



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On June 17, 2025
Village Board Room
2200 Harnish Dr. Algonquin, IL**

Trustee Spella Chairperson, called the Committee of the Whole meeting to order at 8:18 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees, Jerry Glogowski, Laura Brehmer, Brian Dianis, Brian Dianis, Maggie Auger, John Spella and President, Debby Sosine.

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Nadim Badran, Public Works Director; Dennis Walker, Chief of Police; Patrick Knapp, Community Development Director; Jacob Uhlmann, Management Intern; Michelle Weber, Deputy Clerk and Attorney, Kelly Cahill.

AGENDA ITEM 2: Public Comment

Mr. Greg Giegler expressed concerns regarding the use of CBBEL for Village projects. He also mentioned that e-bikes and scooters are becoming a nuisance in the downtown area.

AGENDA ITEM 3: Community Development

Mr. Knapp

A. Consider a Request to Deem the Special Uses for a Self-Storage Facility and Car Wash Expired in the 2075 Redevelopment Subdivision

Staff received correspondence from the developer asking to continue this item to July 8th. It is recommended by staff to honor the request and table this item to the July 8th Committee of the Whole meeting.

It was the consensus of the Committee to table this item to the July 8th Committee of the Whole meeting.

B. Consider a Special Use Permit to Allow a Specialty Recreation Facility-Sky Zone

The Request was heard at the May 13th, 2025, Committee of the Whole meeting and was continued with the request that the Petitioner provide answers to questions brought up by the Committee of the Whole.

Sky Zone representatives met with Village Staff from the Community Development and Police Departments after the Committee of the Whole meeting to discuss the questions brought up at the meeting. The Petitioner provided the following response:

1. We have daily, weekly, and monthly equipment inspections. These are logged into the facility management database and conducted by frontline team members. These inspections are conducted by a trained member of the lead, management, or flight crew team in accordance with the manufacturer's maintenance schedule. All management teams mentioned are trained on how to manage the inspections and encouraged to place work orders.
2. Attractions that are regulated are inspected once a year by a NAARSO or AIMS a certified thirdparty inspector. In addition to the annual third-party inspections, the state will also conduct unannounced site visits.
3. An alarm system monitors the blowers for continuous air systems to ensure they are operational. If a blower stops providing air, the alarms will go off. The air courts are reviewed through the daily inspections done by the team using a pressure monitoring device set to the manufacturer's specifications.
4. Based on the International Building Code, 644 occupants are calculated for this park. The Jumper Count (number of occupants in the attraction area) is 239. At our peak operation times, we may reach double the jumper counts, totaling 478 occupants.

