



## Village of Algonquin Minutes of the Committee of the Whole Meeting Held on April 14, 2020

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

Trustee Glogowski, Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m.

Present via Phone and/or Internet: Trustees Debby Sosine, John Spella, Janis Jasper, Jerry Glogowski, Laura Brehmer, Jim Steigert, and President John Schmitt. A quorum was established

Staff Members Present via Phone and/or Internet: Village Manager, Tim Schloneger; Assistant Village Manager, Michael Kumbara; Community Development Director, Russ Farnum; Public Works Director, Robert Mitchard; Police Chief John Bucci; Chief Innovation Officer, Kevin Crook; Village Clerk, Jerry Kautz; Deputy Village Clerk, Michelle Weber; and Village Attorney, Kelly Cahill.

### **AGENDA ITEM 2:** Public Comment

Chairperson Glogowski explained to the audience, he will begin by reading the emails received prior to the meeting. Prior to reading, he will ask if the resident that submitted the email would rather speak themselves or have him read their email. Following the reading of the emails, he will open it up for more comments from other participants. Mr. Glogowski read the 16 emails (see attached emails).

In addition to the emails the following residents spoke

- Jeff Uka 320 Fair Way View Drive – He is concerned about the traffic on FWV Drive. Has there been any consideration to eliminate northbound traffic on FWV? This would prohibit other towns from using the village side streets as a cut through. Eliminating a large amount of traffic, then the new traffic from the proposed subdivision would not be as much as an issue.
- Bob Smith – 1571 Glacier Parkway: Would echo some of the concerns putting this on the agenda in the virtual format. He is concerned on the density issue, at the P&Z meeting the developer indicated that our Ordinances are not up to date with the current market. He feels are Ordinance regarding density is correct. He does not want the Village to change the density requirements, for if they do it would change the Estate type scope of the area which would be a detriment. Also, the Village is not getting any benefit from the developer. In the past there was always an incentive for the Village and/or School District such as parks, playgrounds, school enhancements, etc. but in this proposal there are no incentives. He suggested to introduce an incentive that would enhance the neighborhood.
- Kim Brown 281 Summerdale Lane – She would like to reiterate what Bob Smith said, why bring this up now when there are so many people with concerns with the project. It feels like an opportunity to get this done without anyone present. My concerns with the project mostly just changing the zoning with the commercial and density requirement. She lives off the 9th green and every time it rains, there are water issues and there are certain areas that flood. Her house particularly, their sum pump goes off every day. Also in Terrace Hill they have drainage issues. How will this new subdivision, especially with the additional density proposed, effect the drainage?

Are all these questions going to be answered somehow?

Mr. Glogowski indicated that most, if not all, of the concerns brought up will be addressed within the upcoming presentation. If the questions are not answered tonight, they will be at a later date.

- Lisa Sweeney – 901 Hayrack Dr.: She walked the neighborhood and talked to some of her neighbors and their concerns are declining property values, substantial loss of open space, increased vehicle counts on adjacent road such as Bunker Hill, according to the IDOT website Bunker Hill Rd is past its maximum, lot sizes are too small, and too many existing trees are being removed.

### **AGENDA ITEM 3:** Community Development

#### **A. Consider an Agreement with GovTemps for Senior Planner Services**

Mr. Schloneger explained he is requesting approval of a contract with GovTemps to hire Nathan Parch to fill the vacant Senior Planner position until a full time replacement is hired. Nathan has over 20 years of experience in planning and zoning administration and is AICP Certified, including a broad scope of work in Glencoe and prior consulting work with Planning Resources. His background and talents are suited to what CD requires, will fill a niche vacated by Ben Mason and supplement our current staff and workload. The contract terms include a 4-month term which can be extended for up to a year.

Following some discussion regarding their duties and start date, it was recommended to move this forward to the Village Board for approval.

Ms. Sosine added, she hopes when a full time person is hired they have a marketing background.

At this time, 8:51, Chairperson Glogowski called for a 5-minute break.

8:57 Chairperson Glogowski reconvened the meeting with all committee members present.

**B. Consider the Trails of Woods Creek Development (Redevelopment of Terrace Hill Golf Course)**

Mr. Farnum presented, the Trails of Woods Creek is a proposed redevelopment of the Terrace Hill Golf Course. It is about 139 acres which includes several vacant lots that were annexed in 1987 are currently zoned R1-E as part of Terrace Hill Subdivision. One of the vacant lots access Bunker Hill Drive, several more access Fairway View Drive. It also has frontage on Algonquin with access to a signalized intersection at Algonquin Rd and Franke Rd. also with frontage on Fairway View Drive. The property consists of rolling hills, existing ponds, flood plain, wetland, aquifer recharge areas, Woods Creek watershed and many mature trees.

