

VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE  
Meeting Minutes  
Algonquin Village Hall Board Room  
February 24, 2009

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

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

Staff Members Present: William Ganek, Village Manager; Jenna Kollings, Assistant Village Manager; Russ Farnum, Community Development Director; Robert Mitchard, Public Works Director; Katie Parkhurst, Senior Planner; Ben Mason, Senior Planner; Mike Kumbara, Administrative Analyst; Paul Bourke, Village Engineer; and Kelly Cahill, Village Attorney

**AGENDA ITEM 2:** Community Development

- A. Riverwoods on the Fox – (2008-09)/1841 N. River Road –Existing Zoning R-1 Single Family Residential
1. Preliminary Plat of Subdivision
  2. Preliminary Planned Development for 17 single-family lots

Chairperson Dianis thanked the petitioner for providing a response to staff comments and the transcript from the January 12, 2009 Planning and Zoning Commission meeting. All Committee members have read the materials.

Mr. Bill Graft, attorney for the petitioner, introduced the development team and thanked the Committee for their time. The development team present is: Anthony Divizio, Randy Bus, Peter Pluskwa, Quentin Bull, Steve Hovany, and David Oates. He feels that the major concerns such as the grade of the road, the sanitary sewer system, and the slopes of the individual lots could all be worked out through engineering at the time of final approval.

Mr. Steigert agreed that many of the issues could be worked out; however his two main concerns still remain the safety of the residents who would live in this development relating to the grade of the road and the cul-de-sac length. Mr. Bus reiterated that the majority of the road is at a 10% slope and will be constructed with special pavement.

President Schmitt asked the petitioner if they knew the Village standard for maximum slope. Mr. Graft stated yes, the maximum is 7-8%. Also, President Schmitt inquired about the stormwater drainage for the development. Mr. Bus explained the stormwater collection system including the ponds would be installed first. As individual lots develop they can add to the stormwater system by installing rain gardens and other BMPs.

President Schmitt stated that he is concerned about the increase of 200 cars per day from this development. The intersection of North River Road and Algonquin Road is already a grade F, which is the most congested level of service.

Mr. Graft responded to the questions regarding the slope of the road by quoting minutes from the Committee of the Whole meeting when the petitioner's concept plan was discussed. President

Schmitt responded that the Village does not want to deal with more excessively steep sloped roads. President Schmitt asked the petitioner if they had copies of all the Village codes, Subdivision Ordinance and Comprehensive Plan when creating the plan. Mr. Graft and Mr. Bus responded yes.

Chairperson Dianis inquired how school children would be picked up by the school bus. Mr. Graft stated the bus could drive up the street to pick up the students; although they have not discussed this with the school district.

Chairperson Dianis reiterated his concern over the ability of people to safely walk up and down the road with such steep slopes. He questioned how the architectural committee would work. Mr. Graft stated the architectural committee would be in effect until the last house was constructed. The committee would likely consist of the developer, an architect and a representative of the homeowners.

Chairperson Dianis inquired how the covenants work to require a property owner to install landscaping. Mr. Divizio explained that the required amount to be spent on landscaping is based on a percentage of the value of the home. Each house will be situated on the lot to preserve as many trees as possible.

Chairperson Dianis inquired how far from the adjacent residence to the north are the proposed parking spaces. Mr. Pluskwa responded 10-15 feet from the property line. There will be some landscaping screening the spaces.

Mr. Smith questioned how the security gate will be operated. Mr. Graft explained the residents will have remote control access and a key code. This is a common system used all over the country.

Mr. Glogowski asked if the petitioner is still requesting all the exceptions from the Village code originally outlined in the petitioner's application, even after the discussion held tonight. Mr. Graft responded that some of the exceptions still requested are due to Village actions (annexations of adjacent property) and the natural condition of the land, not by the petitioner or any self-imposed hardship.

Ms. Sosine stated her concern is still regarding safety and she does not feel that the materials provided by the petitioner have addressed her concerns.

Chairperson Dianis called on the following people for public comment:

Mr. Gerry Cwienkala, 1313 N. River Road, stated that he has lived on North River Road for 12 years. He is appalled at the number of "I don't know" answers the developer provided to the Planning and Zoning Commission and the Committee. He wants to know what the developer plans to do on the river for piers and boat houses. There is not enough room to have 17 different piers; it will look like a commercial marina. He is also concerned that this development will set a precedent for more development along North River Road; the Cardelli's would likely follow with a request to develop their property. He reminded the Committee that Algonquin is the "Gem of the Fox River Valley" and they need to keep it the Gem.

