



**Village of Algonquin**  
**Minutes of the Committee of the Whole Meeting**  
**Held On October 18, 2022**  
**Village Board Room**  
**2200 Harnish Dr. Algonquin, IL**

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

Trustee Dianis, Chairperson, called the Committee of the Whole meeting to order at 8:05 p.m.

Present: Trustees Jerry Glogowski, John Spella, Laura Brehmer, Maggie Auger, Brian Dianis, Robert Smith President Debby Sosine and Clerk Fred Martin.

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Bob Mitchard, Public Works Director; Ryan Markham, Deputy Police Chief; Jason Shallcross, Community Development Director; Katie Gock, Recreation Superintendent; Michael Kumbera, Assistant Village Manager; Amanda Lichtenberger, Accounting Manager; and Attorney, Kelly Cahill.

**AGENDA ITEM 2:** Public Comment

None

**AGENDA ITEM 3:** Community Development

Mr. Shallcross:

**A. Consider a Final Plat of Resubdivision for the Algonquin Commons Planned Unit Development**

Sherry DeVoge, the "Petitioner", is seeking approval of an amendment to Ordinance 2004-O-44 and approval of a Final Plat of Resubdivision, the "Request" for the property located west of Randall Road between County Line Road and Corporate Parkway, the "Subject Property", also known as the Algonquin Commons.

The Planning and Zoning Commission reviewed the Petitioner's Request at the October 10, 2022, Planning and Zoning Commission Meeting. See the attached Planning and Zoning Staff Report for Case No. PZ-2022-20 and draft minutes from the October 10, 2022, Planning and Zoning Commission Meetings.

At the Planning and Zoning Commissioner Meeting, no one from the public made comment during the Public Hearing. The Planning and Zoning Commission accepted staff's findings as the findings of the Planning and Zoning Commission and recommended approval of the Request, subject to the conditions outlined in the Staff Report and also final staff approval (approved 7-0).

**Background** – Sherry DeVoge, the "Petitioner", is seeking approval of an amendment to Ordinance 2004-O-44 (*An Ordinance Issuing A Special Use Permit and Approving a Final Plat of Subdivision For Phase II of the Algonquin Commons Retail Center*) and approval of a Final Plat of Resubdivision for the property located west of Randall Road between County Line Road and Corporate Parkway, the "Subject Property", also known as the Algonquin Commons. The Request would subdivide the two (2) lot development into three (3) lots. The newly created lot will include the existing building at 1500 South Randall Road which is currently occupied by Ashley Furniture.

The Petitioner is amending the existing Planned Development that was approved through Ordinance 2004-O-44: *An Ordinance Issuing A Special Use Permit and Approving a Final Plat of Subdivision For Phase II of the Algonquin Commons Retail Center*. The Subject Property currently exists as two Lots (PINs 03-06-226-002 and 03-06-276-001). The Petitioner will be subdividing a third lot from the two existing lots:

Table 1: Breakdown of the acreage of the lots, before and after the resubdivision Existing Change Proposed: Lot 1 48.2 ac -0.4 ac 47.8 ac, Lot 2 18.7 ac -2.9 ac 15.8 ac, Lot 3 3.3 ac Staff requested that the Petitioner provide a perpetual cross-access easement to ensure that Lot 3 has access to a public roadway, which the Petitioner has provided. Also, as a condition of Planning & Zoning Commission approval, the Petitioner was required to submit the Plat to Kane County Division of Transportation for review. Kane County Division of Transportation has now reviewed the Plat and approved.

Staff recommends approval of the amendment to Ordinance 2004-O-44 (*An Ordinance Issuing A Special Use Permit and Approving a Final Plat of Subdivision For Phase II of the Algonquin Commons Retail Center*) and approval of a Final Plat of Resubdivision for Algonquin Commons, as outlined in the Staff Report for case PZ-2022-20, subject to the following conditions and final staff approval:

- a. The Final Plat of Subdivision titled "Final Plat of Subdivision Algonquin Commons Resubdivision No. 1", as prepared by Jacob & Hefner Associates, with the latest revision date of October 3, 2022

It is the consensus of the Committee to move this on to the Village Board for approval.

**AGENDA ITEM 4: General Administration**

Ms. Gock:

**A. Consider an Agreement with Hitchcock Design Group for the Engineering Services for the Presidential Park Redevelopment Project**

This firm previously assisted the Village with the Parks and Recreation Master Plan and our \$400,000 OSLAD grant for this site, and therefore, is very familiar with our park system, recreation offerings, and community needs.

As part of the OSLAD grant application process, this project was divided into two (2) phases:

Phase 1: Western (OSLAD) portion of site, including soccer fields, playground, challenge course, fitness area, and restroom facility/open air shelter.

Phase 2: Eastern portion of site, including baseball fields, concession area, and parking lot.

**Cost Analysis**

The proposed cost for design and engineering at Presidential Park (Phase 1) is \$245,900, which is under the budgeted amount of \$285,000. The Village does have an option to complete the design and engineering of Phase 2 of Presidential Park at a cost of \$175,000. Utilizing a combination of Phase 1 cost savings (\$39,100) and existing fiscal capacity the Park Improvement Fund (\$135,900), the Village may advance this portion of the site and have the entire project shovel ready in spring/summer of 2023.

Staff is recommending that both Phase 1 and Phase 2 of the project be designed and engineered at the same time (total cost: \$420,900) to take advantage of various cost-savings/economies of scale that this approach would provide. Please note that performing site engineering for both Phase 1 and Phase 2 at once does not commit the Village to constructing the entire site in one phase in the future, so there is future flexibility, if needed.

**Recommendation**

Staff recommends the Committee of the Whole forward this agreement with Hitchcock Design Group for design and engineering services for Presidential Park in the amount of \$420,900 for approval by Resolution to the Village Board at their November 1 meeting.

It is the consensus of the Committee to move this on to the Village Board for approval.

**AGENDA ITEM 5: Public Works & Safety**

Mr. Mitchard:

**A. Consider an Agreement with Alpha Paintworks Inc. for the Painting of Fire Hydrants**

Alpha Paintworks Inc. first year of painting fire hydrants throughout the Village started back in 2017. Every year since then, we contracted Alpha Paint works Inc. to paint approximately 225 hydrants per year to date. In this packet I have pictures showing some of our weathered hydrants compared to hydrants that were painted last year and a map showing all of the hydrants that have been completed within the last five years, leaving a total of 1058 fire hydrants remaining to complete the entire Village. The scope of this work includes sandblasting, prime coat, and a finish coat of red Rustoleum high performance enamel or equal quality.

Recommendation:

Currently, in the Water Division Operating Budget 07700400-42234, we have \$84,720.00 budgeted in Professional Services for Contracted Hydrant Painting. We recommend that the necessary actions are taken to contract Alpha Paintworks Inc. exclusively, in the amount of \$84,640.00 to paint 1058 fire hydrants in the fall of 2022 and spring of 2023.

It is the consensus of the Committee to move this on 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 Dianis adjourned the meeting at 8:10 p.m.

Submitted:

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Fred Martin, Village Clerk