The Development plan has 267 homes in 3 neighborhoods, 2.67-acre commercial site at the signalized intersection, a minimum of 75 feet of open space between any new homes and existing lots. 87% of new lots have adjacent open space, with home density of 1.92 homes per acre.

At the northwest corner of the site, there is the access to the signalized intersection and the current tree line that backs up to the homes on Summerdale Lane would stay and be enhanced. The bike paths within the subdivision will be extended north to intersect with Algonquin Road. Pulte has agreed to extend the bike path to tie into the current bike path on the north side of Algonquin Road, which is in Lake in the Hills proper, if allowed by the property owner. Staff recommends zoning the proposed commercial site to B-2 now, as it is a desirable commercial area. However, any development for the commercial space would need to go through the process of public hearing etc. and finally to the Board for PUD approval. Mr. Farnum went over the west side south corner describing the area of flood plain and described the pond placement. He continued with lot sizes of the "Estates" neighborhood and square footage of homes showing the existing tree line, that will stay, and reiterated there will be a 75-foot buffer from the existing homes lot line to the lot line of the new homes. He also noted that due to flooding issues, hydric soils, and other issues the area originally proposed as a roadway had to be eliminated. However, an emergency access is needed for that area so where the bike path enters into the subdivision that portion of the path would be widened to 10 feet and strengthened for emergency vehicle access. Also at the south end a pond, prairie plantings, and trees were added. Sample elevations were provided. The south side of the property that borders the homes on Bunker Hill, the land directly adjacent those homes would be open space and donated to the Village. This is also where much of the storm drainage concerns and most of the flooding issues occur. Therefore, this would be primarily wetland restoration and prairie restoration. Which is the natural ecosystem of this area. When the golf course was developed, it destroyed much of the natural ecosystem and this would restore it. Where the mature trees should be preserved, they will be. However, to naturalize this correctly shade is not required, but more of a deterrent that causes weeds and other invasive plants to take over. He continued with the lot dimensions and square footage of ranch homes of the "Shores" neighborhood, which is a senior targeted, not senior restricted but senior targeted, area consisting of all low maintenance ranch style homes. In this neighborhood, the HOA would take care of all maintenance all the way up to your doorstep and foundation wall (i.e. lawn mowing, snow plowing, sidewalk shoveling, landscaping, etc. The Springs neighborhood, is the more modest of the neighborhood. These homes

would be more for the new family wanting to purchase their first home. These lots would be 7,000-11,000 square foot lots and 2,200-3,000 square foot homes. The neighborhood would access to Fairway View Drive. There we conflicting opinions where to place the entry for the neighborhood. Due to safety reasons, courtesy to neighbors in the adjacent subdivision, and soil conditions the Public Works Director insisted the entry be placed across from Nottingham Drive. There is a lot of wetlands, storm water retention, and prairie restoration as well. He continued with showing maps of the area flood plains, aquifer recharge areas and the other critical ecological infrastructure and showed how the homes sites do not impede on those critical areas. All those ecological improvements would be done at Pulte's expense and then donated to the Village as part of their development agreement.

Because of the natural areas on this sited, the Village Code requires use of Conservation design PUD, the Conservation Design clusters homes, retaining and preserving more open space in critical areas. In this case the perimeter open spaces also add amenity to neighboring properties. Standard 18,000 sq. ft. lots would yield 300+ homes, in this proposal it is 267 home, which is a reduction of density of 15% from standard zoning.

The Traffic Study was prepared by KLOA, professional traffic engineers and review by the Village's engineers at CBBEL, Public Works staff, and planners at Teska. Staff raised concerns on certain portions of the initial study, of which has been revisited. At staff's request, the initial study was revised to evaluate Fairway View Drive signalized intersection at Algonquin Road. The major findings included, the existing network handles new traffic without significant delay, traffic projected into future also similar level of service, the study showed that the information collected does not meet the "warrants" to justify a signalized intersection at the Algonquin Road and Fairway View Drive intersection.

Tree replacement and landscaping: 929 matures trees on the site today, at this time 525 trees are proposed to be removed. Of those 525 removed, 210 of the trees are being removed at the Village's request for wetland and watershed restoration. Trees around the perimeter preserved as much as possible to retain the buffer to the neighboring/existing homes. Over 1,000 new trees will be implemented throughout the subdivision and on Fairway View Drive. Each home lot will have a minimum of one tree, clusters of new trees at key locations and additional tree plantings will be done as recommended by staff.

Staff recommends the builder be required to install brick/stone and cedar or wood trim on the full front elevations of all the homes. The developer is asking for minimal brick/stone and all vinyl trim on the Shores and Springs Models not so much on the Estates Models.

The Planning & Zoning Commission held a public hearing January 13, 2020. The Commission recommended approval 4 Yes, 1 No, and 1 absent. Since that time, the developer has worked with staff to comply with the conditions brought forth by Planning & Zoning and Staff, only two areas of disagreement remain as discussed within his presentation.

