



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On June 16, 2020
Meeting Held Remotely Due to COVID 19

AGENDA ITEM 1: Roll Call to Establish a Quorum

Trustee Spella, Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m.

Present via Phone and/or Internet: Trustees Debby Sosine, John Spella, Janis Jasper, Jerry Glogowski, Laura Brehmer, Jim Steigert, and President John Schmitt. A quorum was established

Staff Members Present via Phone and/or Internet: Village Manager, Tim Schloneger; Assistant Village Manager, Michael Kumbara; Community Development Director, Russ Farnum; Public Works Director, Robert Mitchard; Police Chief John Bucci; Chief Innovation Officer, Kevin Crook; Deputy Village Clerk, Michelle Weber; and Village Attorney, Kelly Cahill.

AGENDA ITEM 2: Public Comment

Steve Schwartz and Dan Gunsteen, both current or future business owners of businesses near the proposed development. Both have questions about the development but would wait until after the presentation, if OK, to address the committee.

Trustee Spella agreed to allow their questions/comments after the proposed development presentation.

AGENDA ITEM 3: Community Development

A. Consider a Final Plat, Final PUD, and Special Use Permit for Land Near the Southeast Corner of IL Route 62 and Compton Drive (Case No. 2019-18)

Mr. Farnum Presented:

This proposed development is located between Compton/Lake Cook and Route 62 on the south side of the Highway. The proposed Special Use Permit for the tire store, carwash, and a restaurant pad with a drive through and outdoor seating. Part of that includes a preliminary plan for those three uses. He displayed a map showing the proposed location of each business as well as the frontage road connecting each business and street connection. This proposed development was originally brought to Planning and Zoning in December. At that time, many issues were brought up and staff has been working with the developer to correct those items.

Mr. Glogowski asked about the reforestation package and would like clarification on what the \$60,000 worth of trees would include. He also explained, he recently drove past the property from all sides, and due to the tree rich slope on the back of the property adjacent the subdivision, he feels the homeowners would have no issues with the proposed development. Mr. Farnum explained, our Village Code requires that this is paid and that the number is going to adjust somewhat based on the final restaurant plan. This is just the preliminary plan and the plan would have to come back for final approval.

Ms. Brehmer asked about traffic flow and feels there is a lot of vehicle conflicts in that area, especially with the adjacent development that was recently approved. She also asked if the Police Department was able to review the traffic plan and if they had any concerns.

Mr. Farnum explained, the Police Department has reviewed the plan and the items brought up by the Police Dept. were addressed through the redesign on the internal traffic flow and access into the site. However, accessing Route 62 during peak times will be delayed until such time as those other connections are made and the traffic can divide up and go to Compton Dr. Chief Bucci agreed, until the other connections are made, as far as vehicles getting in and out, but that is very common in other areas in that vicinity.

Ms. Brehmer also asked about the phosphorus discharge, have there been any proactive discussions with the carwash to eliminate or reduce the amount of discharge? Also, as Mr. Glogowski pointed out, the

development is at a significantly higher elevation than the adjacent Glenlock subdivision, will the detention pond be able to hold the water for it not to leak down into the adjacent homes?

Mr. Elliott, Development Team, explained that was brought up by Christopher Burke Engineering regarding the slope and hydrology. Our geotechnical engineer suggested installing a membrane under the soils within basin near the slope and on that slope which give you separation. One thing to note, the basin is not a pond, it does not hold water permanently, it will not fill up on its own and there is a 1% chance of it filling in 100 years. He also indicated, he is still in review on this topic with the Village's engineering firm, CBEL. Ms. Jasper asked for clarification of the slope, and that all of the development plans are taking into account the possible runoff issues. Also, will there be any vehicles stored on the property?

Mr. Elliott indicated that they are considering the possible run off with swells and ditches for drainage.

Mr. Spallone added, that the carwash uses plant based cleaning product and it is very safe and biodegradable. As far as storage of vehicles, they may have a drop box for keys for overnight parking but vehicles would not be stored there. Mr. Farnum added, we can include language in the Final PUD to include no outdoor storage of vehicles.

Mr. Jasper also added about the newly approved development that will be going in soon and she doesn't feel it necessary for a mirrored development just down the street.

President Schmitt added, healthy competition amongst businesses is a good thing. It keeps businesses on their toes which extends to a better product for the consumer. Two carwashes so closely together may create a situation where they are both hurting. But with that logic, we would have only one grocery store in town and we have eight within a ½ mile of each other. So in reality the logic is actually the opposite. If you have a successful business, you bring in other successful businesses which people will go there too. With that said, both businesses are appropriate for the Village and the location and they are both attractive. It is incumbent on us to work them through the process and approve them because they are good for the community.

Ms. Sosine added, she likes the building and thinks they look nice and she thanks staff for taking all the time to work through the issues before bringing it to the Committee. She understands there will be issues with cars leaving, she lives right there and there is constant traffic. She asked where the construction entrance would be. Mr. Elliot indicated according to the map he has; construction traffic would use the actual entrance that is there now.

Mr. Spella opened it up to the audience for their comments.

Jim -Algonquin Auto Clinic- asked the developer if Goodyear is aware of the new dealer going in so close to established dealer. Mr. Spallone indicated, Mr. Mason brought that concern up before he left the city and they are aware. Mr. Schmitt interjected saying, this is not the forum for this type of discussion and you should possibly bring the franchise issues up with Goodyear.

Dan Gunsteen-future carwash owner/developer-In regards to the development he is involved just east of this development, we are looking to start construction sometime in August pending approval with permitted set of drawings. He also asked if the new developer is aware of their development just east of his. Mr. Dupor indicated he is aware.

Bob Smith, Algonquin resident, expressed concerns about the similar developments going in right next to each other and in the past this has left empty stores.

Steve Schwartz – Developer- Asked if there were any recapture agreements and cost similar to the adjacent properties? Mr. Spallone indicated there are and he is working with the bank on those.

There being no further comment or questions, Mr. Spella asked for a roll call vote to move this forward to the Village Board for approval.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

AGENDA ITEM 4: General Administration

None

AGENDA ITEM 5: Public Works & Safety

A. Consider an Agreement with Engineering Enterprises Inc. for the Pressure Reducing Valve Replacement Project Oversight Services

Mr. Mitchard presented:

At the last Village Board meeting the Pressure Reducing Valve replacement project was approved with H Linden and Sons as the contractor. We ask that we contract Engineering Enterprises Inc. to oversee the work being done on the project. EEI has worked with H. Linden with similar jobs in other communities and they were the designer of the project. It is staff's recommendation that we contract EEI for the construction oversight services on this project in the amount of \$51,745.00.

Ms. Brehmer asked if the work on Huntington Dr. would affect traffic. Also, the wording in the contract gives 2 completion dates, November 20 and April 30, 2021.

Mr. Mitchard indicated that there may be some traffic in and out of the worksite but it is mostly confined and will be able to stage equipment off the roadway. The bulk of the project will be done by November 20, 2020 with the punch list items to be complete by April 30, 2021.

There being no further comment or questions, Mr. Spella asked for a roll call vote to move this forward to the Village Board for approval.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

AGENDA ITEM 6: Executive Session

A. Land Acquisition

Moved by Schmitt, seconded by Glogowski, to recess to executive session for the purpose of discussing land acquisition. Meeting recessed at 9:20 p.m.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

At 9:57p.m. Mr. Spella reconvened the Committee of the Whole meeting.

Roll call: Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

AGENDA ITEM 7: Other Business

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Spella adjourned the meeting at 9:57 p.m.

Submitted: Michelle Weber, Deputy Village Clerk