

**PUBLIC HEARING BEFORE THE CORPORATE AUTHORITIES OF
THE VILLAGE OF ALGONQUIN, MCHENRY & KANE COUNTIES, IL
HELD AT VILLAGE HALL, ALGONQUIN, IL ON
NOVEMBER 18, 2003**

**REGARDING PROPOSED ANNEXATION AGREEMENT BETWEEN VILLAGE
OF ALGONQUIN AND ALGONQUIN 36 LLC, ALGONQUIN 80 LLC, AND
RANDALL 74 LLC, FOR PROPERTY COMMONLY REFERRED TO AS THE
GALLERIA CENTER DEVELOPMENT.**

CALL TO ORDER: Acting Village President John Schmitt called the Hearing to order at 7:45 P.M. In the absence of Village Clerk Jerry Kautz, Deputy Clerk Jenna Kollings called the roll.

ROLL CALL: Present: Trustees Robert Smith, Barbara Read, Jim Steigert, John Spella, and Acting President Schmitt. Absent: Trustee Constance Donner.

A quorum was established.

Staff in attendance: William Ganek, Jenna Kollings, Jeff Mihelich, Attorney H. David Rogers.

PUBLICATION: Attorney Rogers stated that the petitioner had complied with the notice requirements and all was in order.

DISCUSSION: Acting President Schmitt explained that the public hearing was for a proposed annexation agreement from the developer. Residents were invited to bring forth their comments.

Cal Doty, representing the property owners, gave a brief summary of the proposed project. It includes 190 acres for annexation, including 110 acres of commercial development along Randall Road across from the Lifestyle Center. 80 acres will be designated for single-family homes and townhomes. The concept is neo-traditional in design, pedestrian friendly, and includes recreation and retail.

PUBLIC COMMENT: Rich Culhane from 640 Woods Creek Lane stated that he is a two year resident of Algonquin and he looks forward to the shopping center. He is worried about real estate taxes, and inquired as to the potential for a real estate tax abatement. Village Manager Bill Ganek responded that it is too early to tell the impact of the center. It will generate sales tax, helping to maintain the revenue stream. It is not likely that the real estate tax will be eliminated. The developers will bear the brunt of the costs for new utilities and widening Randall Road. Mr. Culhane reiterated that he looks forward to the development; he wants to see a decrease in the property taxes as a result of the center and as a benefit of living in Algonquin.

ADJOURNMENT: Acting President Schmitt adjourned the hearing at 7:52 P.M.

Respectfully Submitted by:

*Jenna R. Kollings
Deputy Village Clerk*