

**VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE  
Meeting Minutes  
Algonquin Village Hall Board Room  
October 24, 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; Jeffrey Mihelich, Assistant Village Manager, Robert Mitchard, Public Works Director, Jack Walde, Finance Director, Katherine Thornton, Senior Planner; Benjamin Mason, Planner; and Kelly Cahill, Village Attorney

**AGENDA ITEM 2:** Community Development.

**A. McDonald's Restaurant – Case Number 2006-19**

Ms. Thornton presented an overview of the petition for an addition and remodel of the McDonald's restaurant located at 125 South Randall Road. She noted that all the proposed changes would occur within the existing footprint. The Planning and Zoning Commission considered the petition and unanimously recommended approval of the request.

Trustee Glogowski asked if sufficient parking spaces would be provided, to which Ms. Thornton stated that the amount of parking, with the cross parking, is adequate to serve the restaurant at peak times.

President Schmitt suggested requiring employees to park in the River Pointe Shopping Center as a condition of approval. The Petitioner agreed with the exception of early morning and late evening hours for employee safety.

Trustee Dianis suggested that a cross walk be added now or in the future for the safety of McDonald's patrons parking in the Shopping Center.

Trustee Smith asked that handicap parking be reviewed to ensure sufficient spaces are provided.

The Committee of the Whole recommended that the petition for McDonald's – PUD Amendment be moved to the Village Board for consideration.

**B. Robinson Family Chiropractic – Case Number 2006-21**

Ms. Thornton gave a brief overview of the petition for a Special Use Permit for a chiropractic office in the vacant unit located at 2210 E. Algonquin Road, a multi-tenant building. The Planning and Zoning Commission considered the petition and unanimously recommended

approval at their October 9, 2006 meeting with the findings of fact and the conditions listed by staff.

The Committee of the Whole unanimously recommended to move the petition for a Special Use Permit for a Chiropractic Office to the Village Board for consideration.

#### **C. Riverside Square – Case Number 2006-22**

Mr. Mason gave an overview for the petition for Final Plat of Subdivision and Final Planned Development for the Riverside Square mixed-use development. The Village Board approved rezoning, special use permit, preliminary PUD and demolition of the two existing buildings at its September 5, 2006 meeting. Final engineering and landscape plans were being reviewed this evening. Mr. Mason noted that the entire parking structure will be owned and maintained by a condominium association and the Village of Algonquin will have a permanent easement over the public parking spaces. The Planning and Zoning Commission considered the petition and unanimously recommended approval of the final plans at the October 9, 2006 meeting.

Trustee Glogowski questioned the sidewalk width requirements, construction traffic orientation, noise abatement, and traffic control during construction.

President Schmitt asked if the Village would be responsible for any repairs made on the parking garage, to which Mr. Mihelich stated that the association would be responsible for all repairs and maintenance.

Trustee Dianis recommended that the commercial and residential tenants be provided the opportunity to recycle. He suggested that additional handicap spaces also be provided.

The Committee of the Whole unanimously recommended to move the petition for Final Plat of Subdivision and Final Planned Development for the Riverside Square mixed-use development to the Village Board.

#### **D. 21 North River Road - Case Number 2006-03**

Mr. Mason presented the petition for Re-Zoning to O-T PUD to develop a duplex town home to replace the existing residential structure. He highlighted proposed materials, site orientation, and staff recommendations noted in the October 20, 2006 staff report. The Planning and Zoning Commission considered the petition and unanimously recommended approval at its April 10, 2006 meeting.

Trustees asked and were given clarification on the association maintenance agreement, driveway accessibility, parking, snow removal, storm water management, and confirmation that the petitioner would comply with the Village's Tree Preservation Plan. Trustees unanimously concurred that the proposed plan will be a significant property improvement.

The Committee of the Whole unanimously recommended to move the petition for 21 North River Road – Case Number 2006-03 to the Village Board.

#### **E. Riverview Terrace – Case Number 2004-17**

Mr. Mason gave an overview of his memorandum dated October 20, 2006 for the petition to rezone and construct a new two-story walkout mixed-use building. The Algonquin Building Commissioner will issue permits at the time of occupancy based on adequate parking for the retail use. The Planning and Zoning Commission considered the petition and unanimously recommended approval of the request at its August 14<sup>th</sup> meeting with the conditions listed by staff. He stated that IDOT has reviewed final development plans and are comfortable with planned improvements. Staff concurs with the Historic Commission and the Planning and Zoning Commission and recommends approval of the petition.

