

VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE  
Meeting Minutes  
Algonquin Village Hall Board Room  
November 23, 2010

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

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

Staff Members Present: William Ganek, Village Manager; Russ Farnum, Community Development Director; Robert Mitchard, Director of Public Works; Kelly Cahill, Village Attorney; Michelle Weber, Deputy Village Clerk

Meeting Called to Order by Chairperson Debby Sosine at 7:33 p.m. and established a quorum with all Committee members present.

**AGENDA ITEM 2:** Community Development

A. Algonquin Commons – (2010-8)/Lot 2 Algonquin Commons, 1500 S. Randall Rd., Amendment to Preliminary and Final PUD (Gordmans)

Mr. Farnum presented Inland Commercial Property Management, owner of the Algonquin Commons Shopping Center who has a petition for approval of an amendment to the Preliminary and Final PUD for Lot 2, the former Wickes building. The approval is requested to accommodate an 11,000 – square foot building expansion for Gordmans Department Store, a proposed new tenant for that building. The plan would include a complete face lift of the current building with a redirection of the entrance, parking, and loading docks. Twenty-three (23) trees would be displaced but moved elsewhere on the site; seventy (70) parking stalls would be eliminated on the east side of the building. These stalls would be replaced with the existing parking located west of the building. Additionally, fifty-eight (58) new stalls will be reconstructed and redistributed in an alternative layout, resulting in a loss of only twelve (12) stalls net. A pedestrian/traffic study was completed, it was suggested that a stop sign on either side of the textured crosswalk leading to the main parking area.

Trustee Glogowski brought up a concern of the number of crosswalks and the location. Mr. Ganek and Mr. Farnum answered the question upon reviewing the pedestrian study, it was suggested that a single textured crosswalk be installed on the west side of the building with stop signs on both directions before crossing the pedestrian way.

Trustee Steigert also expressed concerns of the crosswalk and if it would be any different than what is currently in front of Dicks Sporting Goods. President Schmitt asked if a different brick pattern could be used to accent the faux windows. This may give it a more distinct look architecturally. Mr. Farnum was able to address the crosswalk concern by explaining that the crosswalk would be

comparable to what is located in front of Dicks and the other stores in that strip. He also expressed the importance of the stop sign placement at each side of the crosswalk.

Trustee Smith expressed concerns with the view from Randall Road. He feels the current building is a very prominent statement along Randall Road and the new design is a little flat architecturally. He would like to see adjustments to the roof lines comparable to the front of the building. Mr. Castel, Architect, indicated the signage area is five feet higher than the rest of the roofline and the loading dock walls are higher and lower throughout. Smith questioned the type of plantings near the crosswalk area (i.e. low shrubs or grass). He is concerned customers will cut across the planting area and avoid the crosswalk altogether. Mr. Farnum indicated the plantings in that area would consist of a low shrub, Korean Lilac, which would discourage pedestrians from cutting through the shrubs. President Schmitt commented on the removal of the mature trees and the replacement with newer trees. He suggested that the mature trees be transplanted instead of bringing in small new trees. He asked about the look of the faux window treatments, whether the brick will be a different color, texture, and if faux windows could be installed. Mr. Castell indicated that the items mentioned are an option, and can be worked on with staff.

Trustee Dianis stated the pedestrian crossing is a concern but he feels as long as the recommendations in the study are followed, those concerns are alleviated. Currently, Mimi's Café sits at a lower level; he is concerned the additional landscaping will impact the visibility of Mimi's. Mr. Farnum indicated that Mimi's would not be impacted.

Trustee Sosine agrees that the roofline change is needed. Concerns were brought up regarding parking and the possible impact on the other businesses to the south of the property. Where would the employee's park and will there be a designated area? Are there enough handicapped spots available? How many employees will be hired? What are the hours of operation? Mr. Farnum indicated that at this time the plans specify the proper amount of handicapped parking spots, with the exception of the employee parking area on the east side of the building. Mr. Heichman, Inland Representative, indicated the store hours would be consistent with the other retail businesses in the shopping center, 10:00 a.m. – 9:00 p.m. Monday – Saturday and 11:00 a.m. – 6:00 p.m. Sunday. Approximately 70 employees will be hired, and will have their own parking area as well as their own entrance on the eastside of the building.

The background color of the sign area, eggplant, was brought up numerous times by the committee, as it was felt the color was not conducive with the current look of the building. Some thoughts were to border / outline the eggplant area with tan or lighter color.

It was the consensus of the Committee of the Whole to move this on for approval at the next Village Board meeting with the following conditions: adjustment of the roofline, sign banding around the eggplant color, no metal wall feature, faux windows in the brick area, and tree transplant instead of complete removal of mature trees.

**B. Consider Acceptance of Outlot B in Winding Creek Unit 1 and Outlots C and D in Winding Creek Unit 2 for Public Open Space, and License Agreement for Limited Use by the Winding Creek Townhome Association.**

Mr. Farnum requested that the Committee consider accepting three (3) small parcels of land surrounded by Village owned open space and a licensing agreement where the Home Owners Association will agree to maintain the small bordering portions adjacent to the townhomes.

President Schmitt asked how the use of pesticides and fertilizers will impact the watershed? Mr. Mitchard responded this has been discussed with the Village's environmental consultants, Applied Ecological; there would not be a significant impact. It was the consensus of the Committee of the Whole to move this on for approval at the next Village Board meeting.

AGENDA ITEM 3:           General Administration  
No items discussed.

AGENDA ITEM 4:           Public Works & Safety  
No items discussed.

AGENDA ITEM 5:           Executive Session  
No items discussed.

AGENDA ITEM 6:           Other Business  
No items discussed.

AGENDA ITEM 7:           Adjournment

There will be no further business; Chairperson Sosine adjourned the meeting of the Committee of the Whole at 8:18 p.m.

Submitted: Michelle A. Weber, Deputy Village Clerk