

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
May 26, 2009

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson – Trustee Jim Steigert; Trustees Brian Dianis, Jerry Glogowski, Robert Smith, and Debby Sosine

Absent: President John Schmitt, Trustee John Spella

Staff Members Present: William Ganek, Village Manager; Jenna Kollings, Assistant Village Manager; Russ Farnum, Community Development Director; Katie Parkhurst and Ben Mason, Senior Planners; Kelly Cahill, Village Attorney; Jerry Kautz, Village Clerk

Chairperson Steigert called the meeting to order at 7:32 P.M. and established a quorum with all Committee members present except for Mr. Schmitt and Mr. Spella. The Chairman requested a motion to allow a teleconference with President Schmitt.

Moved by Dianis, seconded by Glogowski, to allow President Schmitt to attend this meeting by teleconference. Roll call vote: Dianis, Steigert, Smith, Glogowski, and Sosine voted aye. Motion carried: 5-ayes, 0-nays, 1-absent. A phone connection was then established with Mr. Schmitt.

The following item under General Administration was moved up in the agenda for discussion:

AGENDA ITEM 3: General Administration

- B. Algonquin Commons Public Event Permit for Outdoor Concert Series July 12 to August 12, 2009

Mr. Jim Pratt, representing the Algonquin Commons Shopping Center, stated they will conduct an outdoor summer concert series from July 12 to August 2, 2009 that involves four Sunday evenings from 5 pm to 7 pm. Various bands will be hired to play. The area between Cheeseburger in Paradise and the former Red Star Tavern will be used for the concerts. A 2 x 8-foot banner is also requested.

It was then the consensus to forward on to the Village Board for approval.

AGENDA ITEM 2: Community Development

- A. Oakridge Court PUD/JP Morgan Chase Bank, Case No. 2009-02, SW Corner Randall at Harnish, Existing Zoning B2 PUD
 - (1) Amendment to an Annexation Agreement
 - (2) Final Plat of Second Resubdivision of Oakridge Court PUD
 - (3) Approval of the Final PUD for Lot 1 of Said Resubdivision
 - (4) Approval of a Special Use Permit for a Drive-Through Facility

Representing the Chase Bank Project were Jeff Mechlin, Chase; Bill Green, Architects; David Shaw, Attorney; and Tim Schwartz, Developer.

Mr. Farnum reported he has worked with Oakridge and Chase Bank's staff since October 2008. The current proposal has substantial changes from the original plan. The proposed site plan has changed with the drive-through now facing the frontage road instead of Harnish, four lanes for

the drive-through resulting in some parking spaces to be placed in the 50-foot setback, and the front of the building facing Randall Road. Village staff has worked with them on building architecture such as roof detail and floor plan requirements. A reciprocal agreement limits building height to 23 feet overall. Two signs plus a monument sign meet Village code. Staff suggested one sign to the south shared with two out lots, but the Planning & Zoning Commission did not concur with that recommendation. Staff recommends that sidewalks be added for pedestrian traffic along frontage road. In lieu of retail sales tax revenue, Chase agreed to pay a finance stream of \$20,000 per year to the Village.

The Planning & Zoning Commission also felt that parking on the south side should not be decreased. At this point, there were no comments from Chase, and Mr. Farnum said that if the Committee of the Whole requires changes or has concerns, his staff would like direction so that the proper documents can be prepared for approval.

Mr. Steigert asked the Trustees for comments. Mr. Glogowski started off with asking why Chase decided on this location with other Chase Banks close by. Mr. Mechlin replied that this is a large growth location and that there is no overabundance of competition. Ms. Sosine has a problem with adding parking spaces on the 50-foot setback from Randall, and that there is little west side landscaping planned. She also said the building architecture should be more upscale, such as the Northern Trust building in Barrington. (She showed a photo of that building.) Mr. Glogowski wanted to know if traffic studies were made regarding the frontage road and why the front of bank is facing Randall. Mr. Schwartz replied there would be more traffic if retail was being built on the lot and that every business wants major road exposure. Mr. Dianis had several concerns regarding the setback encroachment, the floor plan and building design. This includes density of the parking spaces in the front of the building. Chase responded this was the best fit to be successful. Mr. Smith asked what the time limit estimates are for the drive-through and why four lanes are needed. He is concerned about hundreds of cars driving through at peak times. Mr. Mechlin responded the average processing time is three minutes per vehicle. Mr. Smith also said \$20,000 revenue to the Village does not make up for prime retail business, and he is worried about the advantages to the Village. He is "sad" about the design of the building. Chase responded by saying they have met with staff six times to discuss what is allowed by the Village as to architecture. A two-story building is not allowed by the covenants with Oakridge Properties. Ms. Sosine wanted to know if the building could be moved to the west, but Mr. Green stated this would eliminate two drive-through lanes. Mr. Glogowski asked why the building couldn't be turned 90 degrees, to which Mr. Mechlin replied that would cause losing vehicle stacking ability.

