

**Village of Algonquin  
Committee of the Whole Meeting Minutes  
Held in the Village Board Room  
March 22, 2016**

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

Present: Trustees John Spella, Jerrold Glogowski, Jim Steigert, Robert Smith, Brian Dianis. President John Schmitt and Village Clerk Jerry Kautz was also in attendance.

Absent: Debby Sosine

Staff Members Present: Tim Schloneger, Village Manager; Katie Parkhurst, Senior Planner; Ben Mason, Senior Planner; Robert Mitchard, Public Works Director; Michele Zimmerman, Assistant Public Works Director, and Attorney Kelly Cahill

Chairperson Glogowski called the Committee of the Whole meeting to order at 7:30 p.m.

**AGENDA ITEM 2:** Audience Participation

1. Jack Bavaro, 2231 Barrett Drive, Algonquin, voiced opposition to the Longmeadow Pkwy. Construction project that was recently approved in Kane County. He claimed several issues against the extension of the road. He referenced a study stating no need to extend to Route 25. He also claims the Army Corp has not issued permits and that a large contingency of Kane residents oppose the project fearing the lowering of home values. President Schmitt replied by explaining the history of by-pass issues that have taken place and the eventual building of the Western By-pass and how it has affected and alleviated traffic patterns. He also added that this project will help bring commercial growth that the village requires to survive financially in the future. Mr. Bavaro added he is concerned about removal of trees along the proposed route. Mr. Schmitt told him the plan includes the addition of 10 thousand new trees to be planted.

**AGENDA ITEM 3:** Community Development

**A. Case No. 2016-04 Advocate Sherman MRI Addition – PUD Amendment**

Ms. Parkhurst reporting with Mr. George Franceschina, Architect for the project present to answer questions.

Mr. Roberto Orozco, representing Sherman Health Systems, property owner, has submitted a petition to amend the planned unit development for the existing Advocate Sherman medical office building at 600 South Randall Road. This petition involves a Major PUD Amendment to construct an addition to the building, add a driveway access to Sherman Road, modify the landscaping, and the existing access drive on Bunker Hill Drive. The Village is also requesting the dedication of an easement on Lots 1 and 2 for the future bike path crossing under Randall Road. The Sherman Family Health Care Center received Final PUD and Special Use approval in August 1995 from the Village Board. Advocate Sherman would like to renovate a portion of the interior of the building and construct a 4,022 square foot addition to add MRI services. Due to the impending Randall Road/Bunker Hill Drive improvements, Advocate Sherman would like to construct a new driveway with full access to Sherman Road; modify the existing access at Bunker Hill from a full access to a right-in only, and construct two new monument signs and directional signage. All new signage is also proposed to rebrand Sherman into the Advocate Sherman system.

The landscaping will also be modified to accommodate all the proposed changes to the site. The medical offices and immediate care will be open during the renovations. The Village has been working on a safe pedestrian crossing of Randall Road for several years. The final location of the

tunnel crossing will be along the southern property line of Duro Life and Lot 2 of Advocate Sherman property. The Village will need an easement for the tunnel and bike path to connect to Sherman Road. Staff has worked with the petitioner to revise the site plan and signage to fulfill Advocate Sherman's new design and meet Algonquin standards. The future Underpass bike path will be ADA approved. The Planning & Zoning Commission recently recommended approval. After discussion it was the consensus of the Committee of the Whole to move along to the Board for approval

**B. Case No. 2016-03 234 South Randall (Final PUD and Special Use)**

Mr. Mason reporting:

Mr. Marvin Keys, attorney on behalf of the petitioner First Midwest Group, has submitted a petition to redevelop the former Great Bank/Charter One site at 234 S. Randall Road (pictured at right). The property is zoned B-2 PUD, General Retail and the building was originally constructed in 1995. The site is located at the northwest corner of the intersection with Stonegate Road. The existing building has been vacant for several years, and the developer is proposing to demolish the old bank, and redevelop the property with a new 14,960 square foot multi-tenant commercial building. This petition involves both a request for Final PUD for the redevelopment plan, as well as, a Special Use Permit for outdoor seating. The subject property is an outlot (Lot 3) in Eagle Commercial Center, which was platted in 1993. The property is located in front of Home Depot and directly south of Burger King. Access to the site will be from the private frontage road to the west, which runs through the Eagle Commercial Center and connects Stonegate Road with Algonquin Road. The entrances will align with the curb cuts that are existing on the west side of the service road. Though not directly related to this petition, McHenry County DOT plans for widening Randall Road call for converting Stonegate to a right-in/right-out – plus left-in – approach at Randall, however northbound left turning movements will no longer be permitted from Stonegate. The developer is aware of this off-site change to Randall Road access and is comfortable with the future plans. In general, except for few off-peak times during the day, such a turning movement is especially challenging at the present time and restricting that movement in the future should have minimal impact on the Stonegate intersection with Randall Road. The developer is proposing sidewalks in front of the storefront entrances, as well as on the rear (west) side of the building. There is an existing pedestrian sidewalk along Stonegate the developer shall provide a connection east through the site to link to the sidewalk around the proposed new building.

