

VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE  
Meeting Minutes  
Algonquin Village Hall Board Room  
January 13, 2015

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

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

Staff Members Present: Tim Schloneger, Village Manager; Michael Kumbera, Assistant Village Manager; Russ Farnum, Community Development Director; Bob Mitchard, Public Works Director; Katie Parkhurst, Senior Planner; and Jeanna Ballard, Intern. Kelly Cahill, Village Attorney, and Jerry Kautz, Village Clerk, were also in attendance.

Chairperson Brian Dianis called the meeting to order at 7:30 p.m. and announced those in attendance. A quorum was established.

President Schmitt congratulated Public Works employee Vince Kilcullen for receiving a prestigious award for public works management.

**AGENDA ITEM 2:** Community Development

A. PUD Amendment for Remodel of Burger King (2014-12)/224 South Randall Road

Ms. Parkhurst reported the Burger King received Final PUD approval and a Special Use Permit in 1993 from the Village Board and approval for the play land in 1997. Burger King would like to completely remodel the exterior of the building and make some interior modifications. The restaurant will be open during the renovations. Burger King is rolling out a new brand image for all their stores that involves a complete remodel of the exterior of the building and a new facelift of the interior. The existing 4,107-square foot building will be used as the starting point, with the majority of the existing brick and roof lines to remain. The cupola will be removed from the roof, the brown shingles on the roof will be replaced with grey asphalt shingles, the cream-colored EFIS on the building will be painted a camel tan, and accents of black onyx fiber cement siding will be added to the west and east elevations of the building. The two drive-through windows will be replaced but remain in the same location. The interior of the restaurant will receive remodeled bathrooms and a facelift in the dining area and play land. The kitchen, office and storage areas will remain as they are today. Staff recommends the brick shall not be painted now or in the future. Since the majority of the site is not changing, the landscaping on-site today will remain. Additional shrubs and groundcover will be added along the south property line. This landscaping will help to provide a softer edge to the parking lot and add some interest between this property and the adjacent property. In addition, plantings will be added around the new ordering station.

The major change to the parking lot is the addition of a second ordering station for the drive-through. The ten parking spaces along the southern edge of the parking lot will be removed in order to allow vehicles to circulate around the parking lot and not interfere with the second ordering station for the drive-through. The ADA parking spaces along the west side of the property are being revised to comply with current ADA regulations. With the improvement of these spaces, one parking space will be eliminated in this row. The remainder of the parking lot will stay as it exists today, with diagonal parking spaces and one-way traffic around the building. There are 48 spaces plus two accessible spaces existing; with the change there will be 37 spaces plus two accessible spaces, a loss of 11 spaces. The Eagle Commercial Center does have cross-access and cross-parking, so losing a few parking stalls is not a concern.

There being no questions, the consensus of the Committee of the Whole was to move this forward to the Board for approval.

B. Final Planned Unit Development, Final Plat of Subdivision and Special Use Permit for Clarendale of Algonquin Senior Living Facility (2014-13)/2001 West Algonquin Road

Ms. Parkhurst reported Mr. Dave Erickson of Ryan Companies US, Inc. has submitted development plans for a proposed market-rate senior living facility. Clarendale of Algonquin would include 76 units of independent living, 56 units of assisted care, and 54 units of memory care for a total of 186 units. Ryan Companies will be a co-owner of the facility in charge of the construction and development. Life Care Services will be the other co-owner of the project and in charge of the daily operations and property management. Suzanne Alford, the director of Operations Manager for Life Care Services, was present and answered numerous questions. Residents will be offered a variety of services based on the type of living unit as follows: Independent seniors will receive one meal per day included in their rent and monthly housekeeping services and assisted care and memory care residents are provided three meals per day, weekly laundry services, weekly housekeeping services and assistance with daily tasks (medicine, dressing, etc.). The facility will include amenities such as a bistro, wellness spa area, library, game room, and gathering areas in addition to landscaped courtyards. The owner will be applying for a liquor license in order to serve drinks. The facility will offer a meeting room open to the public. The project is expected to employ 90-105 full-time and part-time staff. The proposed development is located at 2001 West Algonquin Road, approximately halfway between Randall Road and Hanson Road. The site is the former Stonegate Nursery which encompasses 9.68 acres on the south side of West Algonquin Road.

