

VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE  
Meeting Minutes  
Algonquin Village Hall Board Room  
April 22, 2008

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

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

Staff Members Present: William Ganek, Village Manager; Jeff Mihelich, Assistant Village Manager; Katherine Parkhurst, Senior Planner; Ben Mason, Planner; Robert Mitchard, Public Works Director; Wade Merritt, Strategic Traffic Sgt; Kelly Cahill, Village Attorney

**AGENDA ITEM 2:** Community Development

A. Tower Center – Case Number 2008-01/2100 East Algonquin Road

Mr. Mihelich introduced Ms. Parkhurst who provided an overview on the Tower Center Project, which is a mixed use commercial and townhouse development planned for East Algonquin Road. The retail site will include a drive through on the west side of the building. There are two access points to the development off of Algonquin Road and a third access point to the County Line Square/Mandille's parking lot. On April 14, 2008, the Planning and Zoning Commission considered the petition and unanimously recommended approval with two additional conditions: 1) The developer adds a small berm along Algonquin Road, and 2) the developer adds brick to the rear elevation of the townhome.

Mr. Dianis asked about the trash enclosures for the retail site. Ms. Parkhurst stated that there will be two trash enclosures and both will be constructed with face brick that matches the retail building. Mr. Dianis then asked if the entrance proposed on the east side of the property next to Mandille's Restaurant would be accessible as soon as the property was up and running. Ms. Parkhurst replied yes.

Mr. Spella asked what the general price and square footage of each townhome would be. Mr. Frank Gerardi stated that each home will cost between \$225,000 to \$250,000 and will be approximately 2,100 square feet.

Mr. Smith stated he was pleased to see activity on the east side of the Village and asked if the developers had any idea of the types of businesses that would be located in the retail building. Mr. Gerardi stated there are no tenants yet, but they hope to have a couple of anchor tenants and then local businesses. Mr. Smith added he would like to make sure there are time limits on when businesses can receive their deliveries and also wanted to know what kind of lighting will be used in the back lot of the retail building. Mr. Mihelich stated that there will be the standard "shoe-box" type lighting that they see throughout the Village. He continued by stating that if the builder decides to put lights on the building itself, they must submit plans and pictures to the Village for approval.

Ms. Sosine asked for clarification on a section of guest parking that was to be relocated. Ms. Parkhurst pointed out that the southern most guest parking in the residential area should be moved further north, closer to the townhomes. Ms. Sosine then asked if there will be school impact and/or transition fees. Ms. Parkhurst replied that there will be school impact fees but not transition fees because the property is already annexed.

President Schmitt asked, in regards to the eastern access point, if communication has been made with the Citgo gas station to have a common access for the subdivision and the gas station. Mr. Gerardi stated the owner of the lot to the east of the Citgo had previously approach them and met with resistance. President Schmitt added that was three years ago, and he would like this new development to talk to them about it. Mr. Mihelich replied that on page four, condition five of the staff report, they are requiring the plat have cross access to the Citgo property. President Schmitt said that he would like to go beyond the cross access; he would like to see both access points combined.

President Schmitt continued by stating how he was impressed by the retail building and its architecture, but he feels the residential buildings are plain. Mr. Gerardi stated there will be cut stone up four feet on the homes and the homes will be offset from each other, which may not be accurately depicted in the artist's rendering. Ms. Parkhurst added there will two to four units in each building. Mr. Glogowski suggested something could be done to the roof line to add depth. Mr. Gerardi stated they could add gables in certain areas on the front of the roof to enhance aesthetics. President Schmitt would still like to see the developer present a more appealing design. He suggested enhancing garage doors and maybe playing with the color. He also suggested the Committee table this item until the developer can come back with an enhanced residential building.

Mr. Steigert echoed President Schmitt's thoughts on the commercial and residential buildings. He suggested that they play with the building materials to create more interest, referencing the Village's Aspen Village subdivision.

Mr. Smith asked if there were going to be entrances to the townhomes on the back of the building. Mr. Gerardi stated yes, that the pictures may not accurately reflect the sliding patio doors.

Mr. Dianis asked if there were sidewalks in the residential area of the development. Mr. Mihelich replied yes, sidewalks will be extended so that all units have access to a sidewalk. The only sidewalk that has been eliminated is the one that ran through the center of the cul-de-sac.

