

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
October 27, 2009

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson – Trustee Debbie Sosine; Trustees Brian Dianis, Jerry Glogowski, Robert Smith (absent at roll call; seated at 7:43 P.M.), Jim Steigert and President John Schmitt

Absent: Trustee John Spella

Staff Members Present: Jenna Kollings, Assistant Village Manager; Jack Walde, Finance Director/Treasurer; Bob Mitchard, Public Works Director; Russ Laine, Police Chief; Russ Farnum, Community Development Director; Ruth Schlossberg, Village Attorney; Jerry Kautz, Village Clerk

Chairperson Sosine called the meeting to order at 7:35 P.M. and established a quorum with all Committee members present except for Trustee Smith, who was seated at 7:43 P.M. and Trustee Spella.

AGENDA ITEM 2: Community Development

- A. Case # 2009-06, Vijay Gupta (Owner) and Road Ranger Request for Final Plat, Preliminary, and Final PUD for Wentworth Plaza and Special Use Permit for a Road Ranger Gas Station

Representing the Petitioners, Vijay Gupta of Venus Enterprises, LLC, John Carabelli of Road Ranger, LLC, and Engineer, Michael Caldwell.

The property is located in Algonquin adjacent to Lake in the Hills on the south side of Algonquin Road and extends east and west of Wentworth Drive. It is zoned B-2 General Retail and was annexed with Manchester Lakes Subdivision Phase 5 in 2003. The plan was before the Planning & Zoning Commission with a favorable recommendation. The gas station is of a design with dark brown brick, dormers, and pitched roof. The Ranger Gas Station would be located on lot one, with future retail development planned on lots two, three, and four.

Mr. Glogowski asked about the size of sewer pipe with Mr. Caldwell responding 27 inches. He also noted LED lighting will be used for the canopy. Mr. Glogowski commented he likes the plan and architecture. Mr. Steigert asked why the station would be so close to another. Mr. Carabelli said there are sufficient roof tops and most important, high traffic counts to make this a successful venture. Steigert added he likes the architecture but not the two dormers. Mr. Dianis said he likes the architecture and appreciates Road Ranger's flexibility. He asked what the width of Wentworth would eventually be. Mr. Caldwell responded when lot four is eventually developed maybe 5 years hence, the road would be widened to accommodate a turn lane into the station. Further discussion has to take place with the Village Engineer and Public Works Department. Mr. Smith commented he likes the plan and Mr. Schmitt added he also likes the architecture. At this time, Mr. Gupta asked the Committee if the Village could hold off zoning lot four, which is six acres, as it will not be developed until four or five years from now. He accepts all conditions for lots two and three. Mr. Schmitt was adamant about keeping all lots adjacent to Algonquin Road as retail, with no banks or financial businesses. Mr. Caldwell asked about the possible subdividing of lot four. Mr. Farnum responded that the Village would be wise to zone

this property now as planned instead of waiting years away. The lot could be restricted as part of the PUD stating no non-revenue generated business could be built along Algonquin Road. Ms. Sosine asked about what problems would exist with the water lines being so close to Lake in the Hills line. Mr. Mitchard explained that a special valve system is incorporated with Lake in the Hills in case either Village has a disaster and requires fresh water. It could be switched either way but would be independent during normal use. Also a temporary hydrant would be installed on the property to keep water on a dead end line fresh and bacterial free. Consensus of the Committee was to move this plan forward to the Board for approval after staff and petitioner finalize details.

B. Case # 2009-07, American Tower and Clearwire, Request for a Special Use Permit for an 11 foot Tower Expansion of an Existing Cell Tower at 2040 East Algonquin Road

Mr. Farnum reported that the expansion height is still within Village codes. The base of the tower will be repaired and litter will be cleaned up at the site. Also, other cell operators will be able to use this tower since it is the only one on the east side and the Village would not want additional towers to be erected. The representative from American Tower said the construction would begin about one month after the permit is issued. Since the base of the tower is going to be repaved and winter is coming upon us fast, Mr. Glogowski asked if the asphalt work could be finished soon before the tower addition is built. This was agreeable with American Tower. The consensus of the Committee was to move this matter forward to the Board for approval.

AGENDA ITEM 3: General Administration

A. Consider Resolution Determining the Amount of Funds to Levied for 2009 Real Estate Taxes

Mr. Walde reported that staff recommends the 2009 tax levy be \$5,601,000. This proposal is 100% of the 2008 tax extensions, or no increase. Because of this there is no requirement for a public hearing under Truth in Taxation Statutes. Mr. Walde further explained how the equalized assessed valuation purpose was broken down into categories, and that there has been a decrease in market valuations over the past three years which is the time span for assessments. Though housing markets have slowed to zero growth during this bad economic period, commercial buildings show some growth in Kane County only. Residential and commercial business owners would see the same tax rate in the Village portion on their next tax bill. After discussion, it was the consensus of the Committee to move this resolution forward to the Board for adoption.

B. Presentation of the New Freedom of Information Act (FOIA) Legislation

Ms. Kollings reported the Village has been active in forming a team to comply with new FOIA regulations passed by the State Legislature to take effect January 1, 2010. She introduced Attorney Ruth Schlossberg from Zukowski, Rogers, Flood, & McArdle, to give a presentation of an overview of the new requirements. They will present radical changes and will force governmental bodies to change ways of "doing business". After Ms. Schlossberg's presentation, Ms Kollings said she will have further reports on instituting these changes. No formal action of the Committee was required at this time.

AGENDA ITEM 4: Public Works & Safety

A. Consider Ordinance Declaring Certain Property as Surplus

Mr. Mitchard reported his department has four obsolete hydrants and an old typewriter on the surplus list. This is a housekeeping measure but requires an ordinance to sell the items.

The consensus of the Committee was to move this ordinance forward to the Board for approval.

**B. Consider Renewal of Intergovernmental Agreement with School District 300,
Extending the Police/High School Consultant Program**

Chief Laine reported the Police/High School Consultant Program has been very successful and requested approval by the Board. The relationship with District 300 has been a problem solver and enhances the educational environment. The consensus of the Committee was to move this agreement forward to the Board for approval.

**C. Consider MFT Resolution for the resurfacing of Huntington Drive from Stonegate to
Briarwood.**

Mr. Mitchard explained that this was a housekeeping measure to allow the Village to use MFT funds to pay for the Village's portion of the resurfacing project. Following discussion it was the consensus of the Committee to move this resolution forward to the Board for adoption.

AGENDA ITEM 5: Executive Session

No items to discuss.

AGENDA ITEM 6: Other business

No items to discuss.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Sosine adjourned the meeting of the Committee of the Whole at 9:10 P.M.

Submitted: Jerry Kautz, Village Clerk