

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
March 25, 2014

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Jerry Glogowski, Trustees Debby Sosine, Jerry Glogowski, Jim Steigert, John Spella, Robert Smith, and President John Schmitt

Staff Members Present: Tim Schloneger, Village Manager; Michael Kumbera, Assistant Village Manager; Bob Mitchard, Public Works Director; Russ Farnum, Community Development Director; Katie Parkhurst and Ben Mason, Senior Planners. Brad Stewart, Village Attorney, and Jerry Kautz, Village Clerk, were also in attendance.

Chairperson Glogowski 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 and Final Planned Unit Development (2014-01)/Algonquin Wellness Center and Med Spa, 2430 Esplanade Drive

Ms. Parkhurst reported Mr. Ali Hyderi submitted a petition for the development of a new medical office building. The proposed office building will be located in the Esplanade on Lot 8. This lot is located at the south end of the Esplanade, just south of the two 3-story buildings on the west side of Esplanade Drive. The Esplanade is located at the southwest corner of Randall Road and Corporate Parkway. The entire development has been designated on the Comprehensive Plan as Planned Mixed Use Predominately Commercial. The lot is currently vacant and zoned B-2 PUD.

The plan calls for a 14,120-square foot medical office building. A Final PUD and Special Use Permit are required for the new building and the medical use. The building tenants will be a doctor's group specializing in holistic health and comprehensive medical care and a medical and aesthetic spa. The businesses are separate but do work together. Services will include traditional medical services, nutrition counseling, herbs and supplements, energy medicine, and med-spa treatments like Botox, fillers and lasers. The hours of operation will be Monday through Friday from 9:00 a.m.-7:30 p.m., and Saturday and Sunday from 9:00 a.m.-5:00 p.m. There will be eight staff members to start the business and up to 22 employees once the business is fully operational. Patient volume will start small as the business starts and could grow to 200 patients a day. The full plan was reviewed by the Planning & Zoning Commission, and they recommended it for approval with provisions set forth by the Commission and found in their report.

The Committee of the Whole members questioned aspects of the plan as to architecture, signage, landscaping, etc. Mr. Steigert questioned that this project does not seem to follow the original concept when the Esplanade was planned and built. Mr. Spella responded that it was designed at a different time and economy, but if jobs will be created and a service offered, he is okay with the plan. Mr. Schmitt added the Esplanade was designed to buffer commercial, condos, and light industrial.

Following discussion it was the consensus of the full Committee of the Whole to forward the plan to the Board for approval.

B. Special Use for a Drive-Through and Final Planned Unit Development (2014-02)/Goodwill Industries, 1430 East Algonquin Road

Mr. Mason reported Goodwill Industries of Northern Illinois has submitted a petition for a drive-through and minor addition to the former True Value building, located at 1430 East Algonquin Road. The building is attached to the larger Algonquin Town Center development which was constructed approximately 25 years ago and currently includes Butera grocery and a post office branch facility. The entire development is zoned B-2 PUD, and the proposed drive-through and building addition require a Special Use Permit and Final PUD. Specifically, Goodwill is proposing to remodel the former True Value space and add a drop-off window with dedicated drive-up lane and overhead canopy on the east side of the building. In addition, a small 1,750-square foot addition would be constructed at the rear of the building to accommodate a new loading dock. The petitioner has received support for the project from the property owner, Nickels Quarters, LLC, and intends to start work on modifications to the tenant space this spring. The proposal does not involve any changes or impact to the parking but does include the installation of a drive-up/drop-off lane on the east side of the building, across from the Algonquin Complete Auto Center. To provide space for the off donation area, an existing "lean-to" roof will be removed from the east side of the building, and the cantilevered canopy at the corner of the building's front façade will be pulled back several feet. The site plan shows that vehicles would enter the drop-off lane from the south, and there will be an overhead canopy to provide shelter against inclement weather. To improve traffic flow and prevent the potential for northbound delivery trucks to conflict with customer vehicles turning out of the drop-off lane, staff recommends and the petitioner has agreed to revise the engineering plans to reverse the entrance/exit for the drop-off lane.

Mr. Steigert, along with the other members, thought this is a very good addition to Algonquin. Mr. Dianis asked if there is enough space for vehicles to turn in the drop-off area. The response from Mr. Mason was yes. The village will have the right to review the traffic flow after the first year. There is also enough space for refuse disposal pickup.

Consensus is to move this on for approval.

C. Final Planned Unit Development (2014-03)/Gander Mountain, 1400 South Randall Road

Ms. Parkhurst reported a petition was submitted for the development of a new Gander Mountain retail store. The proposed retail store will be located in the Millbrook Marketplace Development, just north of Walmart. The store address will be 1400 South Randall Road. The Millbrook Marketplace development is located at the northwest corner of Randall Road and County Line Road. The entire development has been designated on the Comprehensive Plan as Planned Mixed Use Predominately Commercial. The lot is currently vacant and zoned B-2 PUD. The Millbrook Marketplace development received preliminary approval by the Village Board in March 2001. Walmart, Georgia's Restaurant, Chili's and a multi-tenant building with AT&T, FedEx and the Vitamin Shoppe are all part of the development. There are still two vacant out-lots available and the two lots that are proposed for the Gander Mountain store and parking lot.