Ms. Sosine then asked what the depths of the driveways were. She stated it appeared that they get shorter as you look to the buildings in the cul-de-sac. Mr. Mihelich stated that there will be a minimum 20 foot setback. This will allow each unit to have two cars in the garage and two cars side by side in the driveway.

Mr. Spella asked how many visitor parking spaces there would be. Mr. Gerardi stated there will be 25 total guest parking slots. Chairman Glogowski asked if parking will be allowed on the street. Mr. Mihelich stated, in certain areas, cars will be allowed to park on the street.

Chairman Glogowski then asked the Committee to continue the petition in order to allow the developer to upgrade the architecture of the townhomes to include, at a minimum, the following: 1) Add gables to the roof, 2) upgrade garage doors, 3) upgrade and diversify the types of siding materials, 4) upgrade and diversify the shingle material, and 5) provide full size patio doors in the rear of the building.

The Committee of the Whole recommended unanimously that the Tower Center Development be continued.

B. Sonic Restaurant – Case Number 2008-04/Lot 6 in the Oakridge Court Commercial Center – Existing Zoning B-2 PUD General Retail

Mr. Mihelich introduced Mr. Mason who provided an overview of the proposed Sonic Restaurant project. Mr. Mason noted that there is no indoor seating, therefore the building itself is only 1,700 square feet. There will be an outdoor patio, a drive-through window, and 19 drive-up stalls that would be served by “carhops” on roller skates.

President Schmitt offered praise on the architecture of the building and stated that this is the only business of its kind. His concern is that if the business fails, the Village will have a building that no other business would be able to use. He also commented on how the Oakridge development will be very attractive and is concerned that once a “fast-food” restaurant is opened in that area, sit down restaurants will be less inclined to build next to it. He said he would like to see a “white table cloth” restaurant open up first, then the fast food restaurant later on. Mr. Steigert agreed with President Schmitt regarding the architecture but thought the location was good for the high school students at lunch time and after school. President Schmitt stated that there are similar restaurants just as close, north of Harnish Drive. Mr. Smith added that he agrees the location would be convenient; however, Jacobs High School does not have an open campus for students to leave for lunch. Ms. Sosine confirmed that students would only be leaving for lunch if they had an early dismissal day.

Mr. Smith continued by asking how Sonic would handle the winter season, specifically employees that would have to be outside to serve food. Mr. John Griparis of Chicago Drive-Ins LLC replied the Sonic brand is a southern based business. With the northern franchises, they have seen a 25% seasonal fluctuation, but the Sonic Restaurant has enjoyed great overall success.

Mr. Smith asked how many restaurants Sonic has in the cold-weather market. Mr. Griparis stated it's in the hundreds. Mr. Smith then asked how many of those have closed. Mr. Griparis replied that, historically, winter months have not been detrimental to the business. He also addressed the issue of the building not being able to be used by other businesses should Sonic fail.

Mr. Smith then agreed with other Committee members with the building architecture but stated that he, too, does not agree with the location of the building; he does not like it on the corner lot but maybe on the interior. Mr. Griparis stated the lot they are using is an interior lot.

Mr. Spella asked if this was a corporate owned business or a franchise. Mr. Griparis stated it was a franchise. Mr. Spella then asked what the corporate policy is if a franchise does not make it. Mr. Griparis replied that it depends on the situation. Corporate can come and take it over or assign another franchisee to it. Mr. Spella then asked what other franchises their group has been involved in and Mr. Griparis stated Dunkin Donuts.

Mr. Spella then agreed that maybe Sonic should not be the first business to be developed in that area. Mr. Griparis stated that there will be a 40-foot separation with landscaping between properties, and he does not believe that they will be a detriment to attracting future businesses.

Mr. Dianis was also impressed with the building's architecture but is also concerned with the location and asked how many parking spaces would be available. Mr. Mihelich said that nine general parking spots will be for employees and patio diners and 19 carhop bays.

Mr. Dianis asked how the carhop service will be handled during the winter. Mr. Griparis replied they will obviously eliminate the roller skates, but, through conversations with other cold weather

operations, a lot of the customers will go to the drive-through window during this time. However, carhop service will be available as it is the rest of the year.

