



**Village of Algonquin  
Minutes of the Committee of the Whole Meeting  
Held in Village Board Room  
December 18, 2018**

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

Trustee Janice Jasper, Chairperson, called the Committee of the Whole meeting to order at 7:45 p.m. Present: Trustees Debby Sosine, Janis Jasper, Jerry Glogowski, Laura Brehmer, Jim Steigert, and President Schmitt. A quorum was established.

Absent: John Spella.

Staff Members Present: Village Manager Tim Schloneger; Community Development Director, Russ Farnum; Senior Planner, Ben Mason; Assistant Public Works Director, Michelle Zimmerman; Police Chief, John Bucci; Village Clerk, Jerry Kautz; and Village Attorney, Kelly Cahill.

**AGENDA ITEM 2:** Public Comment  
None

**AGENDA ITEM 3:** Community Development

**A. Consider a PUD Amendment for Skystream LLC Car Wash at Town Center**

Mr. Kris Atanasov, owner of Sky Stream Car Wash located at 1520 E. Algonquin Road, has submitted a petition for a Major PUD Amendment to add some exterior mechanical equipment to the building. The carwash on the subject B-2 zoned property originally received PUD approval in 1995, and was previously occupied by Wright Car Wash. The petitioner recently purchased the property and is reinvesting in improvements to the car wash business. The current car wash bays were designed as self-service and the petitioner is proposing some upgrades to the facility to convert the southernmost two bays to a more automated wash service complete with dryers. The dryers are mounted outside the building due to limited space inside the bays, and are therefore considered mechanical equipment that requires screening, similar to the conditions the Village places on commercial development projects to install landscaping or other similar measures to screen, for example, a building's HVAC equipment. Additionally, the petitioner has responded to Staff's concerns that the noise from running the commercial dryers could be a nuisance affecting the peace of neighboring property owners and businesses. To address the screening requirement, the petitioner has committed to planting a row of evergreen arborvitae. The petitioner will also extend the southern building wall approximately 8 feet to the east, to screen the dryers from the frontage road.

An additional benefit of the proposed wall extension will be noise buffering, in particular the dampening of the sound from the dryers to the adjacent retail strip center and Starbucks drive-through located immediately to the south.

The petitioner has researched and is willing to implement additional measures to further reduce the decibel level of the dryers. According to the manufacturer chart for the Premier dryers the petitioner intends to operate, at 60 feet away the decibel level would be 75 when the dryers are in use, a decibel reading similar to the noise from a gas lawn mower. The petitioner was initially not aware the addition of the dryers would require review and approval by the Village or Planning and Zoning Commission, and so had already installed the units and ordered plastic cone silencers.

The analysis offered by the petitioner suggests the silencer cones and wall will offer a reduction of 10 decibels; a reduction down to 65 decibels would be more akin to the sound of consistent vehicular traffic at a distance of 300 feet away.

Staff is comfortable with allowing the petitioner to proceed with the proposed screening and noise abatement measures – specifically, installation of the evergreen arborvitae and construction of the sound wall – with the condition that the Village reserves the right to require additional noise reduction measures if it receives complaints from surrounding property owners or businesses. Staff concurs with the Planning and Zoning Commission and recommends approval of the Final PUD Amendment, subject to the following conditions:

1. The petitioner shall apply for all necessary building permits for the screening wall through the Community Development Department. The wall shall be constructed prior to activation of the outdoor dryer service.

2. The screening wall shall have an appearance consistent with the renderings included in the submittal packet date stamped received November 12, 2018. The brick shall match as closely as possible the existing brick on the main field of the building.
3. The evergreen arborvitae shall be planted at the southeast corner of the site, consistent with the renderings included in the submittal packet date stamped received November 12, 2018, as soon as the weather permits and by no later than July 1, 2019.
4. The Village reserves the right to require additional noise reduction measures – to include but not limited to the acoustic wall blanket and fiberglass silencer cones described as additional alternatives in the petitioner's submittal packet – if it receives complaints from surrounding property owners or businesses.

During discussion, it was asked if Mr. Atanasov had a backup plan if the proposed measures do not suffice and neighbors complain. He said he did and explained the insulation and cone silencers.

The consensus of the Committee of the Whole was to move this item forward for approval.

## **B. Presentation on a5 Economic Development Marketing Materials**

John Harris from a5 Marketing was present to update the Board as to what is happening on the Village marketing front. The presentation was very concise and the Committee of the Whole members were pleased at the efforts being made. Information can be viewed on the Village's website.

### **AGEND ITEM 4: General Administration**

Reporting: Tim Schloneger

#### **A. Consider an Agreement with Groot for Residential Waste and Recycle Collection**

Last month, a request for proposal (RFP) was sent to approximately thirteen waste haulers in the area. In the request, haulers were asked to submit proposals for a term of both 5 years and 7 years and two different proposal options:

1. Sticker Program (current program)
2. Graduated Cart Program

##### **STICKER PROGRAM:**

Two haulers quoted the sticker program: Groot Industries and Prairieland Disposal.

Currently stickers are \$3.50 per sticker. In Groot's proposal, first year sticker price (\$3.00) would be a savings of approximately 14% per sticker. Residents that choose the 90 gallon toter option would also save approximately 17% (\$24 current proposed price \$20), the first year.

Groot's rates were substantially lower than Prairieland for single family.

##### **GRADUATED CART PROGRAM:**

The graduated cart program received quotes from four haulers: Groot Industries, Waste Management, Prairieland Disposal, and Flood Waste Solutions. Again, for single family homes, Groot's annual average rates, over a 7-year term, are lower than the other three proposals.

Included in the packet is the complete bid tabulation sheet as well as Groot's proposal submission.

Staff recommends that we continue with the status quo (sticker program with available cart rental), with Groot as the Village's residential waste hauler for a 7-year term.

Josh Molnar, Groot representative was present to answer any questions. The members felt this was a good proposal but wanted Groot to explain to the residents exactly what can be recycled as it is confusing at times. Mr. Molnar said his company would do so.

The consensus was to approve this contract at the next Board meeting.

### **AGENDA ITEM 5: Public Works & Safety**

Reporting: John Bucci

#### **A. Consider an Intergovernmental Agreement with School District 158 for a School Resource Officer**

This regards the Police Liaison Program Intergovernmental Agreement between Huntley Community School District 158 and the Village of Algonquin. If approved, this IGA will begin with the 2019/2020 school year and define the duties, responsibilities and costs associated with placement of one School Resource

Officer at Heinemann Middle School for District 158, to include all schools at the Square Barn Road Campus. The wording and intention is identical to the IGA used for the School Resource Officer position at H.D. Jacobs High School and like that agreement, will automatically renew annually.

Consensus was to move this on for approval.

**AGENDA ITEM 7:** Executive Session  
None

**AGENDA ITEM 8:** Other Business  
None

**AGENDA ITEM 9:** Adjournment

There being no further business, the Committee of the Whole meeting was adjourned at 8:40 p.m.

Submitted: Jerry Kautz, Village Clerk