Mr. Carl Swanson, 1901 N. River Road, stated that he was interested in who the other people are that make up the AK Group LLC besides Mr. Greg Pantos. He stated most developers who place property under contract receive preliminary approval and then purchase the property. This process was not followed here and is causing problems. Mr. Swanson inquired what experience the developer has in developing residential property. The petitioner had mentioned all the failing septic systems along North River Road, Mr. Swanson is not aware of any failing septic. Mr. Swanson concluded by stating the Village has spent way too much time considering this proposal and encouraged the Committee to vote for a unanimous denial.

President Schmitt stated he has served on the Board and Planning and Zoning Commission for over 16 years. He has never seen a developer come forward with such contempt at following Village code.

Chairperson Dianis polled the Committee on following the Planning and Zoning Commission's recommendation to deny the petition. There was a unanimous yes from all Committee members. The consensus was to have the Village attorney prepare the ordinance for denial and to move this forward to the Village Board meeting next week.

**AGENDA ITEM 3: General Administration**

- A. Consideration of the Gus Macker Three-on-Three Basketball Tournament at Algonquin Commons Shopping Center June 13-14, 2009.

Mr. Glogowski excused himself from the discussion due to a conflict of interest and left the room. Mr. Ganek presented background information to the Committee regarding a request to authorize the Gus Macker Tournament. Don Brewer has established a not-for-profit organization to coordinate the program. Mr. Ganek stated that Mr. Brewer is looking for direction to continue to move forward with planning this event; all the details still need to be worked out, so Board approval is not needed at this time.

Mr. Brewer further explained the organization, the tournament, the local groups involved, and the sponsors. Mr. Jim Pratt from Algonquin Commons has agreed that the event can be held at the Algonquin Commons Shopping Center and is working with Mr. Brewer to organize the event. Mr. Brewer has met twice with staff, including Community Development, Public Works and the Police Departments to discuss traffic flow, parking, and logistics of the event.

The Committee of the Whole recommended unanimously that Village staff continue to work with Mr. Brewer and the Gus Macker group to organize this event.

- B. Consider Lease Agreements with T-Mobile

- 1. Countryside Standpipe
- 2. Hanson Water Tower

Mr. Glogowski returned to the meeting. Ms. Kollings introduced Mike Kumbera to the Committee. Ms. Kollings gave an overview of the two lease agreements with T-Mobile to locate on Village water towers. The goal is to locate the antennas on Village towers to limit the number of free-standing cell towers throughout the Village. Mr. Kumbera researched other communities to ensure the proposed lease agreement is consistent with other communities in terms of lease rates and conditions. T-Mobile will install a safety ring around the top of the standpipe and water tower. This is beneficial to the Village as all further equipment can be installed on this ring as opposed to the tower directly. The leases are valid for five years with the option to extend them; the lease rate will increase by four percent each year.

Ms. Sosine inquired how the painting of the Hanson tower will be impacted by the T-Mobile equipment installation. Mr. Kumbera stated the equipment will be installed and then the tower will be painted, all coordinated through Public Works.

Ms. Sosine inquired if any trees are to be removed to place the building on the ground. Mr. Kumbera stated any tree removal would be minimal and would be approved by Steve Ludwig prior to construction.

Chairperson Dianis inquired about the building size and appearance. Mr. Kumbera stated that the building is approximately 10 feet tall and all enclosed. There is landscape screening on both sites.

The Committee of the Whole recommended unanimously to move the lease agreements to the Village Board for approval.

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

**AGENDA ITEM 5:** Executive Session  
None necessary.

**AGENDA ITEM 6:** Other business

Mr. Richard Jarocki, 710 Brentwood Court, addressed the Committee regarding a violation notice he received for not removing snow from a public sidewalk. He understands the requirement to remove the snow from the sidewalk, but he cannot remove the pile at the corner that is pushed onto the sidewalk from the Village snowplows.

**AGENDA ITEM 7:** Adjournment

There being no further business, Chairperson Dianis adjourned the meeting of the Committee of the Whole at 9:05 pm.

Respectfully Submitted,



Katherine Parkhurst, AICP, Senior Planner