Mr. Spella wanted to confirm that there is no face-to-face contact other than the carhop delivering food and the drive through window. Mr. Griparis replied correct.

Mr. Spella then inquired about where Sonic is ranked in relation to other fast food restaurants. Mr. Griparis stated they are ranked fourth in the fast food burger industry and climbing. Sonic has approximately 3,400 units operating, and they have been adding 200 to 250 additional per year.

Mr. Spella asked if Sonic is privately owned or publicly traded. Mr. Griparis stated they are public.

President Schmitt asked what the exclusion radius is on building another franchise. Mr. Griparis replied there has to be at least a five mile separation between franchises.

Ms. Sosine asked how big the menu board will be and Mr. Griparis stated that the menu board within the stall is very small.

Ms. Sosine asked how many employees will work each shift. Mr. Griparis stated there would be a maximum of 12 to 13 employees. Ms. Sosine then stated that if there are 12 employees on a shift, and there are only nine parking spaces, then they would not have enough parking. Mr. Griparis replied that a majority of their employees would be in a drop-off/pick-up situation, where there will not be a need for all employees to have a parking space. Mr. Mihelich added that employees can also be asked to utilize the larger parking lot on the other side of the frontage road.

Ms. Sosine then asked if the yellow in the signs in the drawings is representative of the color that will actually be on the signs. Mr. Griparis said the yellow will be a little more subtle than the picture. Mr. Mihelich asked if the yellow portion of the sign is internally illuminated. Mr. Griparis stated it is not.

Ms. Sosine asked why there are three different grades of concrete used in the parking lot. Mr. Griparis stated it is done by design due to weight loads, traffic patterns, etc. Ms. Sosine had concerns with the areas where cars are parked; they can still have a significant amount of wear and tear as do the travel lanes. Mr. Mitchard replied that concrete is normally used where there is a turning point for vehicles. He added that the concrete they are proposing can be very successful when properly installed and maintained.

Chairman Glogowski was very pleased with the architecture and appreciated Mr. Griparis being frank with the Committee. He also has concerns with the location and he expressed how he wasn't sure this business is right for this community. He then asked about the environmental impact the cars utilizing the carhop bays will pose, specifically if there will be guidelines requiring driver to turn off their vehicles while parked there. Mr. Griparis stated that due to gas prices, he doesn't anticipate anyone sitting in the stalls and eating their meal with the car running. However, it could be possible that those who are just ordering to go will not turn off their cars.

Mr. Glogowski then asked what is the projected sales tax revenue. Mr. Griparis stated their projected sales after three years should be approximately two million. Mr. Mihelich added that it would make annual sales tax revenue about \$20,000.

Mr. Griparis wanted to emphasize that his company is excited about this community and believes they can fit in to the area. When Sonic was modeled in this area, the outcome was good.

Mr. Dianis commented that he doesn't think a Sonic in that area would be suited to the Art Walk just to the south and people walking in the area. He added that he would like to see this establishment in the Village, just not at this particular location.

Mr. Smith appreciated Mr. Griparis' candor and thinks that the Sonic and its architecture is unique and would stand out. Mr. Smith is in favor of going with this project and feels it would bring something different to the community. He continued by saying he understands the desire to have a higher end restaurant but also thinks that the Sonic could be successful.

President Schmitt addressed Oakridge developer Tim Schwartz and stated that, if this was to be approved, he would not want to see all fast food restaurants in the development.

Mr. Schwartz replied that when this development was approved, they did not anticipate a Burger King or a McDonald's being able to afford to build in this area. If it was fast food, it would have to be more of a specialty restaurant such as Portillo's or Sonic. They are currently talking to a number of other larger chains as well as smaller Chicago restaurant chains to come in to this area.

Mr. Mihelich asked if Oakridge Development would be willing to accept a Village ordinance condition that only one fast food restaurant would be built in the development and further if the Sonic restaurant was vacated for one year, would the developer agree to demolish all of the structure. Mr. Schwartz stated they have a very similar agreement with Sonic already. He stated he would not have a problem with that type of condition.

Chairman Glogowski then polled the Committee regarding whether or not the proposed Sonic should be considered at the proposed location. Trustees Steigert, Spella, Smith, Sosine, and Chairman Glogowski all voted yes. Trustee Dianis and President Schmitt voted no.

