

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

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson – Trustee Debby Sosine; Trustees Jim Steigert, Jerrold Glogowski, John Spella, Brian Dianis, Bob Smith, and President John Schmitt

Staff Members Present: William Ganek, Village Manager; Jenna Kollings, Assistant Village Manager; Russ Farnum, Community Development Director; Bob Mitchard, Public Works Director; Katie Parkhurst, Senior Planner; Kelly Cahill, Village Attorney.

Chairperson Sosine called the meeting to order at 7:30 P.M. and established a quorum. Committee member Dianis was seated at 7:32 p.m.

AGENDA ITEM 2: Community Development

- A. Waterford (Glenloch) Affordable Age-Restricted Housing – Case No. 2007-17, Lot 9 of the Glenloch Subdivision at the southwest corner of Routes 62 and 25, Existing Zoning R-3 PUD – Final PUD Extension.

Katie Parkhurst explained that the developer, Mr. Todd Bundrant, has requested an extension to their PUD. The project has not started due to economic challenges. Staff is requesting that the Village Board approve a two-year extension with the original conditions. The Committee members did not have any questions regarding this matter, and the consensus of the Committee was to forward this matter to the Village Board for final approval.

- B. Accelerated Health Systems – Case No. 2009-08, Lot 4 of the Galleria at the southeast corner of Randall and County Line Roads, Existing Zoning B-2 PUD Special Use Permit Lot 4

Ms. Parkhurst explained that Accelerated Health Systems is planning to move from their current offices in the Prairie Professional Buildings on Harnish Drive to a new location in the Galleria. Village Board approval is necessary for issuance of a special use permit since this is a medical use.

Mr. Smith asked if they were moving for increased visibility and/or ease and convenience for clients. Mr. Cipowski responded that they are looking for increased visibility and exposure on Randall Road since one of their major competitors is located north on Randall Road. In addition, they are not permitted to have any signage on their current building. This new location will allow for signage, improved access for clients, and will be easier to find. President Schmitt asked if they will have windows on the Randall Road side, and he asked if they would be comfortable with a condition to prohibit signage in the windows. Mr. Cipowski indicated that there are windows along Randall, and he is comfortable with the condition. Mr. Dianis expressed concern with the medical use in this location with respect to the overall plan for the Galleria. Mr. Ganek explained that the main goal is for retail and business uses, but a mix of uses in such a large center is reasonable. Local restaurants have expressed a desire for more daytime traffic from both visitors and employees. Not all of the Galleria is anticipated to be filled with retail uses. Mr. Farnum added that landlords need some flexibility in filling their available spaces, and this use is only 25% of the building, which has been the standard for our high-visibility locations. Mr.

Steigert echoed Brian's comments and cautioned against a preponderance of nonretail uses in the Galleria. Mr. Smith added that it is good to see activity in the Galleria.

It was the consensus of the Committee to move this item to the Village Board for final approval.

C. Comprehensive Family Health Center – Case No. 2009-09, Prestwicke Plaza at the southeast corner of West Algonquin and Square Barn Roads, Existing Zoning B-1 PUD Special Use Permit

Ms. Parkhurst explained that Dominic Ranallo of Comprehensive Family Health Center has requested a special use permit for a physical therapy/chiropractic/massage office in Prestwicke Plaza. They currently have a business in Huntley that is doing very well, and they want to expand to a second location in Algonquin. There was a medical use in this shopping center previously, so this use should fit well. Mr. Steigert asked if there would be any x-ray services provided out of this office. Mr. Anthony Ranallo responded that he would refer patients elsewhere for x-ray services.

It was the consensus of the Committee to move this item to Village Board for final approval.

D. McHenry County Groundwater Protection Policy Presentation

Ms. Parkhurst explained that, in 2006, McHenry County hired a water resources manager, Ms. Cassandra McKinney, to lead an effort to bring a group together to develop policies to protect groundwater in the County. Ms. McKinney outlined her work in creating a task force of representatives from municipalities, the County, environmental groups, etc. who worked collaboratively to develop policies. She explained that the McHenry County Board adopted a resolution on October 6, 2009 supporting review of the policies and implementation of those related to the County; the County Board has asked municipalities to do the same.

In Ms. McKinney's presentation, she reviewed the importance of water; outlined water use in the County, both current and projected; explained the planning process; outlined some model policies; and presented current efforts. She also informed the Committee that all information, including the policies and educational materials, can be found on the web site www.mchenryh2o.com.

Ms. Parkhurst expressed that Algonquin is a leader in water conservation, and this is an opportunity for the Village to continue in this leadership role. The next step is for the Village Board to pass a resolution supporting the review and consideration of McHenry County Groundwater Protection Program Model Policies. Once approved, staff will begin review of the policies and will bring them forward, as applicable, to the Village Board for information or approval as appropriate.

