



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On March 18, 2025
Village Board Room
2200 Harnish Dr. Algonquin, IL**

Trustee Auger Chairperson, called the Committee of the Whole meeting to order at 7:56 p.m.

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Trustees, Jerry Glogowski, Laura Brehmer, Brian Dianis, John Spella, 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; Dennis Walker, Police Chief; Patrick Knapp, Community Development Director; Stacey VanEnkevort, Recreation Director; Jacob Uhlmann, Management Intern; Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Public Comment

None

AGENDA ITEM 3: Community Development

Mr. Knapp:

A. Consideration of a Request to Approve an Amendment to Ordinance No. 2004-O-26 to Authorize the Demolition of the Multi-Tenant Building and Construction of a Parking Lot on Lot 1 of the Oakridge Harnish Resubdivision

Scott Levy of S Levy Real Estate LLC, the "Petitioner" and "Owner," applied for approval of an amendment to the Final Planned Development for the Rosen Commercial Center, approved in Ordinance No. 2004-O-26, located at the northeast corner of Randall Road and Harnish Drive, referred to herein as the "Subject Property." The Planning and Zoning Commission reviewed the request for approval for an amendment to the Final Planned Development at the March 10, 2025, Planning and Zoning Commission Meeting. At the meeting, the Petitioner's representatives agreed with staff's condition to increase the number of shade trees to two per parking lot island and stated that they would work with staff to update the plan.

There were no comments from the public. After discussion, the Planning and Zoning Commission accepted (approved 5-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval of an amendment to Ordinance 2004-O-26 and as amended as Ordinances 2010-O-35 and 2022-O-23 subject to the conditions as outlined in the staff report for case PZ-2025-02 dated March 7, 2025, and final staff approval.

The proposed site improvements include the demolition of the multi-tenant commercial building and the construction of a 104-stall parking lot located at 775 to 785 South Randall Road. The proposed parking lot will serve as additional vehicle inventory storage for the Rosen Commercial Center.

The Petitioner submitted revisions to the civil, architectural, and photometric plans prior to the Planning & Zoning Commission Meeting and they are currently under review by staff and are included as exhibits to this memo. The Petitioner is revising the landscape plan to meet the recommended landscape conditions. These plan revisions are minor and will not affect the parking lot layout.

Staff recommends that the Committee of the Whole advance this matter to the Village Board for approval of an amendment to the Final Planned Development for the Rosen Commercial Center located at the northeast corner of Randall Road and Harnish Drive, referred to herein as the "Subject Property," as outlined in the Planning & Zoning Staff Report for Case No. PZ-2025-02, subject to the following conditions and final approval of all plans by staff:

- a. The developer shall obtain a permit for the demolition of the building and a site development permit for the construction of the parking lot;
- b. The Engineering Plan, as prepared by Greencard, Inc, and last revised February 25, 2025;
- c. The Architectural Parking Lot Plan, as prepared by Just 4 Measure, Ltd., and last revised March 2, 2025;
- d. The Landscape Plan, as prepared by Heller & Associates, LLC, and last revised February 20, 2025. The parking lot landscape islands shall each include two shade trees. The existing landscape areas on the

- Subject Property shall be restored to the original landscape plan approved for the final PUD for Lot 2 of the Rosen Commercial Center, and last revised September 27, 2005;
- e. The Photometric Plan, as prepared by Hansen Palmer Associates Ltd., and last revised February 26, 2025. The lighting shall be compliant with the Village's Dark Sky requirements;
 - f. The monument sign along Randall Road shall be removed and replaced with landscaping.

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

AGENDA ITEM 5: General Administration

Ms. VanEnkevort:

A. Consider an Amendment to Chapter 11 of the Algonquin Municipal Code, Parks and Playgrounds

Staff is currently preparing for the upcoming summer park rentals in Algonquin. With the recent updates to our parks in the last 5 years, we are proposing to make the following changes to the Park Code. They are also proposing the below changes to the park usage fees, based on the increased cost of park maintenance in the last 10 years. In preparation to this, we did survey several local park districts and parks departments, both with pavilions in neighborhood parks vs those with pavilions in community parks for comparison purposes and compiled the averages listed below.

Park/Permit	Type	Rentable Space	Current Fees (R/NR)	Proposed Fees (R/NR)	Avg. for Comp
Towne Park	Community Park	Main Pavilion	\$75/\$200	\$200/\$325	\$190R
Cornish and Riverfront Park	Special Use Park	Gazebo/Pavilion with Plaza	\$75/\$200	\$125/\$250	\$130R
Hill Climb and Stoneybrook Park	Neighborhood Park	South Pavilion and Pavilion with Bocce and Cornhole	N/A	\$125/\$250	\$130R
Liquor Permit for Park Rental	N/A	Pavilion	\$0	\$50 per rental	\$100 per rental

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

AGENDA ITEM 6: Public Works & Safety

Mr. Badran:

A. Consider an Agreement with Lakeshore Recycling Systems, LLC for the Fiscal Years 2025/2026, 2026/2027 and 2027/2028 Street Sweeping Programs

Presented is the contract for roadway street sweeping for 2025, with an option to renew for two additional years. Public works participated in the McHenry County Municipal Partnering Initiative (MC-MPI) bidding for street sweeping. There was only one bidder which was Lakeshore Recycling Systems, LLC. The Village has contracted roadway street sweeping for a number of years. Lakeshore Recycling, out of Rosemont, Illinois has been performing this service for years. Since they have been sweeping Algonquin, they are very familiar with the process and the Village standards for sweeping.

Based on this experience the Village would like to contract street sweeping with Lakeshore Recycling. We believe we will get the best service from this contractor as they are already familiar with our requirements, routes, and we don't have to go through the process of training a new company. Public works budgeted \$180,000.00 for street sweeping, this contract came in at \$151,031.48 which is under budget.