The building encompasses three distinct living/care areas. The memory care section is one story and located on the west side of the building. The remainder of the building is three stories, with housing units and amenities on each floor of the building. The assisted care section is located in the central portion of the building, and the independent living is on the east side of the building and includes parking for 22 spaces on a portion of the first floor. The building is 206,000 square feet and constructed with brick, stone and siding. The design of the building is in an "H" shape with a few building extensions in other directions; this provides the feeling of a smaller building. The major building materials include full-dimensional red face brick, panelized stone in various shades of greys and browns, fiber cement siding in beige, accents of shake siding in moss, and white trim. The full pitched roof is covered in grey asphalt shingles. The building is designed to have a residential feel to it since it will house 209 residents. The front entrance area features a tower element to tie into Algonquin's architecture.

The height of the building to the top of the pitched roof is 48 feet. The roof will conceal all the mechanical equipment not shown on the site plan. The height exceeds the code of 35 feet; however, due to the large setbacks, full pitched roof and screening of mechanical equipment, this taller building is acceptable. Access to the site will be from West Algonquin Road. Full access is proposed to line up across the street from Cedar Ridge Drive and a right-in/right-out towards the east side of the property. Access points and any necessary road improvements to West Algonquin Road are under the jurisdiction of McHenry County Division of Transportation. Internal site circulation includes a driveway around the entire building with parking facing the building. Auto-turn diagrams shall be submitted to ensure that fire trucks and delivery trucks can maneuver around the site. Employee parking will be at the rear of the building, as well as the location where the facility van(s) will be parked. Parking for the independent residents will be within the building or along the east side of the building, closest to the building entrance. Guest parking is located on both sides of the driveway at the front of the building. There are a total of 157 parking spaces, including six accessible spaces.

The site was formerly used as a nursery. The usable nursery stock was previously removed from the site. The majority of the remaining trees on site are of undesirable species (elm) in poor condition or too large to transplant. The interior of the site will have all trees removed. The west and south perimeters (approximately 20 feet) will be left as they are today, with a mix of trees and undergrowth to provide a buffer to the existing single-family homes. The landscape plan is incomplete at this time as it shows general areas of plantings, not specific plants and locations. A mix of shrubs, perennials, groundcovers, and ornamental grasses are proposed around the entire building as foundation plantings. Trees outline the detention facility which is planted with native seed mix. The shape of the detention pond shall be adjusted to preserve a few more trees at the southeast corner of the site. The yard areas include mowed turf grass and no-mow areas. Additional landscaping is required around the trash and generator enclosure. Supplemental plantings shall be added around the perimeter of the site in areas where

the existing vegetation is not as dense to increase screening from headlights and provide greater year-round screening. The landscaping around the monument sign shall be detailed to indicate plants that will be attractive in all seasons. A tree loss mitigation fee may be assessed if the amount of tree loss is greater than the tree replacement on-site.

During discussion, a number of questions were brought forward from the committee members. Concerns of stormwater drainage were addressed by Clarendale representatives saying there would be no additional water release than there is current today. Employee vehicles and the service van will be parked at the rear of the building. Alcoholic drinks will be available for residents and guests so a liquor license will be required. With three tiers of residency, Clarendale wants this facility to offer the most amenities of life that anyone would want at that age. Ryan Companies and Life Care Services are making a 38-million dollar investment in this project to make it a first-class senior facility that is needed in the Algonquin area. All members seemed pleased with this project.

The consensus of the Committee of the Whole was to move this item on to the Board for approval.

**AGENDA ITEM 3:**           General Administration

A.       Consider Ordinance Decreasing the Number of Available Class A-1 Licenses

Mr. Schloneger reported In accordance with an ordinance passed in 2013 limiting the number of allowable liquor licenses in all classes to the number of licenses issued at that time, the attached proposed ordinance decreases the number of Class A-1 Liquor Licenses by one as Kaylarose Enterprises, Inc., d/b/a Foley's Pub, has closed their doors. Staff recommends that the change in the number of available A-1 licenses be approved.

