

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
November 27, 2007

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Staff Members Present: William Ganek, Village Manager; Jeff Mihelich, Assistant Village Manager; Katie Parkhurst, Senior Planner; Bob Mitchard, Public Works Director; Kelly Cahill, Village Attorney

AGENDA ITEM 2: Community Development

A. Rothbart Building 3—Final PUD

Mrs. Parkhurst gave an overview of the proposed 28,680 square foot industrial shopping center building. The project is located within the first phase of the Algonquin Corporate Campus at the northwest corner of Corporate Parkway and Millbrook Drive. The building will be constructed with precast panels and have brick entryways.

Mr. Dianis expressed concern with too many parking spaces on the site. Mr. Mihelich explained that it is important to have enough parking spaces to allow for flexibility of tenants. Also, due to the nature of the building, there will be retail space, warehouse and office space, so parking needs to accommodate employees and customers.

Mr. Glogowski commented on the building and site plan is very well done. He agrees with staff and consultants that additional landscaping on the north side of the site is necessary to screen the residential property. He inquired about truck traffic accessing the rear of the building. Mr. Gary Rothbart, developer, explained that semi-trucks would not be used; rather the delivery vehicles would be box trucks.

Mr. Smith also expressed concern about semi-truck traffic. Mr. Rothbart explained that there are no depressed docks, therefore unloading a semi-truck would be challenging. All the tenants going into this building will be aware of the size of trucks that can be accommodated. Mr. Smith inquired if any tenants have been identified for this building yet. Mr. Rothbart stated they have not marketed the building yet.

With no other comments or questions there was consensus from the Committee of the Whole to move this project to the Village Board.

B. Waterford of Algonquin Affordable Housing Condominium Building-Final PUD

Mrs. Parkhurst gave an overview of the proposed 18-unit age-restricted, affordable housing condominium building. The building will be three-stories and constructed with the design, building materials and colors all to compliment the townhomes within the same development.

Mr. Glogowski inquired about the actual price for the affordable units. Mr. Mihelich explained that the price is determined by State law based on many factors and this price is recalculated yearly. The developer will work with our Village Attorney to ensure the pricing is appropriate to meet State requirements for affordable housing.

Mr. Glogowski inquired if there will be a Home Owners Association for this building or would it be part of the entire subdivision. Mr. Todd Bundrant, developer, stated there will be a separate association for this building. The association would be responsible for the maintenance of the building, parking lot, and site that the building sits on, not for any other costs within the Waterford of Algonquin subdivision.

Mr. Glogowski inquired if the number of handicap accessible parking spaces was correct. Mr. Mihelich stated the amount of spaces required is determined by the ADA laws and that the Building Commissioner reviews the regulations before the building can be occupied.

President Schmitt inquired if it is determined that additional parking spaces are needed in the future, who will pay to add the spaces. Mr. Mihelich proposed that the Village review the parking situation within two years of full occupancy of the building. If it is determined at that time that additional parking spaces are necessary the developer will install them. If additional parking is needed after this time frame it would be the Associations responsibility to install it.

Mr. Smith commented that installing all the parking now, 2 spaces per unit, 36 total spaces, would be more appropriate. He also inquired if the homeowners within the building can use the clubhouse, paying a fee to use it. Mr. Bundrant stated that he is willing to install all the parking now, if that is the desire of the Village Board. He also stated that he will work with the Village Attorney to review the covenants to add language stating the owners in the condo building can buy into the use of the clubhouse facilities.

Chairperson Sosine asked where or how the trash is handled for the residents. Mr. Mihelich stated an enclosure will be constructed on site to house a dumpster and recycle bins.

Chairperson Sosine asked for a vote on the parking situation. Mr. Smith, Mr. Glogowski, Mr. Spella, and Ms. Sosine agreed that the developer should construct all 36 spaces at this time. President Schmitt, Mr. Dianis, and Mr. Steigert agreed that the additional parking should be added when it is necessary.

With no other comments or questions the Committee of the Whole agreed to move the project to the Village Board with the conditions that the 36 parking spaces be constructed now, an enclosed trash/recycle area be added to the plan, and adding language that the condo owners can pay their fair share to use the clubhouse facilities.

AGENDA ITEM 3: General Administration
No items to discuss.

AGENDA ITEM 4: Public Works & Safety

A. Consider Bids for Spella Park Wetland Plantings

Mr. Mitchard explained the bid is for phase two of the Spella Park wetland mitigation project. Phase 1 was completed in 2005 and consisted of excavation and breaking drain tiles to reestablish the natural hydrology of the area. After a site inspection of the plants that grew it was determined the area would have to be planted with wetland plantings. Phase two is the planting of appropriate natural plant communities. At the November 15th bid opening, there were two bidders. The low bid was from Applied Ecological Services for \$242,000 and staff recommends going with this company.

The consensus of the Committee of the Whole is to move this item forward to the Village Board.

AGENDA ITEM 5: Executive Session

None necessary.

AGENDA ITEM 6: Other business

No items to discuss.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Sosine adjourned the meeting of the Committee of the Whole at 8:12 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Katherine Parkhurst". The signature is written in a cursive, flowing style.

Katherine Parkhurst, Recording Secretary

