

**Village of Algonquin  
Economic Development Commission  
Special Meeting  
January 30, 2012  
6:00 p.m.**

**Agenda Item 1:        Roll Call/Establish Quorum**

PRESENT:    Members: Chairperson Steve Karaba (6:15pm), Jerry Pinderski, Kurt Moders, Tom McCabe, Linda Laipert, and Rich Galati. Staff: Katie Parkhurst and Russ Farnum. Guests: President John Schmitt (on telephone), Trustee Debby Sosine, Trustee Jerry Glogowski, and Trustee Brian Dianis. Absent: none.

**Agenda Item 2:        Approve Minutes from the September 8, 2011 meeting and notes from the January 12, 2012 meeting**

Acting Chairperson Pinderski entertained a motion on the minutes from the September 8, 2011 meeting and the notes from the January 12, 2012 meeting. Mr. Moders made a motion to approve the minutes from the September 8, 2011 and January 12, 2012 meetings and Mr. Galati seconded. A voice vote noted all ayes, motion passed.

**Agenda Item 3:        Randall Road Corridor Improvements**

President Schmitt thanked the EDC for having a special meeting to further discuss the proposed Randall Road improvements and to prepare a report to the Village Board on the EDC's opinions. President Schmitt asked the EDC to focus on what will happen to Algonquin's economic engine, Randall Road, if no corridor improvements are made. What will Algonquin look like in 10-30 years?

Mr. Farnum presented some gross sales and sales tax revenue data provided from ESRI through the McHenry County Economic Development Corporation. This reveals that if congestion were to get so bad that everyone except those people working/residing within 0.6 miles of the Randall Road/Algonquin Road intersection were to shop here the sales tax could drop from \$2.2 million to just over \$600,000. This would be the worst case scenario. The sales tax figures provide insight into the value of the businesses along the Randall Road corridor.

The EDC had a lengthy discussion regarding the Randall Road corridor and what would happen if no improvements were made and what would happen with the current proposed continuous flow intersection. Listed below are highlights of the discussion.

- Are we concerned about catering to those that just commute through the Village or to our residents and those that come to shop?
- Other CFI locations shown as examples were not built in areas with prime retail surrounding it on all sides.
- Algonquin does have a frontage road system so there will still be access to all the shopping areas, although is a convoluted route.
- Are the underlying assumptions of the future traffic volumes accurate?
- A good traffic system must be maintained to keep economic engine functioning.
- East Algonquin Road is a good example of what happens when the road is congested, people do not turn off the road to shop for fear of getting back on the congested road.
- Need to have property owner and business owner commitment to grow and improve area.
- Longmeadow Parkway will help traffic patterns when it is constructed.

- Concern that CFI will create dead zone at the four corners if constructed as designed today.
- Other communities may push for or against the Randall Road improvements based on what benefits they could receive.
- If no improvements are done, retailers will stay as it is too expensive to move and Randall Road is still viable commercial corridor.
- Concerned with length of construction period and harmful impact to businesses.
- Must have complete frontage road system in place, ideally before construction on Randall so people can use it and understand, then be open during and after construction.
- Frontage roads need to be included as part of the corridor improvements and paid for as part of the project.
- Algonquin is a hub, people will continue to be drawn to here for shopping and dining.
- OK to change some access points, the centers will still function.
- Algonquin is concerned about Algonquin residents and businesses first, and then look at regional impact.
- Will this improvement just move the bottle neck further north?
- County is lobbying for federal funding; therefore project must improve level of service and be unique.
- Not comfortable being the experiment to see if a CFI can work in an already built up location.
- Western Bypass, Longmeadow Parkway, and Route 47 will all factor into traffic patterns on Randall Road.

After the discussion the EDC made a series of motions outlining the most pressing issues. These motions will be conveyed in the report to the Village Board.

Mr. Pinderski made a motion, seconded by Mr. McCabe, that a 6 lane road improvement on Randall Road is important and needed to keep our economic engine functioning. A voice vote noted all ayes.

Mr. Pinderski made a motion, seconded by Ms. Laipert, that the service road network needs to be in place for Randall Road improvements, included as an integral part of the road design improvements. A voice vote noted all ayes.

Mr. Pinderski made a motion, seconded by Ms. Laipert, that viable access to businesses is a critical design component of any corridor improvements. A voice vote noted all ayes.

Mr. Pinderski made a motion, seconded by Mr. Galati, that the construction phasing must take into consideration the businesses and request that there be open communication between businesses and construction crews to lessen the negative impact of construction. A voice vote noted all ayes.

Staff will prepare a memorandum to the Village Board on behalf of the EDC. The memorandum will be shared with the EDC prior to distribution to the Village Board.

#### **Agenda Item 4: Other Business**

Mrs. Parkhurst reminded the Commission that each member must complete the Open Meetings Act Training. Please email the completed certificate to her for Village records.

Mrs. Parkhurst announced the annual business awards will be presented at the February 7, 2012 Village Board meeting at 7:30pm. All commission members are encouraged to attend to support their program and recognize the businesses being honored.

In November, the EDC was given a list of medical supply companies that have a relationship with Sherman Hospital. Staff has asked the EDC members to use their network connections to see if we can find contact people higher up within these companies. This will be discussed further at the March meeting.

**Agenda Item 5:        Adjournment**

There was no further business to discuss; the meeting was adjourned at 7:20 p.m.

Approved:

  
\_\_\_\_\_  
Steve Karaba, Chairperson, EDC