President Schmitt inquired if this process was conducted in conjunction with the County's 2030 planning. Ms. McKinney responded affirmatively as it relates to the Water Resources Chapter of the plan. Mr. Steigert stated that he was glad to see the County being proactive in this area and asked about the data source. Ms. McKinney indicated that large regional studies were referenced as well as a specific County study performed by Baxter and Woodman, and the task force has confidence in the data. She also stated that the task force looked at national plans for ideas. Mr. Steigert asked if the task force evaluated businesses with high water use, and Ms. McKinney indicated that one of their future steps is to inventory and work with these types of businesses. Mr. Glogowski stated that this effort is a great idea; he inquired if the Environmental Defenders of McHenry County have been involved in this effort, and Ms. McKinney stated that they were represented on the task force. In response to a question from Mr. Glogowski regarding outcomes if municipalities took no action, Ms. McKinney explained that wells in certain areas could start running dry in approximately 2020. She then replied to a question from

Mr. Smith by stating that population counts have taken the economic slowdown into consideration.

Mr. Dianis asked if the task force recommendations are only advisory and if there is any regulation of water withdrawal from aquifers. Ms. McKinney explained that Illinois is a “reasonable use” state and right now there are no regulations, but they are being considered on state and federal levels. She has been working with other counties to take a wider spread approach to this issue. Mr. Dianis thanked the task force for their efforts. President Schmitt asked how the 2030 plan addresses growth and water use in unincorporated areas. Ms. McKinney responded that the plan has been revised to emphasize more compact, contiguous development, and focuses growth to jurisdictional boundaries. In rural areas, well and septic are used, resulting in a more local recharge of water, whereas in cities with formal wastewater collection systems, the discharge is collective, so the water balance is different. Mr. Schmitt also thanked Ms. McKinney and the task force for their efforts.

Trustee Sosine confirmed that it is the consensus of the Committee to move the resolution to the Village Board for final approval.

E. Update on Village of Algonquin Bicycle Rack Art Contest

Ms. Parkhurst introduced the Bicycle Rack Art contest, which is a program from the ECO Committee that works collaboratively with the Public Art Commission. It is an initiative of the ECO Committee to become a bicycle-friendly community, and acquiring bike racks is an attainable goal. She explained that she presented the concept to the Public Art Commission, and they were supportive of the concept. There is a tight time frame, and the call for artists will go out on November 25. There are two separate contests: One invites artists to submit designs for incorporating art into a standard u-shaped bike rack; the second contest asks artists for designs for a signature bike rack. All submittals will be judged by a committee, and a stipend is proposed to be provided to the selected artists. Cost sharing with local businesses will also be explored.

Mr. Steigert asked about the notification process to artists, and Ms. Parkhurst explained that staff will do an extensive call for artists and will include past artists as well as community colleges. Mr. Smith asked how businesses that donate financially will be recognized, and Ms. Parkhurst stated that the bike racks will not be customized to a specific store, but plaques can be installed and staff will do a promotion of all racks and their locations. Ms. Sosine supports the idea and asked if we are limited to two signature pieces. Ms. Parkhurst responded that we will likely select only two due to budget constraints but will weigh all options at submittal.

Mr. Ganek explained that this report is just an update on the project; no formal approval is required, but staff is seeking the Committee’s approval to move forward. The consensus of the Committee was that staff should continue to move forward with this project.

AGENDA ITEM 3: General Administration

No items were discussed.

AGENDA ITEM 4: Public Works & Safety

No items were discussed.

AGENDA ITEM 5: Executive Session

No items were discussed.

AGENDA ITEM 6: Other business

Mr. Glogowski asked if the Village has ever considered digital signage. President Schmitt said that it was considered and the decision was to prohibit digital signage through the Village's sign code.

Mr. Glogowski asked about the status of the concrete barriers by Amcore Bank. Mr. Mitchard explained that the area has just been paved; the barriers will remain until the utility companies complete their work in the spring. Mr. Farnum added that, once this work is complete, the developer will restore the site.

President Schmitt stated that, earlier this month, Mr. Ganek met with the Illinois Department of Transportation and Senator Pam Althoff to discuss the Algonquin bypass project. He explained the agreed-upon time frame and that progress is being made.

Mr. Dianis inquired about the status of Hanson Road. Mr. Mitchard responded that the road will open temporarily to traffic on approximately December 21 for the winter months and would close again in spring when construction resumes. The project is moving along well, and more details will be provided to the Village Board early next week.

Mr. Smith thanked staff for their work with collecting donations for the troops.

AGENDA ITEM 7: Adjournment

There being no further business, Chairperson Sosine adjourned the meeting of the Committee of the Whole at 8:54 pm.

Submitted: Jenna Kollings, Deputy Village Clerk