At this point, Mr. David Shaw, the Chase attorney, stated that a bank is a permitted use for this property, and the PUD has a strict limitation for a two-story building. This building is not an ordinary design, and that the only six parking spaces in the front facing Randall need to be in the setback; customer parking is critical to a business's front entrance. He also said that, at any one time, 19 employees could be working at this full-service facility. Employees cannot park on other property; therefore, not including handicap spaces, there would only be an additional 19 spaces for customers.

President Schmitt, by phone, added with regards to architecture design, the Village Board is very cognizant of this building, and, in his opinion, it is unattractive. He suggested Chase go back to the drawing board. "This is not what the Board is looking for." The 50-foot setback is very important for Randall Road, and none of the setback should be used for parking. Mr. Dianis stated employees of the bank could park in the other sections of the main lot. Mr. Shaw said that may not apply. Mr. Schwartz said all lots have to be self-contained at meeting parking codes by covenants, adding that Chase needs the ability to comply with Village ordinances and development requirement issues. Mr. Steigert voiced concern of the setback and is afraid they are squeezing too much on this space. Mr. Glogowski asked "why the rush" on this project, with Mr. Schwartz replying "money." With the slow economy, the land requires development to be

successful to help pay for finishing street improvements and paying the bills. The bank enables Oakridge Properties to come up with other viable businesses. Mr. Shaw asked for direction from the Village as to what they are looking for.

During further discussion, the Committee voiced the following concerns to be addressed before considering moving this project forward: (1) Keep the 50-foot setback off Randall Road in its entirety; (2) Significantly revise the architecture of the building, possibly adding dormers; (3) Increase the \$20,000 per year finance revenue to the Village for as long as it remains a bank; and (4) Keep the drive-through away from the Randall and Harnish Road frontages.

The unanimous consensus of the Committee was to refer this issue back to staff for further discussion with the developer and Chase Bank.

The following items under General Administration were moved up in the agenda for discussion:

AGENDA ITEM 3: General Administration

- A. Consider Public Event Permit and Waiver of Fees Request for Founders' Days Festival July 23-26, 2009

Chairman Steigert asked Mr. Kevin Meyers, representing the Founders' Days Committee, if the events are basically the same as past years, and asked if their Committee has been working with Village staff. He replied "yes" to both questions, so the consensus of the Committee of the Whole was to pass this matter on to the Board for approval.

- C. Presentation of the 2008/2009 Public Arts Stipend Nominations

Mr. Ben Mason presented a brief overview of the Stipend Program. A total of \$2,000 will be given to various artwork sculptures. Of the 12 pieces of artwork selected to receive stipends, there will be four \$250 and eight \$125 stipends awarded. He followed with a slide presentation of the artwork and where they are located. He requested Board approval of the Public Arts Commission recommendations.

It was then the consensus to forward on to the Village Board for approval.

AGENDA ITEM 2: Community Development

- B. Randall Road Pedestrian Crossing Feasibility Study

Mr. Mason, along with Mr. Jason Souden from Christopher Burke Engineering, presented an overview of the subject study. First, a public input meeting was held in Algonquin in September of 2008, followed by intergovernmental review from October 2008 to February 2009. Three basic types of crossings were studied--bridge, tunnel, and surface crossings. Five different locations were discussed, along with possible funding requirements. The County transportation departments are not in favor of any surface crossing improvements except where they are currently located. The longer it takes for pedestrians to surface cross, the more traffic buildup will occur. After another public input meeting on March 18, 2009, participants' preferences were as follows: (1) Bunker Hill/Huntington Drives; (2) Harnish Drive; (3) County Line Road; (4) Longmeadow Parkway; (5) and mid-block between Bunker Hill and Harnish. Costs range from \$2.5M upwards to \$6M. If the plan is accepted and approved by resolution from the Board, the study will be on file for viewing at Village Hall.

Some questions posed by Trustees were about utility relocation. Mr. Souden said it could cost \$100,000 to \$200,000 but might be paid for by the utility owners. Another question was if construction would cause major traffic jams. Whether it is a bridge or tunnel, lane closures

would probably be needed while pylons are installed. Mr. Schmitt added that pursuing State funding would be beneficial. Mr. Ganek recommended endorsing the study with multiple options to keep different funding sources open to the project.

Chairman Steigert asked for consensus from the Committee of the Whole to move forward with a resolution to endorse the study and direct staff to pursue opportunities for implementing elements of the study in coordination with Kane and McHenry Counties. There was full consensus of the Committee for staff to prepare the resolution and forward to the Board for adoption.

AGENDA ITEM 4: Public Works & Safety
No items to discuss.

AGENDA ITEM 5: Executive Session
No items to discuss.

AGENDA ITEM 6: Other business

Mr. Smith extended thanks to the American Legion for conducting Memorial Day Festivities this past weekend and for the assistance provided by Village staff.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Steigert adjourned the meeting of the Committee of the Whole at 9:28 pm.

Submitted: Jerry Kautz, Village Clerk