

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
June 9, 2009

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson – Trustee Jim Steigert; Trustees Brian Dianis, Jerry Glogowski, Debby Sosine, and President John Schmitt

Absent: Trustees Bob Smith and John Spella (absent at roll call, seated at 7:34 PM)

Staff Members Present: William Ganek, Village Manager; Russ Farnum, Community Development Director; Katie Parkhurst, Senior Planner; Bob Mitchard, Public Works Director; Russ Laine, Police Chief; 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. Smith and Mr. Spella.

AGENDA ITEM 2: Community Development

- A. Meyer Material Company 10-Acre Expansion Case No. 2009-01, Northeast Corner Klasen Road and Route 31
 - (1) Rezoning from I-1 to B-2 PUD
 - (2) Special Use Permit Use Variance for Mining
 - (3) Redevelopment Agreement.

(Note: At this time President Schmitt recused himself and exited the meeting.)

Representing Meyer Material was Randi Wille, Risk Manager; Ron Raupp, Mine Superintendent; and Attorney, Tom Zanck.

Ms. Katie Parkhurst presented an overview of the proposed project. The land was previously annexed in 1993, with the Village recently extending the time allowed for gravel extraction until 2018. The land in the proposal was included in the original ordinance with a no-mining restriction, and Meyer would like to mine the westerly 10 acres of their north gravel pit. The Village desires the land along Route 31 to be available for commercial development in the future. The special use is for a period of five years, with an estimated two years of mining and three years of reclamation and redevelopment. Mining operations would be from 7:30 AM to 7:30 PM Monday through Friday with no weekends or holidays. Noise reduction measures would be put into effect. An additional make-up sales tax for all mined material which goes through this operation would be 1.6 cents more to the Village, on top of the existing 1.8 cent tax, for a total of 3.4 cents per ton (approximately \$375,000). Meyer will also provide concrete to the Village at \$1 per yard for Public Works storage bins and also lease land to the Village for a gun range and nursery at \$1 per year.

Questions from the Board were then requested. Mr. Glogowski asked if the revenues would be shared by other governmental bodies. The answer was, "No." He asked about landscaping that has mature trees and brush. Mr. Wille responded the trees and vegetation have been there since the early 1990's and would not be touched. Mr. Glogowski was also concerned about differences in the noise reports, but Ms. Parkhurst said all requirements will be met. Mr. Dianis stated he likes the flexibility in the agreement and also asked if there are concerns regarding

ground water and wells in the area. Mr. Wille replied there would not be any impact on the existing aquifer. Mr. Smith asked if Meyer will be able to complete the mining within five years. Mr. Wille said their plans are for completion well within the five-year period. Mr. Ganek said the five-year estimate includes a cushion, but staff will review the mining project in two years when the process can be better evaluated. Ms. Sosine asked if a commercial developer would have additional costs due to the backfilling of the land east of Route 31. Mr. Wille responded that the land could support commercial buildings, including Wal-Mart-sized structures, and that the land would be backfilled and compacted to add value to the property. If the backfill is not compacted enough, they would then reduce the cost of the commercial property to offset added construction expense to build on that ground.

Mr. Steigert received full consensus to forward this to the Village Board for approval.

(Note: At this point President Schmitt returned to the meeting to be seated.)

AGENDA ITEM 3: General Administration
No items to discuss.

AGENDA ITEM 4: Public Works & Safety

A. Randall Road and Huntington Drive Pedestrian Traffic Signal Modifications Bid.

Mr. Mitchard reported the proposed bid was part of the Local Area Preservation Project (LAPP) and McHenry County requests that the pedestrian crossings on Randall Road at this location be made safer. The improvements are being made on the east and west legs only. The low bidder for the project was Meade Electric Company in the amount of \$53,975, and Mr. Mitchard recommends the Board approve the bid. He added that Meade is a county and state contractor and that they are well qualified. This bid comes in well under engineer estimates and budget.

There was full consensus of the Committee of the Whole to forward this bid to the Village Board for approval.

AGENDA ITEM 5: Executive Session
No items to discuss.

AGENDA ITEM 6: Other Business

A. Ms. Sosine said she received a phone call from a resident saying they were concerned about the condition of a tree in their yard and received a nice explanation from Bud in the Public Works Department. They wanted to pass along their thanks.

B. Mr. Smith brought up a matter regarding red light traffic ticket citations, including those involving right turns. Both Chief Laine and Mr. Ganek addressed those concerns and explained the procedures being used.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Steigert adjourned the meeting of the Committee of the Whole at 8:04 pm.

Submitted: Jerry Kautz, Village Clerk