



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On August 20, 2024
Village Board Room
2200 Harnish Dr. Algonquin, IL

Trustee Glogowski, Chairperson, called the Committee of the Whole meeting to order at 8:01 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

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

A quorum was established

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

AGENDA ITEM 2: Public Comment
None

AGENDA ITEM 3: Community Development

Mr. Knapp:

A. Consideration of a Zoning Code Text Amendment to the B-P Business Park Zoning District

Mike Ritter of RSR LLC, the "Owner" and "Petitioner", applied for approval of a text amendment to Section 21.10 of the Algonquin Zoning Ordinance to extend the demolition timeframe for a nonconforming church in the B-P Business Parking Zoning District for three years.

The Planning and Zoning Commission reviewed the request at the August 12, 2024, Planning and Zoning Commission Meeting. No one from the public made comment during the Public Hearing.

After discussion, the Planning and Zoning Commission accepted (approved 6-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval for an amendment to Section 21.10.G B-P Business Park District, as outlined in the staff report for case PZ-2024-11 dated August 7, 2024.

The Zoning Ordinance allows for not more than one existing non-conforming church in the B-P Business Park Zoning District. The language in the code states that after three years from the passage of the Ordinance, the use of the property shall cease and the building shall be demolished.

This time frame has been extended several times and the Petitioner seeks to extend this timeframe an additional three years, subject to the structure being demolished before the end of the period. Staff recommends approval of amending Chapter 21: Zoning Ordinance of the Village Code to extend the legal nonconforming use of a church within the B-P Business Park Zoning District for a period of three years. This amendment will allow the existing church to exist for a maximum of three years while the current lessees search for a new location.

It is the consensus of the Committee to move this on 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 HR Green, Inc. for the Sandbloom Road Improvement Project Phase I Engineering

Presented is a proposal from HR Green, Inc. to provide a proposal for Phase I engineering services for Sandbloom Road from IL-62 (Algonquin Road) to the south limits of the Village. A map outlining the project limits is also included. The project is critical to enhancing Sandbloom Road, which serves as a key corridor in the Village. The length of this project is 1.2 miles. The preliminary scope includes converting the existing rural

cross-section into an urban section with curb and gutter, pavement reconstruction, replacing a failing culvert at Souwanas Creek, constructing a new bike path, drainage improvements, utility assessments, and pedestrian enhancements. Additionally, the proposal includes reviewing the State-owned intersection at IL-62 and Sandbloom Road to improve safety and pedestrian access.

The scope of HR Green's services in this proposal is as follows.

- Land surveying and data collection – topographic survey of the right-of-way, including a complete tree survey
- Wetland delineation and permitting with the Army Corp. (USACE)
- Geotechnical investigation: pavement cores, soil borings for the proposed path, borings for the proposed culvert replacement, and reporting per State requirements
- Project Development Report per State standards and requirements, including environmental, ecological, and historical impacts
- Structural engineering for proposed retaining walls and box culvert analysis
- Drainage report to convert open ditch cross-section to a closed drainage system
- Public outreach: a public informational meeting, several internal meetings and external meetings with IDOT, and the FHWA for design approval
- Develop preliminary plans for Village and State review/approval.

Due to the prodigious scope of this project, staff is proposing the need for outside funding including, Federal and State grant opportunities and contributions from the State for any intersection improvements at IL-62 and Sandbloom Road. With funding in mind, HR Green has proposed the preparation of reports and design standards that meet IDOT and Federal requirements.

HR Green has successfully completed design and construction oversight of the complicated Souwanas Trail and Schuett Street Improvements over the last five years. This project is also complex, and staff feels HR Green has the expertise and versatility to complete Phase I engineering for this project within the not-to-exceed amount of \$319,677.00.

Due to the need for outside funding and this project's complexity, staff anticipates the Phase I engineering portion of this project to span two full years. Staff has the necessary funds budgeted to start this project in FY24/25 and will recommend that the remaining amount be budgeted for FY25/26.

Summary

1. This agreement will allow HR Green to provide phase I engineering services for the Sandbloom Road Improvement project.
2. These services will be completed to Federal and State standards to allow the Village to pursue multiple grant funding opportunities.
3. HR Green successfully completed all complex Souwanas Trail project phases.
4. The proposed services will span two years and sufficient funds are available in the FY24/25 Street Fund to begin the project. The remainder will be recommended for the FY25/26 Street Fund budget.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the agreement with HR Green to provide Phase I engineering services for the Sandbloom Road Improvement Project in the amount of \$319,677.00.