Consensus of the Committee of the Whole was to move this forward to the Board for approval.

B.       2014 Algonquin Community Survey Presentation

Ms. Ballard and Mr. Kumbera presented the results of the most recent community survey. It was scientific in design, and results are statistically significant at a 90 percent confidence interval, with a margin of error of +/- 5 percent. This statement signifies that results can be used to make inferences about the entire population within a certain degree of accuracy. Exactly 1,500 residents were randomly selected to complete the survey which was delivered via mail in late September. The overall response rate was 23 percent, with 345 residents responding anonymously. The overall response was that Algonquin is a quality place to live and raise a family. A copy of the entire survey is available for viewing at the Ganek Municipal Center.

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

A.       Consider Bids for Submersible Sewage Pump Bid

Mr. Mitchard reported a quantity of six 4-inch submersible sewage pumps gained Village Board approval in the FYE 2015 budget, an amount equal to \$36,000.00. These six pumps are replacement units at three duplex sewage lift stations: North Harrison, North River Road, and Riverfront. We sought a replacement unit which did not require electrical/mechanical modification or manipulation, to utilize existing piping connections and pump mounting rails, and to prevent the need to re-engineer any portion of the sewage lift station and/or pump configuration. Thus, specifications were created around the existing Hydromatic pumps, yielding three bidders:

1.       Metropolitan Industries   \$32,466.00
2.       Pump Supply, Inc.   \$22,740.00
3.       Xylem   \$14,870.40

Metropolitan Industries was the only bidder of the three to fully meet the pump specifications. Pump Supply, Inc. and Xylem proposed pump brands, Ebara and Steady, respectively, neither of which met the pump specifications as completely and were not chosen for several inconsistencies as follows:

1. Air -filled motors were proposed; our specification called out oil-filled motors.
2. Proposed power and control wiring sealing at the motor's point of connection offered less protection against water and contaminants than specified.
3. Mechanical seal rotary and stationary faces called out the incorrect materials.
4. Proposed pump volutes did not include supporting feet for purposes of maintenance.
5. Pump-to-pipe flange was metal to metal. Our specification required a Nitrile O-ring separating the two metal flanges for reasons of improved sealing.
6. An electrical modification was proposed by one bidder to accommodate differences in the power/sensor cables to reflect their equipment as "equal." Our specifications clearly stated "no additions and/or modifications to pump control panel will be accepted."

It is the recommendation of staff to seek the approval and support of the Committee of the Whole, and to move this forward to the Village Board for final approval of the purchase of six 4-inch submersible sewage pumps from Metropolitan Industries for the proposed amount of \$32,466.00, which is under budget.

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

B. Consider Engineering Agreement with Christopher Burke for Surrey Lane Drainage Repair

Mr. Mitchard reported an agreement with Christopher Burke Engineering, Inc. for Phase 2 engineering services in the amount of \$99,626.00. This is for the Surrey Lane Creek and Drainage Improvements Project. Phase 2 engineering for this project was passed as part of the 2014–2015 FY budget in the amount of \$70,000. Money for this service is coming out of the Street Improvement Fund. This project is being done to correct flooding and creek bank stability issues behind the homes on Surrey Lane. The project involves filling of the creek channel and creating a swale in order to prevent further failure of the private properties that border the creek, correcting failures in the existing detention pond off of Surrey Lane, correcting erosion in the open space behind the homes on Surrey Court, and installing a relief storm sewer that will limit and reroute storm flows that cause erosion in the old creek bed. After extensive studies and options proposed by Christopher Burke Engineering, a meeting with the Army Corp of Engineers, as well as several meetings with the residents that border the creek, the complexity and resident objectives are much more in-depth than our original estimate. Therefore, the cost for Phase 2 engineering is higher than the budgeted amount. Due to cost savings in other capital jobs, the village does have a surplus of money available in the Street Improvement Fund to cover this overage.

The consensus of the Committee of the Whole was to move this item on to the Board for approval.

C. Consider Ordinance Declaring Certain Property and Equipment as Surplus

Mr. Mitchard reported as part of normal operating processes, they are submitting their semi-regular submission of items to be deemed surplus via Board action.

