

VILLAGE OF ALGONQUIN
COMMITTEE OF THE WHOLE
Meeting Minutes
Algonquin Village Hall Board Room
September 26, 2006

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson – Trustee Spella; Trustees Dianis, Glogowski, Read, Smith, Steigert; and President Schmitt

Staff Members Present: William Ganek, Village Manager; Jenna Kollings, Assistant Village Manager; Jeffrey Mihelich, Assistant Village Manager; Katherine Thornton, Senior Planner; Craig Arps, Building Commissioner; Robert Mitchard, Public Works Director; Chief Russ Laine; Sergeant Wade Merritt; Kelly Cahill, Village Attorney; and Susan Witte, Recording Secretary

AGENDA ITEM 2: Community Development.

A. Galleria Brunswick – Case Number 2006-15

Ms. Thornton gave a brief overview of the petition to build a 60,000 square foot family oriented venue. She highlighted the activities offered, which go far beyond a bowling alley. Other highlights included security measures, architecture, and landscape plan. The Planning and Zoning Commission reviewed the project and voted three to three.

Trustee Read suggested installing a fence behind the building to address resident's safety concerns. She also noted concern with the graphic windows in the front and suggested adding faux windows on the back elevation to add interest.

Trustee Steigert stated that the graphics looked like appliques on the front of the building. He suggested added detail to better integrate them into the front elevation

Trustee Dianis asked for clarification of security measures, additional landscape, and parking lot management. He also agreed that the front graphics needed some type of enhancement to blend better in the building.

President Schmitt noted that this project fills an important niche in the Village. He was concerned that the building materials did not meet Village standards. After a general discussion, the Trustees, President Schmitt, and the petitioner agreed to upgrade the four medium beige color panels to face brick.

Trustee Glogowski agreed that a facility like this one was needed in Algonquin, he just did not agree with its location in the Galleria, stating he did not feel it was consistent with the type of development originally proposed for the site.

Public Comment

Ms. Joanne Cummings stated that she did not anticipate this type of building being built in such close proximity to the residential area. She noted concerns with noise from the parking lot.

Mr. B. Gustafson stated that he was led to believe that this location would be retail only, to which President Schmitt noted that this was always planned for an entertainment type use. He stated that a great deal of thought went into all the architectural plans, security, and site orientation with the adjacent neighbors in mind.

The Committee of the Whole recommended that the petition for the Brunswick be moved to the Board with the addition of a wrought iron fence, placement to be determined by staff, drivit around the windows, additional faux windows and pilasters added to the east elevation, and upgrade of the four panels to brick. Trustee Glogowski voted no on the project.

B. Galleria Best Buy and Small Shops – Case Number 2006-07

Ms. Thornton gave an overview of the petition for a new retail building comprised of multi-tenant small shops and Best Buy. Highlights included the distinctive architectural design and signage plans. The Planning and Zoning Commission unanimously recommended approval of the request at their September 11, 2006 meeting.

Trustees and President Schmitt noted concern that the Best Buy signage dominates the architecture.

Trustee Dianis noted the importance of the commercial recycling program. Mr. Ganek suggested adding a condition to require provisions for recycling if the petition was approved.

After a general discussion, the Trustees concurred that the Best Buy sign dominated the architecture. It was not the yellow tag as much as the blue angle behind it. Mr. Mihelich noted the sensitivity of the corporate logo. He suggested limiting the angle of the blue edge.

The Committee of the Whole unanimously recommended moving the petition for Galleria Best Buy and Small Shops to the Village Board with less blue on the Best Buy building to be worked out with petitioner and staff.

C. Galleria Outlot 3 – Case Number 2006-08

Ms. Thornton gave a brief overview of the petition for a special use permit for outdoor seating for the Potbelly Restaurant and multi-tenant retail building in the Galleria Shopping Center.

Trustees agreed with the architectural variety. Trustee Smith asked that additional space be planned to allow for recycling.

The Committee of the Whole unanimously recommended moving the petition for outdoor seating for the Potbelly Restaurant and multi-tenant retail building to the Village Board.

D. Consider Amendment to Chapter 44, Flood Hazard Area Development Regulations

Mr. Arps presented the recommended changes to the Municipal Code to reflect the updates of the McHenry County and Kane County Flood Plain Maps.

