

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

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Staff Members Present: William Ganek, Village Manager; Jenna Kollings, Assistant Village Manager; Katie Parkhurst, Acting Planning Director; Steven Kuzynowski, Deputy Chief of Police; Bob Mitchard, Public Works Director; Kelly Cahill, Village Attorney

AGENDA ITEM 2: Community Development

- A. Fitness Plaza IV – Case Number 2008-06/Lot 4 in County Line Square – Existing Zoning B-2 PUD General Retail
 - (1) Final Planned Unit Development – 12,000 square-foot building

Ms. Parkhurst provided an overview of the development, the location where the building is to be constructed, and architectural and landscaping highlights. Mr. Frank Gerardi of Gerardi Contracting represented Algonquin County Line, LLC.

Mr. Glogowski asked about the distance between the back of the proposed building and the fence that is already in place. Ms. Parkhurst answered that there will be 30 feet between the building and the fence and 80 feet between the building and the townhomes on the other side of the fence.

Mr. Glogowski commented that there were already two fitness centers in the Village and asked if a third could financially prosper on the east side. Mr. Gerardi stated that Cardinal Fitness requested that particular site, and they have already signed a ten-year lease. Mr. Ganek added that Cardinal Fitness is not like a Lifetime Fitness and can be more economical for residents who do not need a full blown fitness center (including pool, spa, etc.). Chairperson Smith stated he feels the responsibility of the Committee is to make sure the business and building are following the standards set by the Village; the type of business that is there should be open to free market.

Mr. Dianis liked the idea of the bicycle rack on the premises and would like to see more of those throughout the Village. He then asked where it would be located. Mr. Gerardi stated that it would be placed along the west side of the building.

Mr. Dianis commented that the roofline was flat, and he would like to see more structure like other buildings. Mr. Gerardi replied there will be a roofline similar to Tower Center. Mr. Dianis asked if they could provide a rendering of those changes, and Mr. Ganek added it could be done for the next Committee meeting.

Mr. Dianis asked, in regards to the Teska memo, about moving the building east and combining the two separate parking lots into one. Ms. Parkhurst stated that the two lots as they are now are necessary to provide parking for easy access to all tenants in the building.

Mr. Spella asked if Cardinal Fitness is considered a "dry health club." Mr. Gerardi answered that it will not be--there will be four showers, two in each locker room.

Mr. Spella then asked what the fees were to residents. Mr. Gerardi said it will be \$18.99 per month for a single membership and \$30.91 for a couple.

Ms. Sosine asked why Teska recommended the change in parking. Ms. Parkhurst stated that part of their job is to look at all the options and try to come up with better layouts. Staff recommended staying with the current layout. Ms. Sosine then wanted to confirm that there will still be cross-parking with Mandile's Restaurant. Ms. Parkhurst replied that there will be.

The Committee of the Whole recommended unanimously that the Final Planned Unit Development – 12,000 square-foot building, Fitness Plaza IV, be forwarded to the Village Board for consideration.

AGENDA ITEM 3: General Administration
No items to discuss.

AGENDA ITEM 4: Public Works & Safety

A. Consider Renewing the Intergovernmental Agreement for Participation in the McHenry County Gang Task Force

Mr. Ganek provided a brief summary on the agreement to participate in the gang task force. He mentioned how our officers participate with other municipalities in local fests, including the upcoming Founders' Days. D.C. Kuzynowski continued by saying it also gives the Village a resource in the event a gang-related situation should occur within the Village throughout the year.

Chairperson Smith endorsed the approval of this agreement stating that it is very beneficial for the community.

President Schmitt agreed, adding the fact that the Village does not have a significant gang problem which is a testament to the success of this program.

The Committee of the Whole recommended unanimously that the Renewal of the Intergovernmental Agreement for Participation in the McHenry County Gang Task Force be forwarded to the Village Board for consideration.

B. Consider Ordinance Amending Section 5.15, Trees and Tree Preservation Replacement

Mr. Ganek began by stating this ordinance is to clarify current language within the Village code. Mr. Mitchard continued by stating they needed to close up a few loopholes, especially when dealing with private areas within properties under development. It also gives the Village a little bit more authority on removing diseased or infested trees. Mr. Ganek added it also clarifies what the Village requires of contractors when they are removing and disposing of diseased or infested trees.

Mr. Glogowski asked when the National Arborists' Association changed their name to the Tree Care Industry Association. Mr. Mitchard stated that they changed the name two years ago.

President Schmitt asked if there is a provision for removing trees from private property without permission. Mr. Ganek stated that the entire code is not in the memo, just the sections that have changed, but that it is covered in the Village code. It is very clear that removal by an arborist with permission is okay.

Mr. Dianis asked if the statement "re-developed private property" is defined. Mr. Mitchard replied that it includes developments, such as townhome projects, that dedicate land to the Village. Mr. Dianis then stated that it does not include individual homeowners who install a tree on their private property, and Mr. Mitchard confirmed that statement to be correct.

The Committee of the Whole recommended unanimously that the Ordinance Amending Section 5.15, Trees and Tree Preservation Replacement, be forwarded to the Village Board for consideration.

C. Consider Resolutions and Engineering Service Agreements for Use of MFT Funds for Road Projects

Mr. Ganek summarized the resolutions presented. He noted that they were a requirement by IDOT so that the MFT funds could be allocated towards road maintenance. There are three projects that are currently budgeted to use these funds.

Mr. Glogowski asked which resolutions go with which project. Mr. Mitchard stated the \$80,000 resolution is for maintenance allocation such as road salt in the winter. The \$75,000 resolution is for the Spring Creek project, and the \$26,000 resolution is for the Old Oak project.

The Committee of the Whole recommended unanimously that the Resolutions and Engineering Service Agreements for Use of MFT Funds for Road Projects be forwarded to the Village Board for consideration.

AGENDA ITEM 5: Executive Session
None necessary.

AGENDA ITEM 6: Other business

A. Mr. Steigert asked Mr. Mitchard if the work being done on Holly Lane is an example of the scarification process. Mr. Mitchard stated that it was not--it is part of regular maintenance being performed in-house by Village crews. He continued by saying it is easier for the Village to grind down a small section of road where repairs are needed instead of addressing each individual pothole. The scarification process would encompass an entire neighborhood of streets due to the mobilization of specialized equipment.

B. Chairperson Smith mentioned National Night Out planned for August 5, 2008. He wanted to give his compliments to Ms. Sarah Stefan, Events and Recreation Superintendent, and staff on the good job they have done in the past years with this event. Mr. Steigert added he was happy to see the Algonquin Super Target co-sponsoring this event with the Village. Chairperson Smith stated the Target Corporation is a national sponsor. Mr. Steigert asked how the Village was distributing the flier. Mr. Ganek replied Ms. Stefan will be getting these out to the community; the fliers the Committee received tonight are the first ones to be passed out.

AGENDA ITEM 7: Adjournment

There being no further business, Chairman Steigert adjourned the meeting of the Committee of the Whole at 8:01 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Susan Morgan".

Susan Morgan, Recording Secretary