- a. Staff clarification on the Petitioner's Response: The extra 239 people not in the attraction area would be in the lobby/concessions area waiting for their time window.
5. Our established employee-to-public ratio for the attraction arena is 1:20, which exceeds the industry standard of 1:32. For this location at peak occupancy, you may see a total of 22 staff members, including managers.
6. There are a couple of options for controlling occupancy in the park; we can either put in turn-style gates or provide a separate gated area, which can be monitored by staff before entry into the park.
Both options would need to partner with the building and fire department for egress concerns. Our core business is selling jump tickets, which is closely monitored based on our Jumper Count (239).
The goal is to have people actively participating and buying tickets. We discourage loitering in our lobbies, and our general managers inform loiterers that they are to purchase jump passes or leave the park. We have the authority to refuse entry to patrons from our facility.
7. Our platform for ticket sales does not allow tickets to be sold when at capacity. When the park is at capacity, signage is posted at the entrance notifying all visitors that the park is at capacity and when tickets can be purchased again.
8. Security Plan:
 - a. We can hire a third-party security consultant if needed. This is typically done after the park is open for a little while, but we can provide security for the first couple of months to send a message and reevaluate the value at a later date.
 - b. As mentioned above, we can provide a couple of options for controlling occupancy in the park; we can either put in turn-style gates or provide a separate gated area, which can be monitored by staff before entry into the park.
 - c. Continuous monitoring of incident data, guest traffic trends, social media, and reinforced partnership with local law enforcement to ensure appropriate resources are deployed if or when needed.
 - d. We can also provide shared cameras to the parking lot for the PD to get license plates.
9. Management Training:
 - a. All Team Members are expected to review the Emergency Response and Action Plan (ERAP) and receive guidance on de-escalation techniques in the ERAP and training conducted in Sky Zone Learning Management System (LMS).
 - b. All Team Members are empowered and instructed to notify onsite security (where applicable) and law enforcement if/when criminal activities are observed.
 - c. Due to limitations built into Sky Zone ticketing system, attraction arena sales capacity cannot exceed thresholds as all participants and observers are logged and capacity is restricted by the system. Additionally, in the limited area where patrons are not required to check in (i.e. entrance, lobby, concessions, etc.) onsite management monitors patron traffic and is empowered to cease sales, refuse access, and close the park if necessary.
10. Sky Zone policy is to require anyone under the age of 14 to be accompanied by an adult. Certain events and operating hours may raise unaccompanied minor entry age. This requirement may vary again based on an evaluation of the data related to the location.
11. Sky Zone appreciates being an accepted partner in the communities in which we operate. We encourage our onsite managers to foster relationships with local law enforcement and do not intend to burden community resources. Sky Zone strives to maintain a safe environment for families, and when deemed necessary, appropriate security resources are implemented based on continual evaluation of the location.
12. In the limited area where patrons are not required to check in (i.e. entrance, lobby, concessions, etc.) onsite management monitors patron traffic and is empowered to cease sales, refuse access, and close the park if necessary. We discourage loitering in our lobbies, and our general managers inform loiterers that they are to purchase jump passes or leave the park. We have the authority to refuse entry to patrons from our facility.
13. There are Sky Zone locations that maintain an onsite security presence primarily during weekend evening hours based on the aforementioned evaluation process. The 3rd party security company we use is Protos.

They offer unarmed/armed security and off-duty law enforcement officers. Typically, we have one security guard on site, but there are a few locations with a high crime index where we have two.

Updated conditions to reflect the information received from the Petitioner and the Police Department's safety recommendations since the May Committee of the Whole meeting.

Staff updated and added language to condition "e." to provide clarification:

- e. Failure to maintain a safe environment, or if deemed a public nuisance per Chapter 12 of the Algonquin Municipal Code, will result in the revocation termination of this Special Use Permit by the Village Board.

Staff added condition "f." for the following reason:

In response to the questions brought up by the Committee of the Whole, the Police Department has recommended that a security plan be created in collaboration with Sky Zone to mitigate any possible issues.

- f. Sky Zone shall submit a security plan subject to review and approval by Village Staff. Village Staff has the right to require modifications to the plan as necessary. The security plan shall include the following: private security on Friday and Saturday evenings for a period of at least six months after opening; prohibition of overnight lock-in events or business operations; a minimum staff-to-public ratio of 1:20 at all times; the Police Department shall have access to the cameras on the exterior of the building and in the parking lot, and to the cameras in the lobby.

Staff finds that the standards for a Special Use Permit have been met and recommends the Committee of the Whole advance the request to the Village Board to approve the issuance of a Special Use Permit to allow a Specialty Recreation Facility at 2471 South Randall Road, subject to the following conditions and final staff approval:

- a. The developer shall obtain a building permit for the interior improvements. At no time shall the exterior masonry be painted or the EIFS be painted a different color than what was originally approved through Ordinance 2006-O-36. Awnings are required on the front of the building and shall be kept in good condition;
- b. The developer shall obtain and maintain all required state and health department licenses while open to both public and private customers;
- c. All signs shall conform to the height and size requirements of the Village's Sign Code;
- d. The existing landscaping and drainage areas on the Subject Property shall be restored to the original plans approved through Ordinance 2006-O-36 prior to issuance of a Final Certificate of Occupancy;
- e. Failure to maintain a safe environment, or if deemed a public nuisance per Chapter 12 of the Algonquin Municipal Code, will result in the termination of this Special Use Permit by the Village Board;
- f. Sky Zone shall submit a security plan subject to review and approval by Village Staff.