Trustee Steigert suggested that staff explore if the mature trees removed from the property could be relocated to an appropriate place in the Village.

President Schmitt noted concern with the considerable size of the proposed monument sign in comparison to the small center. A majority of the Trustees concurred that due to the challenge of the property location, the sign was warranted.

Trustees Smith, Glogowski, Spella, and Read noted traffic concerns; in addition to reviewing a project without knowing what uses are planned for the retail portion of the building.

Trustee Read recommended that provisions be made to reserve one space for each of the residential units.

Trustees Dianis, Steigert, and President Schmitt stated that the petition for a live/work structure conveys what the Village is trying to accomplish in the Old Town District.

President Schmitt noted that the size of the building and its location will attract smaller businesses that will not produce a large amount of traffic.

An individual vote was called by Chairperson Spella, which noted the following: Trustees Spella, Steigert, Dianis, Read, Glogowski, and President Schmitt voted to move the petition for Riverview Terrace – Case Number 2004-17 to the Village Board for consideration. Trustee Smith voted no.

#### **F. North Main Street Address Change**

Mr. Mihelich presented a request from the Algonquin-Lake in the Hills Fire Protection District to modify the address of an existing commercial building located at 1005 North Main Street.

The Committee of the Whole unanimously recommended to move the petition for the North Main Street Address Change to the Village Board.

#### **AGENDA ITEM 3: General Administration**

**A. Presentation of the Financial Audit for Fiscal Year Ending April 30, 2006 – McGladrey & Pullen**

Ms. Linda Abernathy gave a brief presentation of the Financial Audit performed by McGladrey & Pullen. She noted a couple of audit adjustments, opportunities to strengthen control of the swimming pool funds. She stated that the audit ran smoothly with no major findings or problems.

The Committee of the Whole acknowledged the receipt and recommendations of the Financial Audit for Fiscal year ending April 30, 2006 to the Village Board.

**AGENDA ITEM 4: Public Works & Safety**

**A. Consider Bids for the Wastewater Treatment Plant Expansion – Phase 6**

- 1. Metal Fabrications**
- 2. Aluminum Railings**
- 3. Aluminum Channel Covers**
- 4. FRP Fabrication**

Mr. Ganek presented the recommendation of IHC Construction Companies for purchase of miscellaneous items for the Wastewater Treatment Plant expansion. Mr. Sanguinetti, Project Manager, noted that due to the rising cost of steel and raw materials, the prices were higher than originally anticipated but were reasonable given the current market for these items. Mr. Ganek stated that even after the bid is awarded, staff will continue to look for possible savings without sacrificing any quality of material.

The Committee of the Whole unanimously recommended to move the request to consider bids for the Metal Fabrications, Aluminum Railings, Aluminum Channel Covers, and FRP Fabrication to the Village Board for consideration.

**AGENDA ITEM 5. Executive Section**

None necessary

**AGENDA ITEM 6: Other Business**

1. Mr. Mihelich presented a new submittal for consideration as part of the Public Art Display. The large piece is very appropriate to replace the sculpture that was located in front of the River Pointe Shopping Center. The Algonquin Public Art Commission has recommended the piece.

After a general discussion, a voice vote noted that Trustees Dianis, Glogowski, Read, Steigert, and President Schmitt voted to add the artwork to the display plan and to approve staff to coordinate its placement. Trustees Spella and Smith voted no.

2. President Schmitt brought to the Committee of the Whole for future consideration a request from Cucina Bella to extend the restaurant's hours for New Year's Eve, 2006. New Year's Eve, 2006 is a Sunday. Village of Algonquin's liquor code restricts selling alcohol on Sundays after 1:00am. President Schmitt suggested revising the Ordinance to offer a special license at a specified cost to Village business owners to allow them to remain open for an additional hour for the specified day.

Trustee Smith suggested that the Village work with the business owners and allow them to stay open as a courtesy for this one day.

Trustee Dianis asked what expenses would be incurred if this extra hour was permitted. He asked that this be included in the next meeting attachments.

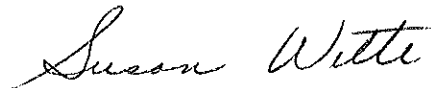
Trustee Read suggested that the Ordinance clarify that the extra hour would be given to restaurants/bars to serve alcohol, not stores to sell alcohol.

The Trustees concurred to add this item to the next meeting agenda for consideration.

#### **AGENDA ITEM 7: Adjournment**

There being no further business, the meeting was adjourned at 9:10.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Susan Witte".

Susan Witte, Recording Secretary