Mr. Larry Longman, Lauth Construction, would like to build a 52,000-square foot retail building. A Final PUD is required for the new building. Gander Mountain's motto is "We Live Outdoors," and the retailer specializes in hunting, fishing and outdoor gear. The proposed hours of operation are 9:00 a.m.-9:00 p.m. daily. The store will employ 80 people (60 part-time and 20 full-time). This would be the third Gander Mountain store in the Chicago-metro area.

The full plan was reviewed by the Planning & Zoning Commission and they recommended it for approval with provisions set forth by the Commission found in their report. The members questioned aspects of the plan as to architecture, signage, landscaping, etc. Village staff and the police department will review the traffic flow after the first year.

All Committee of the Whole members were in favor of moving this plan to the Board for approval.

AGENDA ITEM 3: General Administration

A. Consider Ordinance Amending Chapter 33, Liquor Control and Liquor Licensing, to Update the Number of Available Licenses in Class A-1

Mr. Schloneger reported, in accordance with an ordinance passed last June limiting the number of allowable liquor licenses in all classes to the number of licenses issued at that time, the attached proposed ordinance increases the number of Class A-1 liquor licenses by one. An application has been received from a new business (Taste This Sandwich and Coffee Bar LLC), and we are hopeful that they will be going before the Liquor Commission in April for approval.

The consensus of the Committee of the Whole was to move this item to the board for approval

B. Review Electric Power Aggregation Plan of Operation and Governance

Mr. Schloneger and Mr. Kumbera reported on the unofficial election results of the General Primary Election indicating a favorable outcome of the electric aggregation referendum; staff has initiated the process to aggregate eligible residential and small commercial accounts. One of the first steps is to hold two public hearings on a Plan of Operation and Governance. The plan is required by statute and outlines the administrative details of the village's aggregation program. The public hearings have been scheduled for April 1, 2014 at 10:00 a.m. and at 7:15 p.m. in the Village Board Room at the Ganek Municipal Center. The Village Board will be asked to approve the Plan of Operation and Governance after the public hearing at their meeting on April 1. The plan was drafted as part of the Northern Illinois Governmental Electric Aggregation Consortium (NIGEAC) which consists of the communities of Genoa, Woodstock, Huntley, Lakewood, and Ringwood. Staff has reviewed the Plan of Operation and Governance which has been approved by all NIGEAC members and concurs with its content.

C. Consider Intergovernmental Agreement with Northern Illinois Governmental Electric Aggregation Consortium (NIGEAC)

With the public in favor of the Village of Algonquin's Electric Aggregation Program, staff recommends collaborating with local communities to pool resources and seek a joint power supply bid. The goal is to take advantage of the economies of scale of all the participating jurisdictions and secure a lower energy rate than we would have been able to individually. The Northern Illinois Governmental Electric Aggregation Consortium (NIGEAC) consists of six municipalities (Cities of Genoa and Woodstock and the Villages of Algonquin, Huntley, Lakewood, and Ringwood). In February 2012, the Village Board approved a substantially similar agreement; however, as the village did not pursue an opt-out program at that time, the village was required to withdraw from the consortium. In order to be included in the upcoming joint power supply bid with NIGEAC, the Village must execute two intergovernmental agreements:

1. The "current" intergovernmental agreement with NIGEAC which allows the village's participation with the consortium through April 2014.
2. The "new" intergovernmental agreement with NIGEAC which allows the village's participation with the consortium beyond April 2014.

NIGEAC's goal is to work collaboratively to secure the lowest energy supply rate for our residents and small businesses. NIGEAC members have selected Independent Energy Consultants to assist in the implementation of the program and meet all statutory requirements.

The Committee of the Whole consensus was to move this forward to the Board.

AGENDA ITEM 4: Public Works & Safety

A. Consider Resolution Authorizing the Use of MFT Funds for Road Maintenance Materials for 2014

Mr. Mitchard reported this is an annual housekeeping item to allow the use of MFT money to purchase road repair and maintenance materials for the year.

Consensus of the Committee of the Whole was to pass this on the Board for approval.

B. Consider Intergovernmental Agreement with the Forest Preserve District of Kane County for a Temporary Easement in Connection with the Indian Grove Road Improvement Project

This is an intergovernmental agreement for a temporary easement that will allow the village, as part of the Indian Grove Road Improvement Project, to realign the Fox River Trail where it crosses Souwanas Trail near Scott Street. We are moving this bike path crossing so that it aligns more safely with the intersection and provides better site lines for motorists to see pedestrians using the path. Construction of the Indian Grove Project is scheduled to begin this spring. This agreement has already gone before the Forest Preserve District and has been passed by their board.

The Committee of the Whole gave consensus to move this item to the Board for approval

AGENDA ITEM 5: Executive Session

Executive Session: Moved by Steigert, seconded by Schmitt, to recess to executive session to discuss pending litigation. Roll call vote: voting aye – Sosine, Dianis, Glogowski, Schmitt, Smith, Steigert, Spella. Motion carried: 7-ayes, 0-nays, at 8:35 pm.

Reconvene & Report: Moved by Glogowski, seconded by Sosine, to reconvene the Committee of the whole meeting. Roll call vote: voting aye – Sosine, Dianis, Glogowski, Schmitt, Smith, Steigert, Spella. Motion carried: 7-ayes, 0-nays, at 8:52 pm.

Attorney Stewart reported the Committee of the Whole discussed a matter of litigation against the village. Appropriate action will be taken.

AGENDA ITEM 6: Other Business

Nothing to report.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Glogowski adjourned the meeting of the Committee of the Whole at 8:54 p.m.

Submitted: Jerry Kautz, Village Clerk