the Whole to move this item on to the Board for approval.

B. Special Use for Medical Offices (2013/13), Algonquin Business Center, 1100-1154 North Main Street (north of Arrowhead Subdivision)

Ms. Parkhurst reported the owner of Algonquin Business Center, Mr. Fuhler, has submitted a petition for a Special Use Permit to allow medical offices in the development. The Algonquin Business Center is located at 1100-1154 North Main Street (north of the Arrowhead Subdivision). The Village Board annexed and approved the final development plan for the Algonquin Business Center in April 1997. A variety of tenants occupy the center, the most recent being Niequist Chiropractic, a medical office. Staff requested that Niequist Chiropractic obtain a special use permit for their tenant space, per village code that requires all medical offices have a special use permit. After speaking with the center owner and seeing the existing medical tenants in the development, staff suggested applying for a blanket special use permit that would allow for medical offices anywhere in the development at any time. Mr. Fuhler has agreed to bring his development into conformance with village standards and is requesting a special use permit for the entire center to allow for medical offices. The center is comprised of 20,678 square feet in two buildings. There are several medical use tenants existing in the development who have been there for quite some time. The existing medical tenants moved in without obtaining a special use permit. Therefore, a blanket special use permit will now bring all the medical office uses into compliance with village code. There are a sufficient number of parking spaces within the development to accommodate the mix of tenants.

The Algonquin Business Center is zoned B-2. The property to the north is zoned I-2 (Meyer Materials and the Western Bypass), the property to the east is zoned R-1 (Algonquin Cemetery), the property to the south is zoned R-5 and B-2 (Arrowhead Apartments and former Niequist office), and the property to the west is zoned R-2 (Arrowhead Subdivision). Medical office is appropriate in the Algonquin Business Center as the majority of the tenants are service oriented, not retail. This center is not located in a main retail corridor of the village. To allow for a mix of tenants ranging from retail to service to medical is appropriate for this location.

It was the consensus to move along to the Board for approval.

C. River Ridge Estates (2013-06)/North River Road, Annexation, Rezoning to R-1 PUD and Preliminary Plat/PUD for 25 Single-Family Home Lots on 26 Acres

Mr. Farnum reported AK Group has made substantial improvements in addressing the village's questions and concerns with this proposal. These include the following:

1. AK Group has reached an agreement with Prairie Path regarding the utility access and street connection issues, which the Board recently approved in conjunction with an amended Prairie Path annexation agreement and revised PUD;
2. AK Group has switched phasing of the project to better address the utility extension timing, street connection, and construction phasing issues;
3. AK Group and village staff have reached an agreement on utility timing and phasing issues, as well as providing for "upsizing" of the water main in Phase 1 from an 8-inch main to a 12-inch main. This will service an eventual "north end" river crossing that is outlined in the

Water System Master Plan;

4. The annexation agreement has been drafted and revised to nearly fully implement all of the mutual understandings and requirements outlined with this project, with only some minor edits and revisions remaining to galvanize the understandings.

This project will now be fully serviced with public utilities and an interconnected street network. These improvements benefit the village by providing a relief network to traffic on River Road and future major water main connection to improve the Village water system in accordance with the Master Plan. This project preserves and improves both the wooded bluffs and the highly visible riverfront along River Road, and those improvements will also stabilize the roadway to prevent further erosion and collapse toward the river. Also, this project complies with the Village Comprehensive Plan in terms of land use and fulfilling the village's vision for that area, which includes large homes on large lots, tucked into the wooded hillside. During discussion, it was noted the developer gained easements to allow extra drainage of the pond that will alleviate flooding across North River Road. Board members praised the AK Group and village staff for their efforts in coming to this agreement.

It was the consensus to move along to the Board for approval.

#### AGENDA ITEM 3: General Administration

##### A. Consider Ordinance Amending Chapter 16, Cemeteries, to Disallow Monument Pictures

Mr. Schloneger reported the village recently had a couple of requests from families to put photographs on monuments at the cemetery, and we feel a restriction on this practice should be codified. Damage inevitably occurs to these photographs through normal maintenance practices, and the village would then be responsible to repair said damages if so requested by the family. Also, there currently there are no monument photographs at the cemetery, and this restriction would keep uniformity in its appearance. Because a municipal grave is a nonpublic forum, any restrictions only need to be "viewpoint neutral" and "reasonable." Restricting photographic images on permanent grave sites does not attempt to restrict a certain viewpoint, and one of the reasons behind the ordinance is to "maintain a uniform appearance and aesthetically pleasing environment in the Cemetery."