Unit #: 67  
 Year: 2005  
 Make: Hyundai  
 Model: Tuscon  
 ID/VIN: KM8JN72D15U179756  
 Description: Retired and replaced Police Department community service vehicle.

Unit #: 68  
 Year: 2006  
 Make: Ford  
 Model: Expedition  
 ID/VIN: 1FMU16596LA53  
 Description: Retired and replaced Police Department command vehicle.

Unit #: 82  
Year: 2010  
Make: Dodge  
Model: Charger  
ID/VIN: 2B3AA4CV1AH170964  
Description: Retired and replaced Police Department squad vehicle.

Unit #: 500 & 500SPL  
Year: 2007 & 2006  
Make: Vehicle: Ford; Plow: Western MVP  
Model: F-350  
ID/VIN: 1FTWX31P97EA14236  
Description: Permanently retired Streets Superintendent vehicle.

Unit #: 510 & 510SPL  
Year: 2001 & 1999  
Make: Vehicle: Ford; Plow: Western  
Model: F-250  
ID/VIN: 1FTNF21F01EA61274  
Description: Retired and replaced Streets and Right-of-Way team unit.

Unit #: 514 & 514SPL  
Year: 2004 & 2004  
Make: Vehicle: Ford; Plow: Western  
Model: F-350 Crew Cab  
ID/VIN: 1FTSW31P74EB42438  
Description: Retired and replaced Streets and Right-of-Way team unit.

Unit #: 611 & 611SPL  
Year: 2004 & 2004  
Make: Vehicle: Ford; Plow: Hi-Way  
Model: F-550 One Ton Dump Truck  
ID/VIN: 1FDAF57P84ED350  
Description: Retired and replaced Parks and Forestry team vehicle.

Unit #: 816 & 816SPL  
Year: 2003 & 2000  
Make: Vehicle: Ford; Plow: Western  
Model: F-350  
ID/VIN: 1FTSF31F53EA32560  
Description: Retired and replaced Utilities team vehicle.

Unit #: 950 & 950SPL  
Year: 2000 & 1999  
Make: Vehicle: Ford; Plow: Western  
Model: F-250  
ID/VIN: 1FTNF21F0YEB51308  
Description: Retired and replaced Internal Services team vehicle.

There are also a number of miscellaneous parts and pieces on the list.

There being no questions from the Committee of the Whole, it was consensus to move on to the next Board meeting for approval.

D. Consider Proposal for Purchase of Front-End Loader

Mr. Mitchard reported the village front-end loader is on the verge of a major hydraulic pump failure. Our fleet team has determined that the pending failure could come at any moment or, potentially, sometime further down the line, but there is a real risk it could fail during mission critical work such as snow and ice control events. We have discussed the replacement of this aging (1998) and failing unit for several years, and our team, most recently, has proposed its replacement as part of the 2015/16 budget. In its current condition, our vendor, West Side Tractor Sales, is willing to provide us with a replacement unit for very close to what our budget price was, even though they are aware of the pending failure. They have essentially reduced our trade-in value by half the cost of the repair. If we continue to run this unit in its current state, we run the risk of either very high repair costs (\$8,600 to \$20,000) or a dramatically reduced trade-in value (likely tens of thousands of dollars). We also potentially find ourselves in a situation in mid-snow season where we have no unit available, which would dramatically impact our snow and ice control operations.

As part of the new budget it was going to be proposed that this unit be replaced in an effort to prevent these potentially costly losses. Staff recommends that the Board approve a one-sided budget amendment to the current budget in the amount of \$113,600 from the Vehicle Replacement Fund. During discussion, Trustee Smith wanted to see this vehicle go to auction in an effort to gain more money than the trade-in offer of \$36,000.

Since it is not a given that a bidder would come forward and offer more than the trade-in price, the rest of the Committee of the Whole was in favor of moving this proposal on to the Board for approval.

**AGENDA ITEM 5:** Executive Session  
Nothing to report.

**AGENDA ITEM 6:** Other Business  
Nothing to report.

**AGENDA ITEM 7:** Adjournment

There being no further business, Mr. Dianis adjourned the meeting of the Committee of the Whole at 9:25 p.m.

Submitted: Jerry Kautz, Village Clerk