There are a total of 75 parking spaces proposed on the site, which meets and exceeds the village's minimum requirement of 60 spaces for a building of this size for general retail purposes (14,960 square feet = 60 spaces @ 4 spaces per 1,000sf). The developer is requesting the additional 15 spaces as their intention is to attract a restaurant user to fill the building's south endcap unit. Both the Village Engineer and Public Works Department have noted required changes and modifications to the proposed utility plan drawings, including the need for the project engineer to provide more information with regard to the available capacity of stormwater infrastructure. The building trim colors were agreed upon but there were concerns about deliveries to the rear of the mall and if there would be interference with the service road to the other businesses in the area. Staff will work with the developer to get to an agreeable solution including off hour deliveries. The Planning & Zoning Commission recently recommended approval. Following discussion, it was the consensus of the Committee of the Whole to send this item on for approval.

**C. Case No. 2016-05 Aspen Dental (Special Use)**

Mr. Mason reporting:

John McVickers, Oxford Real Estate Equities, LLC, has submitted a petition for a Special Use Permit for a dental office in the multi-tenant building that was approved last fall on Lot 5 of the Millbrook Marketplace, which is located in front of WalMart on S. Randall Road. Specifically, the name of the

practice is Aspen Dental and the proposed tenant space is the southern half of the building with the blue awnings. Enclosed please find a map of the location and architectural rendering. An AT&T cellular store is the other proposed tenant for the north half of the building. A dental office is considered a medical office use, therefore requiring a special use permit. The subject property is zoned B-2 PUD and medical office is allowed as a special use in any B-1, B-2, OR&D, or B-P District. Millbrook Marketplace consists of a mix of retail and service uses and the proposed dental practice would likely provide the commercial center with a long-term tenant. Lot 5 was approved for 56 on-site parking spaces, which is approximately 20 more spaces than the village standard that was required for this shopping center. Specifically, this shopping center has an average of almost eight (8) spaces per 1,000 sq. ft. of commercial space, which significantly exceeds the required parking for a medical office of four (4) per 1,000 sq. ft. There will be approximately 4-6 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 any anticipated growth without negatively impacting parking needs of the building's other tenant. On March 22, 2016 the Planning and Zoning Commission considered the petition and unanimously recommended approval (6-0) of the request for a Special Use Permit, subject to the conditions listed by staff. It was the consensus of the Committee of the Whole to send this item to the Board for approval.

#### **D. Case No 2016-02 Rehab Care Group East – Special Use Permit**

Ms. Parkhurst reporting:

Cristina O'Brien, representing Rehab Care Group, has submitted a petition for a Special Use Permit for a medical office. The office will be located at 212-216 Eastgate Court, a multi-tenant building in front of Eastgate Manor, along East Algonquin Road.

The Village Board approved the final development plans for Eastgate Manor and the retail buildings in November 1998. The proposed tenant would occupy two spaces at 212-216 Eastgate Court, which is in the multi-tenant building closest to Nero's Restaurant. Other tenants in the building includes Kitchens Express and Cat's Resale. Rehab Care offers physical, occupational and speech-language rehabilitation services in 47 states. The desire is open a Medicare certified rehabilitation agency outpatient therapy center at 212-216 Eastgate Court. Therapy is considered a medical use and therefore requires a special use permit. The proposed hours of operation for the center will be 9:00 am-4:00 pm three days a week. The office will employ 3.5 full time equivalent positions including therapists and administrative personnel. The center would expect to serve 5-6 patients per day. As the practice grows, the hours of operation, patients served and staffing levels all may increase. There is shared parking and cross-access between all the commercial lots in the Eastgate development. A medical office requires 4 spaces per every 1,000 sq. ft. which will be accommodated by the existing parking lot. The development currently has a mix of retail and medical tenants. The peak hours of operation between the tenants and the adjacent restaurant work well for meeting parking demands.