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

B. Consider an Agreement with Visu-Sewer of Illinois for the 2024 Sewer Lining Project

The Village has numerous sanitary sewer and sanitary manholes in need of rehabilitation. Many of these deficiencies can be addressed by lining which is far less disruptive and cost effective than digging them up for repairs. In order to take advantage of the best competitive pricing, staff elected to participate in a consortium bidding process. The Village of Algonquin, City of McHenry, and City of Harvard participated in the McHenry County Municipal Partnering Initiative (MPI), with McHenry acting as the soliciting agent. Participation in MPI's can typically lend themselves to better pricing as larger quantities are involved by combining the municipality's needs and allowing a contractor a bigger opportunity. The bid documents requested pricing for year 2024.

Algonquin requested pricing for 6,208 linear feet of 8" sanitary sewer and 1,528 vertical feet of manhole lining.

Bids opened on July 18, 2024 were: Insituform Technologies USA, LLC. \$1,361,686.00, Performance Pipelining, Inc. \$621,089.40, Visu-Sewer of Illinois \$616,859.00

Visu-Sewer is the lowest bidder combined for CIPP (Cured-in-Place-Pipe) Lining and Manhole Lining in the amount of \$616,859.00, over the amount budgeted (\$600,000.00) in the Water and Sewer Improvement Funds. Available funds can be found from the Huntington Standpipe project which came in approximately \$57,000 under the approved contract amount to cover the overage.

Thus, it is staff's recommendation that the Committee of the Whole recommend to the Village Board award of the 2024 Sewer Lining Contract to Visu-Sewer of Illinois in the amount of \$616,859.00.

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

C. Consider an Agreement with Stanton Mechanical for the Wastewater Treatment Plant IPS Building Exhaust Fan EF-403

It has been determined that IPS Exhaust fan EF-403 at the Wastewater Treatment Plant has reached the end of its useful life. The exhaust fan was installed in 2007 when the building was renovated. Over the past seventeen years, this unit has had many repairs. Staff recommends replacing the Exhaust Fan. Staff is recommending Stanton Mechanical Inc. to remove the old equipment and install a new exhaust fan for the sum of \$10,841. Funds for this project will be taken from the FY 24/25 Treatment Facility budget originally slated for lab A/C replacement. The lab A/C will be readdressed in the upcoming budget year.

1. The exhaust fan was installed seventeen years ago when the building was renovated.
2. Stanton Mechanical Inc. is a reputable company that has completed numerous high-quality HVAC related repairs and replacements.
3. Funds are available as we are revising the scope and rescheduling replacement of the lab A/C for next fiscal year.

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

D. Consider an Agreement with Stanton Mechanical for the Wastewater Treatment Plant IPS Building cooling system replacement

It has been determined that the cooling system for the IPS room at the Wastewater Treatment Plant has reached the end of its useful life. This unit was installed in 2007 when the building was renovated. Over the past fifteen years, due to the caustic environment this unit operates it has undergone many repairs. Staff recommends replacing the cooling system.

Staff is recommending Stanton Mechanical Inc. to remove the old equipment and install a new cooling system for \$26,576. Staff budgeted \$29,000 in the FY 24/25 budget.

1. The original cooling system was installed fifteen years ago when the building was renovated.
2. Stanton Mechanical Inc. is a reputable company that has completed numerous high-quality HVAC related repairs and installations.
3. \$26,576 is \$2424 below the amount budgeted in the FY24/25 budget.

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

E. Consider an Agreement with Stanton Mechanical for the Wastewater Treatment Plant Scada Room Furnace and A/C Replacement

It has been determined that the furnace and air conditioning for the Scada room at the Wastewater Treatment Plant has reached the end of its useful life. The furnace and air conditioning were installed in 2002 when the building was renovated. Over the past twenty-two years, these units have had many repairs.

Staff recommends replacing the furnace and air conditioning unit

Staff is recommending Stanton Mechanical Inc. to remove the old equipment and install new furnace and air conditioner for the sum of \$12,812. Funds for this project will be taken from the FY 24/25 Treatment Facility budget originally slated for lab A/C replacement. The lab A/C will be readdressed in the upcoming budget year.

1. The furnace and air conditioning were installed twenty-two years ago when the building was renovated.
2. Stanton Mechanical Inc. is a reputable company that has completed numerous high-quality HVAC related repairs and replacements.
3. The funds are available as we are revising the scope and rescheduling replacement of the lab A/C for next fiscal year.

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 Glogowski adjourned the meeting at 8:10 p.m.

Submitted: _____
Fred Martin, Village Clerk