

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
May 12, 2015

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

Absent: Robert Smith

Staff Members Present: Tim Schloneger, Village Manager; Ben Mason, Senior Planner; and Steve Ludwig, General Services Superintendent. Kelly Cahill, Village Attorney, and Jerry Kautz, Village Clerk, were also in attendance.

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

(Note: Trustee Smith was seated at 7:34 p.m.)

AGENDA ITEM 2: Community Development

A. Special Use Permit for All About Kids Dentistry (2014-14)/4097 West Algonquin Road

Mr. Mason reported Dr. Victoria Ursitti has submitted a petition for a Special Use Permit for a dental office in the multitenant building on Lot 5 of the Square Barn Commercial Center, which is located at the southwest corner of West Algonquin and Square Barn Roads. The subject property is zoned B-2 PUD, and a medical office is allowed as a special use in any B-1, B-2, or B-P District. The building has had multiple vacancies for several years now, and there has been little demand from retail business tenants. Currently, Ha's Tae Kwon Do and Fernandes Chiropractic are the only tenants, and, though retail uses would be preferred, the Square Barn Commercial Center has other viable retail options with greater visibility, in particular Lot 4 directly to the east which includes Kostas, Subway and Taylor Street Pizza. Overall, the proposed dental practice would likely provide the Lot 5 commercial building with a long-term tenant. A dental office is considered a medical office use, therefore requiring a special use permit. In general, All About Kids Dentistry is a new practice that would offer treatment for toddlers, children and young adults. The office would be open three days a week to begin with. They intend to increase their hours of operation as the practice grows, ultimately offering regular 8 a.m. to 5 p.m. hours throughout the week, with the possibility of evening hours one night a week. Lot 5 has 50 on-site parking spaces, which is six more spaces than the village standard that was required for this shopping center. Existing parking for the multitenant building is sufficient to serve the dental office. There will be approximately six to eight office employees on staff at a time, and, given the surplus parking on-site as well as appointment times scheduled throughout the day, the existing lot should be able to accommodate the dental practice as well as its anticipated growth without negatively impacting parking needs of the building's other tenants. Should the petitioner desire in the future to expand into an adjacent unit within the multitenant commercial building on Lot 5, the dental office shall not be required to come back before the Planning and Zoning Commission and Village Board to amend the Special Use Permit unless there are operational or parking complaints from the property owner and/or other business tenants. Mr. Mason told the Committee of the Whole if they wish to expand, there would be no issues insufficient with parking spaces.

Staff and the Planning and Zoning Commission recommend approval with a list of medical office conditions. The consensus of the Committee of the Whole was to pass on to the Board for approval.

AGENDA ITEM 3: General Administration

A. Consider Resolution Allowing Illinois Municipal Retirement Fund Benefit Protection of Service Credit

Mr. Schloneger reported a housekeeping item being there was a discrepancy (and shortage) of an employee's IMRF pension credit due to a workers compensation leave from 2007. This resulted in approximately six months of service credit owed to the employee. An application for IMRF Benefit Protection Leave is required in order to document the appropriate service credit and contribute the appropriate amount to the employee's IMRF pension fund. The estimated cost to the village is approximately \$2,500, and the estimated cost to the employee is \$1,000. Village Board approval is required by IMRF in order to submit this application.

The consensus of the Committee of the Whole was to pass on to the Board for approval.

AGENDA ITEM 4: Public Works & Safety

A. Reconsider Bids for Asphalt Material Purchases for 2015 Using MFT Funds

Mr. Ludwig reported that on April 21, 2015, the Village Board approved the asphalt material bid and awarded the contract to Curran Contracting Company. However, based on a mistake in the calculations of the bid, we need a motion from the Village Board to reconsider this action and withdraw the award of bid to Curran Contracting Company regarding the 2015 Asphalt Material Purchase and instead award the bid to Arrow Road Construction who is the actual lowest bidder at \$45,484. Mr. Ludwig also explained how delivery costs are arrived at when hauling asphalt.

The consensus of the Committee of the Whole was to pass on to the Board for approval.

AGENDA ITEM 5: Executive Session

Nothing to report.

AGENDA ITEM 6: Other Business

1. Mr. Mason reported the sailboat exhibit will have a public launch open house on Thursday May 21, at Historic Village Hall, from 6 to 8 p.m.

AGENDA ITEM 7: Adjournment

There being no further business, Mr. Steigert adjourned the meeting of the Committee of the Whole at 7:52 p.m.

Submitted: Jerry Kautz, Village Clerk