1. The proposed use is appropriate and desirable in this location, and will be compatible both with the Comprehensive Plan designation and surrounding uses. The subject property is zoned commercial, consistent with the business zoning classification of a majority of the surrounding properties.
2. The proposed use of this site will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to the property values.
3. The proposed use will comply with all zoning requirements of the Village and conditions stipulated as part of the approval. The subject property is zoned B-2 PUD and a medical office is allowed with a Special Use Permit in this zoning district. During discussion, Trustee Smith asked for more ADA parking. The Director of Care who was in attendance said the company would do so. Consensus of the Committee of the Whole was to move this forward for approval.

#### **E. McHenry County Conservation District's Conservation Congress**

Ms. Parkhurst reporting:

The Village of Algonquin was invited to participate in the first McHenry County Conservation District's Conservation Congress, "Shaping the Future of Conservation on McHenry County Public Lands-The Next 50 Years." Katie Parkhurst was selected to represent the Village. The McHenry County Conservation District (MCCD) brought to together over 100 representatives from multiple fields and disciplines including conservation, recreation, health, historical preservation, agriculture, government, business, transportation, service clubs, and education. This group of leaders had the opportunity to discuss critical issues of importance to conservation today including partnerships, maintenance, preservation, and funding. Small discussion groups were held after each speaker to further explore each topic. The presentations then ended with a video on Leaving a Legacy. This was an exciting event and opportunity to connect with others to protect an irreplaceable legacy to be cherished, safeguarded and passed on to future generations. The concepts were embodied in a Fundamental Declaration of Conservation Principles that was ratified by the delegates at the close of the Conservation Congress. Consensus of the Committee was to adopt a resolution in support of the Declaration.

**AGENDA ITEM 4:** General Administration

**A. Consider an Ordinance to Amend Chapter 33 to Increase the Number of A-3 Liquor Licenses by One and Decrease the Number of A-1 Liquor Licenses by One.**

Mr. Schloneger reporting:

Colatori Inc. dba Cucina Bella currently a holder of an A-1 Liquor License (consumption on premises only) has applied for an A-3 Liquor License (consumption on premises and permit sale of wine in sealed cartons). The Municipal Code for the Village of Algonquin allows for 2 Class A-3 Liquor Licenses, with 2 currently issued. Upon the approval and issuance of the Liquor License for Colatori Inc. dba Cucina Bella, this class will have no licenses available. Upon approval of the additional A-3 license, the current A-1 Liquor License will not be in use. Consensus of the Committee of the Whole was to move this forward for approval.

**AGENDA ITEM 5:** Public Works & Safety

**A. Sanitary Sewer Lining – Cured in Place Pipe Recommendation**

Ms. Zimmerman reporting:

Public Works Department requests the Village Board to move forward with employing Hoerr Construction, Inc. to provide labor, equipment, and material for the installation of a Cured in Place Pipe (CIPP) product, a liner, which when fully cured exhibits the same wall thickness and strength of a new PVC sewer pipe, providing added structural integrity to the pipe, as well as a smooth, joint-less line preventing root intrusion, reducing instances of I & I. Scope is corrective in nature, and does not require engineering. Sanitary sewer camera inspections have identified seven (7) areas of concern, totaling approximately 3,900 linear feet, ranging in diameter from 8" to 15". In addition to providing the pipe lining, the contractor will also install end seals, a means of filling the annular space that exists between the lining and existing or host pipe. The final step will be to reinstate the sanitary service line. The total cost of work has been proposed to cost \$150,306.46. It was the consensus of the Committee of the Whole to move this forward for approval.

**B. Dewatering and Cleaning of Anaerobic Digester No 904 Recommendation**

Mr. Mitchard reporting:

Public Works Department requests the Board approve a Purchase Requisition (Small Projects) and supporting documentation to gain your approval, and to move forward with employing Stewart Spreading to provide labor and equipment to remove and dewater approximately 40,000 gallons of liquefied bio solids and to provide interior cleaning of Anaerobic Digester No. 904, located at our

Wastewater Treatment Facility. Scope is simple, and does not require engineering. Stewart Spreading will provide all labor and equipment to screen, pump, and dewater the contents of the digester. The project is anticipated to take a total of seven (7) working days to complete. Deposits of non-biodegradables and grit that are removed will be disposed of through our existing contract with Groot Disposal. Dewatered solids will be stockpiled onsite, which will then be transported and land applied by Synagro, in accordance with our contract for sludge disposal. Impact to the Facility's operation is minimal; all process and valve operation, access to the digester will be the responsibility of the WWTF team. This work is preventative in nature; this digester was previously cleaned prior to 2005. Over time, non-biodegradables and grit accumulations can result in a loss of tank capacity and short circuit of the digestion process. These non-desirable materials can degrade biosolids quality and result in an end product not suitable for land application. This cleaning is the first step in the development a more structured program, a cyclic time frame of 5 to 7 years, its frequency dictated by digester loading, operational changes, and long range improvements designed to increase debris and grit removal efficiencies. We received two proposals for said work: 1. Stewart Spreading \$41,000 2. Synagro \$55,000. This work was a Board approved item in the 2015-2016 Operation & Maintenance budget, Fund no. 07800400-42262; amount approved was \$98,000.00. Considering the proposed amount is within an approved budget amount, staff recommends moving forward with entering into an Agreement with Stewart Spreading for the removal and dewatering of liquefied bio solids, and the cleaning of Anaerobic Digester 904. Consensus of the Committee of the Whole was to move this forward for approval.