We ask that the board motion to authorize the Village Manager or his designee to execute this contract with Lakeshore Recycling Systems LLC, for street sweeping in the amount of \$151,031.48 for the fiscal year 2026, and further authorize the Village Manager or his designee to sign an extension to said contract for fiscal year 2027, and 2028.

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

B. Consider an Agreement with Manusos General Contracting, Inc. for the Biosolids Handling Improvements Project

The Public Works Department is undertaking a project that includes Biosolids Handling Equipment Replacement at the Wastewater Treatment Plant (WWTP) utilizing centrifuge technology. The Village of Algonquin 2014 and 2024 Wastewater Facility Plans identified major deficiencies in the WWTP biosolids handling processes – aerobic digestion, anaerobic digestion, waste-activated sludge thickening, and sludge dewatering. The Phase 6B improvements completed in 2022 addressed all the deficiencies except the sludge

dewatering. Currently, the WWTP uses a belt filter press to dewater digested sludge prior to its storage in the dewatered sludge storage building and contracts off-site hauling services for land application. The facility operates one belt filter press installed in 2002 and has a recommended service life of 15 to 20 years. It is a critical piece of equipment for the solids handling process but lacks redundancy and is very labor-intensive to maintain. The equipment is in poor condition, beyond its useful life, and requires replacement. The proposed upgrade includes the installation of a dual centrifuge system, which will provide the following key benefits:

1. **Operational Redundancy:** The current single belt press lacks backup equipment, posing operational risks. A dual centrifuge system ensures continued functionality during maintenance or unforeseen breakdowns.
2. **Cost Savings:** The centrifuge system is projected to reduce solid waste volume by 33%, cutting disposal costs by an estimated \$3.5 million over its 20-year lifespan.
3. **Future Capacity Considerations:** The dual centrifuge system will accommodate projected increases in discharge should the WWTP require upgrades within the next 20 years. The existing belt filter press lacks the capacity to handle such expansion.
4. **Labor and Maintenance Efficiency:** Cleaning and maintenance efforts are expected to decrease by approximately 60%, reducing operational burdens and associated costs.

On March 11, 2025, the Village of Algonquin publicly opened bids for this project. Four bids were received, with Manusos General Contracting, Inc. (Manusos) submitting the low bid with the lump sum amount of \$4,050,000, well below the engineer's estimate of \$4,482,315. Manusos has been in business for over 30 years and specializes in building and performing upgrades to wastewater treatment plants. Manusos is familiar with Algonquin facilities including successfully constructing the Braewood Lift Station and completing the Phase 5 upgrade to the WWTP.

1. The dual centrifuges are expected to provide a significant return on investment over the lifespan of the equipment and significantly reduce labor related to maintenance compared to the belt filter press.
2. Manusos is a reputable contractor specializing in wastewater and facility upgrades.
3. The project is below the engineer's estimate and there are sufficient funds in the Water & Sewer fund to cover the cost this fiscal year. The remainder of the project costs will be budgeted in FY26/27 as the project is expected to be completed in December 2026.

The Public Works Department recommends that the Committee of the Whole take the necessary action to move the contract for the Biosolids Handling Improvements project with Manusos General Contracting, Inc. to the Village Board for approval.

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

C. Consider an Agreement with Baxter and Woodman Natural Resources for the Water Treatment Plant #3 Naturalization Project

Presented is a vendor services agreement with Baxter & Woodman Natural Resources for the naturalization of the water treatment plant #3 site. Baxter and Woodman Natural Resources has provided a proposal of \$41,850.00 for the work, which includes site preparation, seeding, and the first three years of establishment maintenance for the naturalized areas. They have offered competitive pricing in the last two RFQs for natural area work, and this quote is below our cost estimate for this project. This naturalization project will not only provide additional habitat for native pollinators and bird species, but it will also yield direct cost savings in landscape maintenance at the site, with an estimated 25% reduction in the overall annual maintenance costs. We recommend approving Baxter & Woodman's proposal. They have successfully completed multiple large restoration projects for the Village over the past three years and have conducted prescribed burns for the Village of Algonquin. Funds for this contract will be available in the water and sewer budget.

1. The Village requested a proposal from Baxter & Woodman Natural Resources for the Water Treatment Plant #3 Naturalization and Establishment Stewardship Project.
2. Baxter & Woodman Natural Resources provided a proposal of \$41,850.00 to complete the work.
3. Baxter & Woodman Natural Resources has successfully installed multiple naturalization projects throughout the Village.
4. Sufficient funds will be available within the FY26 Water and Sewer operating budget for this project

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 prescribed burning services for the Water Treatment Plant #3 Naturalization and Establishment Stewardship project to Baxter & Woodman Natural Resources for \$41,850.00

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

D. Consider an Agreement with Axon for the Continuation of the Taser Program through April 30, 2030

Chief Walker:

Presented is the final program agreement to be made with Axon Enterprises Inc. for the continuation of the Taser Program utilized by the Police Department. This is a continuation of the previous agreement and ensures the department maintains access to essential equipment and technology.

As with the prior agreement, the program runs for a five-year period with fixed pricing, payable annually. It also includes all Taser 7 equipment, evidence software, and warranties.

It was request the Committee of the Whole consider this request and forward to the Village Board for approval.

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

AGENDA ITEM 7: Executive Session

None

AGENDA ITEM 8: Other Business

President Sosine updated the Committee on prevailing wage issues in Springfield

AGENDA ITEM 9: Adjournment:

There being no further business, Chairperson Auger adjourned the meeting at 8:26 p.m.

Submitted:

Fred Martin, Village Clerk