Chairman Glogowski then called for a roll call vote regarding two conditions, specifically that 1) there will be no more fast food or drive-through restaurants in the Oakridge Court Shopping Center and 2) if the property is vacant for one year, the developer will raise the property and have it back to grass within 90 days. Trustees Steigert, Spella, Dianis, Sosine, Smith, Chairman Glogowski, and President Schmitt all voted yes to those conditions.

C. Men's Wearhouse – Case Number 2008-03/Randall Crossing Shopping Center – Existing Zoning B-2 PUD General Retail

Ms. Parkhurst provided background on the Randall Crossing Shopping Center and introduced Anthony Baroud of Baroud Development Group's petition for final PUD. The developer has been extremely cooperative with working with staff and meeting Village architectural requirements. There will be one monument sign on the corner of Randall Road and County Line Road, which will be shared with Mimi's Café, it has already been approved.

Mr. Dianis asked what mechanical equipment will be painted to match, whether it was on the roof or the sides of the building. Ms. Parkhurst replied it refers to the sides of the building such as the electrical panels or gas meters.

Mr. Steigert commented on the nice design and details. He was wondering about the warm colors of the building with the either aluminum or steel canopies, stating that it looks too industrial. Mr. Mihelich asked Mr. Baroud if he would be opposed to making the canopy and window framing system a bronze color. Mr. Baroud agreed to the bronze color.

Chairman Glogowski stated it was an aesthetically pleasing project.

Mr. Smith asked if there is a business proposed for the open space. Mr. Baroud stated there currently is not; however, there has been a bridal shop and others along that line coming forward with interest.

The Committee of the Whole recommended unanimously that the Men's Wearhouse petition for Final Planned Development be forwarded to the Village Board for consideration along with the condition regarding bronze color for the framing system and canopies.

**AGENDA ITEM 3: General Administration**

No items to discuss.

**AGENDA ITEM 4: Public Works & Safety**

**A. Consider Bids for Holder Park Parking Lot Replacement**

Mr. Ganek presented the bid from Parking Lot Services Inc. to the Committee for consideration. This service is to resurface the parking lot at Holder Park. This was the lowest bid received but still came in over budget by \$12,000. It was determined that there is nothing out of the ordinary with the bid, and costs can be reduced by having in-house staff complete the demolition work.

Ms. Sosine asked when the project is to be started. Mr. Mitchard replied that it would need to be done as soon as possible. Public Works wanted to start on May 1, 2008; however, it will probably begin on June 1, 2008. Ms. Sosine then asked if the Village is coordinating with other organizations as far as timing. Mr. Mitchard replied that it is.

Mr. Smith asked when the last time this was done. Mr. Mitchard replied before he started working with the Village, which is over 13 years.

Chairman Glogowski noted that there was a difference in price by approximately \$5,500 for certain materials. Mr. Mitchard stated that it's because companies have different specialties, and if they have to farm out that line item to another company, it will raise the price and other times contractors build their profit into selected line items.

The Committee of the Whole recommended unanimously that the bid for the Holder Park Parking Lot replacement be forwarded to the Village Board for consideration with the Village performing the demotion with in-house staff.

**B. Consider Resolutions for Installation of Photo Enforcement Equipment with the Illinois Department of Transportation (IDOT) and McHenry County Department of Transportation (McDOT)**

Mr. Ganek provided an overview on why the Village is required to provide two resolutions, one each to IDOT and McDOT. Since the red light photo enforcement equipment is being installed on state and county owned property, the Village must provide these resolutions to indemnify both IDOT and McDOT.

The Committee of the Whole recommended unanimously that the Resolutions for Installation of Photo Enforcement Equipment be forwarded to the Village Board for consideration.

**AGENDA ITEM 5: Executive Session**

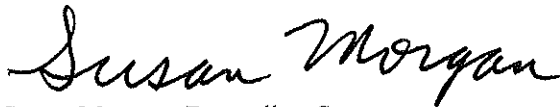
None necessary.

**AGENDA ITEM 6:** Other business  
No items to discuss.

**AGENDA ITEM 7:** Adjournment

There being no further business, Chairman Glogowski adjourned the meeting of the Committee of the Whole at 9:30 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Susan Morgan". The signature is written in black ink and is positioned above the printed name.

Susan Morgan, Recording Secretary