

**VILLAGE OF ALGONQUIN
MINUTES OF THE COMMITTEE OF THE WHOLE
AUGUST 12, 2008**

CALL TO ORDER: Chairman Trustee Robert Smith called the meeting to order at 7:30 PM with a roll call as follows: Trustees R. Smith, J. Glogowski, D. Sosine, B. Dianis, J. Spella, J. Steigert, and President J. Schmitt. Also Village Clerk J. Kautz.
Quorum Established

STAFF IN ATTENDANCE: Village Manager W. Ganek, Asst. Village Manager J. Kollings, Acting Planning Director K. Parkhurst, Planner B. Mason, Treasurer J. Walde, Assistant Director of Public Works M. Zimmermann, Deputy Police Chief S. Kuzynowski, and Attorney K. Cahill.

COMMUNITY DEVELOPMENT

A. Fitness Plaza IV – Case # 2008-06/Lot 4 in County Line Square – Existing Zoning B-2 PUD General Retail - Final Planned Unit Development

Ms. Parkhurst stated that, at the last Committee meeting, this 12K SF building was proposed for the Fitness Plaza. At that time, the Committee asked the developer to redesign the roofline to match the Tower Center development. The petitioner agreed to do so and is back to show the revised elevation. They added walls to the elevation and they extend up 3 feet above the building. The walls also extend out two feet to give more depth. They hope this addressed the Committee's concerns.

Staff recommends approval of the plan as presented.

Discussion: Mr. Glogowski immediately said he likes the enhancements to the building but questioned the roofline assumption of being pitched--not a flat line. Mr. Ganek said matching the roofline to match Tower Center was what was discussed at the previous meeting. Mr. Smith and Mr. Dianis also stated they were thinking of a pitched line similar to others in that area as being conducive to the neighboring community. Ms. Parkhurst responded that the pitched roof at the Glacier building gives the elusion of being pitched and was proposed because they back up to single-story residences. Mr. Smith said there are a blend of both single- and two-story homes. Mr. Steigert likes the look of the buildings. Mr. Ganek said eventually all of the Tower Center and Glacier will be tied in together. Mr. Schmitt asked what the second story residents would be seeing looking at the back of the commercial buildings. He is concerned about residents having to look at mechanicals on the roof. Mr. Gerardi, representing the developer, stated that the actual roof would be about four feet below the wall and should not have any mechanicals showing to the townhouses second floors as they will be 80 feet away. The building will be 23 feet in height, and the resident homes are 16 feet to the top of their windows on the second floor. Mr. Steigert said staff should check to make sure the elevation would be no higher than the 20 feet. Mr. Spella added he likes the design of the project.

Ms. Sosine asked about the landscaping and was told that, if there are any gaps between existing trees, they would be filled.

As discussion ended, Chairman Smith asked for a consensus vote on moving this project on to the Village Board for approval. Ayes carried

B. RSR Warehouse/Office Building – Case # 2008-05/east side of Boyer Road, south of Corporate Parkway – Unincorporated Included is Annexation, Zoning Upon Annexation to B-P PUD Business Park, Final Planned Unit development of a 56,500-square foot building and Final Plat of Subdivision.

Mr. Mason reported this property is five acres in size and currently has an unoccupied church on the property. The church would be demolished. The proposed warehouse/office building would be 56K square feet in size and become part of the Corporate Campus. RSR would occupy 15K SF of the building and lease the remainder. The building would be made of pre-cast concrete in earth tone colors. The front of the building will face south with a monument sign. It will consist of two truck docks and six bays, with access off Boyer Road, and a connection to a new access road at the Esplanade that was previously approved. Screening will be consisting of a mixture of trees. A sidewalk will be built and connected to existing walk by the developer.

Staff recommends approval of all phases.

Discussion: Mr. Steigert said he likes the project and the looks of it, but requests adding some bike racks for employees who might live in the area. Mr. Glogowski also liked the plans and asked how many current trees on the property would be removed. Mr. Kirk Halma, representing Centerville Properties, responded that most of the trees, about six, will be removed but replaced and used according to staff recommendations. Both Messrs. Glogowski and Dianis had questions relating to water detention. Mr. Halma said the detention area will be a dry basin. Plants will provide filtering of drainage water. Prairie plants will be planted along the perimeter and deeper root plants will be placed on the bottom of the basin. No water should be retained for more than two to three days at a time. A three-year monitoring program will be put in place. Also, any tree that can be retained will be. Mr. Dianis asked about the waste containers and how they will be hidden. Mr. Halma responded that they will take advantage of the shape of the building to shield any waste containers on the north side of the project. Ms. Sosine was concerned about no landscaping planned on the east side of the building, but Mr. Halma replied that because the landscaping may get “beat up,” they plan to increase grading and the buffering of the property on that side. Mr. Schmitt had one question on the timing of the project. Mr. Halma said they would like to start in the fall, possibly October, with the outside of the building in place for the winter when the interior can be finished. Mr. Glogowski asked if there is enough maneuverability for trucks to enter the docks. The answer was yes.

Mr. Smith stated he personally likes the project and asked the Committee members for a vote to move forward to the Village Board for approval. Unanimous ayes carried (to be acted upon at the August 19 Village Board Meeting).

GENERAL ADMINISTRATION

A. Consider Budget Amendment for Fiscal Year Ending April 30, 2008

Mr. Ganek explained an annual budget adjustment is necessary as we close on the 2008 budget. There are expenditures that may have exceeded our estimates in certain line items, but we also have added revenue that offsets those expenditures. This will keep a balanced budget. Treasurer Walde has met with the auditors to make sure all these adjustments are in order. **There being no questions, the Committee voted to move this item on to the Village Board for approval. Unanimous ayes carried.**

B. Consider Ordinances Abating a Portion of Property Taxes Levied for 2008 – Series 2001A and 2001B, Series 2002A, and Series 2005A

Mr. Ganek reported that bond issues are a result of refinancing of older general obligation bonds that were guaranteed through the full faith and credit of our property taxes should we not be able to make the bond payment from other revenue sources. The Village can abate the payments of the four bond issues in question due to increases in other revenue such as sales tax, and not be charged to property taxes. If nothing was done the total would be over 1.3 million dollars charged to property taxes, but, by abating it, the Village avoids having the bond payment affect the property tax. **There being no questions, the Committee voted to move this item on to the Village Board for approval. Unanimous ayes carried (to be acted upon at the August 19 Village Board Meeting).**

PUBLIC WORKS & SAFETY

A. Consider Ordinance Declaring Certain Property as Surplus

Mr. Ganek reported that surplus equipment, in this case a mower that no longer meets the Village's needs, can be sold to obtain the most revenue possible. An ordinance is required to do so. With no discussion, the Committee was asked for a vote to pass this on to the Village Board for action. **Unanimous ayes carried.**

There being no further business, Chairman Smith adjourned the Committee meeting at 8:13 PM.

Submitted by:

Jerry Kautz, Village Clerk