The Committee of the Whole unanimously recommended moving the petition for Amendment to Chapter 44 to the Village Board for approval.

AGENDA ITEM 3: General Administration

A. Consider the Release of School Developer Donation Funds

Mr. Ganek presented the requests from School Districts 300 and 158 to release impact fees collected from residential developments in the Village.

The Committee of the Whole unanimously recommended moving the petition to request release of funds to the Village Board, \$296,674.05 to School District 300 and \$29,612.48 to School District 158.

B. Consider Amendment to Chapter 13, Refuse, Yard Waste and Recycling, and Appendix A.

Ms. Kollings presented a request to change Chapter 13. The chapter currently regulates residential refuse. Many of the changes to this chapter bring it up to date on the use of recycling totes. Staff would like to include language that encourages business, commercial, and manufacturing entities to adopt a recycling program.

The Committee of the Whole unanimously recommended moving the petition for Amendments to Chapter 13 to the Village Board.

C. Consider Approval of the Country Harvest Day Events in the Downtown Area

Ms. Kollings presented the request to hold the 4th Old Time Country Harvest Day in downtown Algonquin on October 14th. Ribbon cutting for Cornish Park will take place at 9:30 a.m. on the same day.

The Committee of the Whole unanimously recommended moving the request for Approval of the Country Harvest Day to the Village Board.

AGENDA ITEM 4: Public Works & Safety

A. Consider Bids for the Fine Bubble Diffuser System for the Wastewater Treatment Plant

Mr. Ganek presented the bid for the bubble diffuser, which was \$31,000 lower than the budget price.

The Committee of the Whole unanimously recommended moving the request to consider the bid for the Fine Bubble Diffuser to the Village Board for approval.

B. Status of Speed and Traffic Studies

Mr. Ganek presented results from recent surveys done on temporary traffic calming in the Bunker Hill area in Manchester Lakes west of Square Barn Road. 17 of the 68 survey flyers handed out were returned.

Trustee Smith suggested that Bunker Hill be made a no passing zone. Sgt. Merritt noted that studies have shown that striping could actually increase speeding.

Trustee Glogowski noted concern that directing enforcement to this area will take focus away from other areas of need within the Village.

After an in-depth discussion reviewing the cost, intensive man-hours that have already been put into trying to solve the traffic situation, and temporary attempts to slow traffic down, possible suggestions included intermittent police enforcement, more speed bumps, stop signs, community involvement, street striping, and resident cost sharing.

After surveying the Trustees, it was unanimously agreed that police enforcement should continue at this time in an effort to help monitor traffic speed on Bunker Hill.

Public Comment

Mr. Mike Agee stated that Bunker Hill is long and wide and encourages speeders. He strongly recommended stop signs, identifying the crosswalk, or a speed control box. Mr. Mitchard stated that painting the crosswalk is scheduled to be painted this fall.

C. Ordinance amending Section 41.19, Stop Intersections

Mr. Ganek presented the Ordinance, which is in response to traffic surveys done throughout the Village. The intersections warranted stop signs due to the amount of traffic and substantial accidents that occurred. Stop signs are recommended for Harnish at Stonegate and Webster at Ridge.

The Committee of the Whole recommended that the amendment to Section 41.19 be forwarded to the Village Board.

AGENDA ITEM 5. Executive Section

None necessary

AGENDA ITEM 6: Other Business

1. Robert Michalski, an Arbor Hills Subdivision resident, noted concern with little progress controlling chronic traffic problems throughout the Village, specifically Stonegate Road. Due to the increased retail and residential areas, he was asking the Village to find a permanent solution. Ron Flinkow, also a resident from the Arbor Hill/Stonegate subdivision, gave testimony to incidents that occurred on Stonegate at the curve in the road because of increased traffic. Chris Early noted that the transition from commercial to residential is an additional hazard.
2. Sergeant Merritt reported as information only item that two runs are planned in the Village: Bear Necessities is planning a 10K run on October 15. Lifetime Fitness is planning a 5-K Reindeer Run on December 9.
3. Trustee Steigert reported positive feedback from Village residents for staff's handling of different issues.
4. Trustee Glogowski thanked the staff and Public Works Department for their assistance in the Hill Climb Festival.

AGENDA ITEM 7: Adjournment

There being no further business, the meeting was adjourned at 10:15pm.

Respectfully Submitted,



Susan Witte
Recording Secretary