Village Staff has the right to require modifications to the plan as necessary. The security plan shall include the following: private security on Friday and Saturday evenings for a period of at least six months after opening; prohibition of overnight lock-in events or business operations; a minimum staff-to-public ratio of 1:20 at all times; the Police Department shall have access to the cameras on the exterior of the building and in the parking lot, and to the cameras in the lobby.

Following an extensive discussion and Q&A regarding safety, security, capacity control, staffing, the revocation process, and various procedural matters, with the exception of Trustee Brehmer, the Committee of the Whole members (6–1), chose to advance the matter to the Village Board for approval.

AGENDA ITEM 4: General Administration

None

AGENDA ITEM 5: Public Works & Safety

Mr. Badran:

- A. Consider an Agreement with Christopher Burke Engineering for the Hunting Drive Phase 1 Engineering** (see item B)
- B. Consider an Agreement with Christopher Burke Engineering for the High Hill Unit 3 Improvements Phases I/II Engineering**

The Village has identified two upcoming roadway projects anticipated to proceed on a similar schedule: improvements to Huntington Drive from Hanson Road to Circle Drive and the High Hill Unit 3 subdivision located south of Huntington Drive east of Hanson Road. Staff requested engineering proposals from Christopher B. Burke Engineering, Ltd. (CBBEL) to complete necessary engineering studies and plan preparation to position the Village for grant funding and cost-effective construction implementation.

While the projects are being pursued concurrently, Huntington Drive is a Federal Aid Urban (FAU) Route, which qualifies for potential federal STP-Local funding. To maximize grant eligibility, separate proposals were prepared: one for Phase I engineering of Huntington Drive following IDOT federal guidelines, and one for Phase I and II engineering of High Hill Unit 3, which will be funded locally and scoped accordingly.

The decision to split the contracts and scopes ensures Huntington Drive is STP-ready while controlling design costs for High Hill Unit 3. By front-loading IDOT requirements on the eligible corridor and using a more efficient design process for the local streets, the Village maximizes grant competitiveness while minimizing unnecessary expenditures.

These projects are included in the current Capital Improvement Plan with an engineering budget of \$130,000 for this fiscal year. Phase 2 for High Hill Unit 3 is expected to continue into FY2026/27. Funds will be recommended to complete the scope of this contract next fiscal year. A timeline for Phase 2 engineering of Huntington Drive will be determined by the grant application results.

Staff recommends the Committee of the Whole move both contracts with Christopher B. Burke Engineering, Ltd. to the Village Board for approval as follows:

- Huntington Drive Phase I Engineering – Not-to-exceed \$42,331
- High Hill Unit 3 Phase I/II Engineering – Not-to-exceed \$102,795

It was the consensus of the Committee to both items forward this to the Village Board for approval

C. Consider an Agreement with Currie Motors Fleet for the Purchase of a 2025 Ford F150

Staff recommends purchasing one new 2025 Ford F-150 pickup truck, to add to the Water Division fleet, for the price of \$40,970. Funds for this purchase were approved in the FY25-26 budget process.

This truck will be purchased through the Suburban Purchasing Cooperative, a joint purchasing program that provides competitively bid pricing for municipal vehicles, with Currie Motors as the low bidder.

Following discussion, it was the consensus of the Committee to forward this to the Village Board for approval.

AGENDA ITEM 6: Executive Session

None

AGENDA ITEM 7: Other Business

None

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Spella adjourned the meeting at 9:35 p.m.

Submitted: _____
Michelle Weber, Deputy Village Clerk