### **C. Asphalt Material Letting Bid Recommendation**

Mr. Mitchard reporting:

On March 15, 2016, at 10:00AM, bids for Asphalt Material purchases for fiscal year 2016/2017 were opened and read aloud. There were four local suppliers that submitted pricing on Binder and Surface Asphalt. All submittals were responsive and responsible bids. Geske and Sons, Inc., of Crystal Lake, IL was the low bidder on both surface and binder, at a unit cost of \$40 and \$37 per ton, respectively. The total annual cost for the surface asphalt bid is \$40,000 and for binder asphalt, \$22,200. The Village has worked with and purchased material from Geske and Sons regularly in the past and have a very satisfactory working relationship and find the asphalt to be of high quality. The Village of Algonquin MFT budget provided a total of \$75,000 for these purchases or \$12,800 under budget. Therefore, it is the recommendation of this department to award the annual material purchase contract to Geske and Sons, Inc., of Crystal Lake, IL, and authorize the use of MFT Funds for the aforementioned purchases. Consensus of the Committee of the Whole was to move this forward for approval.

### **D. Downtown Streetscape Phase 1 Engineering Services Recommendation**

Mr. Mitchard reporting:

The general scope of work includes completion of Phase I Engineering for the improvement of Main Street from IL 31 South Junction on the south to IL 31 North Junction on the north, a distance of approximately 1.1 miles. The proposed improvements are anticipated to include reconstruction from IL 31 South Junction to IL Route 62 (Algonquin Road), and resurfacing from IL Route 62 (Algonquin Road) to IL 31 North Junction. A section of Main Street north of IL Route 62 may require reconstruction due to utilities or to make grades work. The Phase I Engineering study will include all work necessary to receive Design Approval from IDOT-Bureau of Local Roads, with Phase I Engineering developed in compliance with federal project development procedures based on STP funding for the project. The scope of services included will be all design management, coordination, communication, and reporting, data collection, topographic survey (including all vertical and horizontal control, ROW limits, utility locations, trees, base mapping and cross sections), analysis of geotechnical work, traffic studies, environmental assessment coordination, stakeholder coordination

with Village and property owners, funding opportunities, development of project development report, and all preliminary plans, bridge condition report, hydraulic report, and type, size and location plans. The scope also will include one public meeting, but more can be added and paid for through this scope and agreement, if deemed necessary. Russ Farnum has also reviewed this document and requested addition of language regarding maintenance of traffic, temporary parking and business access and detour and way-finding signage to assist businesses in downtown affected by this construction project. Therefore, it is the Public Works Department's recommendation that the Committee of the Whole take the necessary action to authorize the Board of Trustees to enter into this agreement with CBBEL, Inc. of Rosemont, IL in the amount of \$374,670.00. The Village's total budget for this work in the upcoming fiscal year 2016/2017 is \$505,000.00, so this project is well within budget. Following discussion, it was the consensus of the Committee of the Whole to pass this item on to the Board for approval.

**AGENDA ITEM 6:** Executive Session

**A. Land Acquisition**

Moved by Dianis, seconded by Smith, to recess into executive session to discuss property acquisition at 9:27 pm. Roll call vote: voting aye; Brian Dianis, Jerry Glogowski, John Spella, Jim Steigert, Robert Smith, and President Schmitt. Motion carried 6-ayes, 0-nays 1-absent.

Moved by Glogowski, seconded by Steigert, to reconvene the Committee of the Whole at 9:48 pm. Roll call vote: voting aye; Brian Dianis, Jerry Glogowski, John Spella, Jim Steigert, Robert Smith, and President Schmitt. Motion carried 7-ayes, 0-nays, 1-absent.

Property acquisition was discussed but no further consensus or action is required tonight.

**AGENDA ITEM 7:** Other Business

None

**AGENDA ITEM 8:** Adjournment

There being no further business, the Committee of the Whole meeting was adjourned at 9:49 p.m.