Following discussion, it was the consensus to pass this on to the Board for approval.

##### B. Consider Resolution Determining the Amount of Funds to be Levied for 2013 Real Estate Taxes (same as previous year)

Treasurer Jack Walde reported the 2013 Tax Levy is \$5,481,000. This amount is the same as the 2012 tax levy. The Truth in Taxation benchmark for hearing purposes is 105 percent of the comparable 2012 tax extensions. This proposed levy is less than 100 percent of last year's extensions. As a result, there is no requirement for a public hearing under the Truth in Taxation Statute. As a matter of information, staff believes that Equalized Assessed Valuation ("EAV") in the village will decrease again this year. The estimate of EAV for 2013 is \$810,000,000, which is 8.7 percent less than last year and approximately the same percentage reduction as last year. The

estimate includes reassessments of existing property (primarily residential and commercial properties) with a limited amount of new growth. The assessors in each county use a three-year history of property values, including sales experience, in determining the reassessment or current valuation. That history reflects three years of declining selling prices which caused us to predict another year with a decrease. The estimated tax rate for 2013 would be .677 per \$100 of EAV, with the increase attributed to the decline in property values.

Following Mr. Walde's comments the Committee of the Whole consensus was to approve at the next Board meeting.

C. Discussion of Art on the Fox Sponsorship Opportunities

Mr. Mason reported the event consultant, Julie Farris of JMF Events, who is working with the Arts Commission to organize Art on the Fox, is in attendance tonight. This item was discussed at the last Committee of the Whole meeting. Since then, staff has met with Ms. Farris to discuss details of her proposal. Ms. Farris then addressed the Committee saying the date for Art on the Fox will be June 14 and 15 next year, with 40 artists as a target. One large sign would list all sponsors with the large ones on top to smaller on the bottom. She said the high end would be \$5,000 down to \$1,000. She also said sponsors would have the ability to have small booths but no large signage. When asked if there could be more sponsor booths than artists, Ms. Farris replied this would not happen. Artist prize awards will range from \$500 to \$1500 as this should attract more high quality artists. When asked, Mr. Mason stated this event would be self-funded, including the consultant fees. Sponsorship will enhance more advertisements and will expand the festival. Since this will not be a 501C3 event, the first year funds will be considered general revenue. Sponsors would have to list as a normal business expense.

The members of the Committee of the Whole thanked staff for their work on this project and gave consensus to move forward for approval.

AGENDA ITEM 4: Public Works & Safety

A. Consider Rejecting Bids and Waiving Bidding for the Riverfront Park Arbor Project

Mr. Mitchard reported that all bids for this project came in well over the estimates, the lowest being \$115,000. The village engineer found there were qualified contractors that were not aware of the bid letting and that one of them submitted a quote of \$38,300 which is within budget. The village attorney recommends rejecting all submitted bids, waiving the bidding requirement for this project, and awarding the contract to Ruffolo Inc. of Indian Creek, Illinois, in the amount of \$38,800. It was noted that this contract would include demolition and removal of the old arbor in addition to erecting a new steel arbor.

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

AGENDA ITEM 5: Executive Session

Executive Session: Moved by Schmitt, seconded by Dianis, to recess into executive session to discuss the Collective Bargaining Agreement with MAP. Roll call vote: voting aye – Sosine, Steigert, Glogowski, Dianis, Smith, Schmitt. Motion carried: 6-aye, 0-nays, 1-absent at 8:45 p.m.

Reconvene and Report: Moved by Schmitt, seconded by Steigert, to reconvene the Committee of the Whole. Roll call vote: voting aye – Sosine, Steigert, Glogowski, Dianis, Smith, Schmitt. Motion carried: 6-aye, 0-nays, 1-absent at 9:28 p.m.

The Committee of the Whole was in discussion about collective bargaining with nothing to report in open session at this time.

AGENDA ITEM 6: Other Business

1. The “Algonquin Way” Presentation was postponed to a future date

AGENDA ITEM 8: Adjournment

There being no further business, Temporary Chairperson Sosine adjourned the meeting of the Committee of the Whole at 9:32 p.m.

Submitted: Jerry Kautz, Village Clerk