**Questions and Concerns brought by the Committee of the Whole:**

**Laura Brehmer:** Tree loss is a concern, she understands that some trees must be removed, but feels the amount of tree removal is excessive. And would like the developer to come up with a way to preserve more of the mature trees especially desirable Oak and Maple Trees near the new homes as well as the designated park area. She is also concerned about the traffic; many residents have brought forward concerns with the current traffic conditions on Fairway View Drive, the additional homes/traffic will only exasperate the conditions. She suggested, cinching, speed monitors, 4-foot striped shoulder, a round-a-bout, or something to try and slow down the motoring public. The shared paved path is also a concern. She feels there are too many shared path connections between homes sites i.e. lots 116 and 117 as well as 141 and 142. Use the sidewalks and eliminate those shared paths between homes. She also requested the who is responsible for the maintenance and plowing of the paved paths, if it is the responsibility of the Village, she would like the paths revisited to only include what is a necessity to avoid additional tax payer expense. She suggested that provision within the development agreement to include language that the natural burier between existing homes and the entrance and if the trees decline it is at the HOA's expense to replace them. Also, within the covenant the home owners need to supply the property management company with renter information if the

homes were to be rented. She suggests that language is added in the covenants or by-laws to allow only a limited amount of homes be available as rentals.

**Debby Sosine:** The parking area, is that similar to what we currently have at Woods Creek over by Spella Park?

Mr. Mitchard indicated it is planned to be a conservation area and each preserve is different. It is similar to a preserve in West Dundee, which he provided a photo. Which included open water and prairie plantings. This will be maintained by funds that are dedicated every year for that purpose. There would be a maintenance period that would be guaranteed by Pulte to get that established. Then taken over by the Village.

There are a lot of concerns brought up by residents regarding traffic on Fairway View Drive (FWVD), which as a Board member it is a surprise. She asked that Chief look into this and maybe lights/signage can be implemented now. And at the time Pulte does roadwork to FWVD traffic calming measures can be implemented at that time. Since there is a current issue with traffic and safety, we need to get the Police in there to look at that. She agrees with aligning the entrance with Nottingham, but she wants to see a traffic signal at the intersection of Algonquin Road and FWVD, whether the study calls for it or not. She will not approve wainscot masonry, its glued on brick on a house. Everything around there currently has full brick on all the beautiful homes and she does not want to see something subpar that will reduce the value of the current homes in adjacent neighborhoods. She agrees with staff that cedar and/or wood trim should be on all the fronts of the new homes. She would like to ranch style homes offered in the Estates and Springs neighborhoods.

Where would the model homes be built and are there basements on these houses. Is she correct in her understanding that the reason so many trees are being removed from the area that is to be naturalized, it is due to the amount of earth being moved and it would compromise the root system? Also, she agrees with Laura's earlier statement regarding the by-laws. Can something be added to the PUD to limit the number of homes being rented?

Russ Whittaker, of Pulte Homes, the models are planned to be built off of Road A, lot numbers 104, 105, and 106 between the Estates area and the Springs area. There will be basements offered on some of the homes and lots.

Mr. Farnum indicated rent control can be added to the PUD.

Mr. Whittaker addressed Ms. Brehmer's statement about the tree removal. He indicated that due to the amount of earth movement, the root structure of the trees would be compromised and that is why the trees are in the removal plan. It is not just a product of where homes are being placed, it has to do with road layout and other infrastructure products. As far as the tree line when you come into the new subdivision, the roadway is being moved further from those homes. Currently the GCI parking lot is 23 feet from the residential property line, the new Road, Road A, is at a 40-foot setback with the road being an additional 17 feet from the set back. The road will be 57 feet from the current home property lines. This will allow the existing tree line to remain and there will be additional tree line added closer to the new road.

As far as the park site, most of those trees were allotted for preservation. Due to the naturalization efforts, and the lack of regulations when the golf course was originally developed, there has to be a substantial amount of earth moved to enhance the area to get it to the current naturalization standards, which will help with the current flooding/drainage issues. There is not a natural area located on the golf course today. Mr. Mitchard added, there is no practical way to preserve the trees on this site. It was brought to the Board's attention months ago that there has been flooding and drainage issues in the areas adjacent the golf course. A study was done by the Village's engineers that was given to Pulte, which they included everything that was asked of them to help relieve the drainage issues on this site.

**John Schmitt:** Part of his requirements when this was first brought to the table was that the plans be reminiscent of the Manchester Lakes Development. The one thing that he agrees with is that the homes being built reserve the same quality of the Manchester Lakes Development. Therefore, he agrees that the homes should not have wainscot brick façade and full face brick will be required on most if not all of these homes. One of the things people have to keep in mind, there is a lot of speeding on every

street around Randall and Algonquin Roads right now, and that will continue for another year or until road construction on Randall continues. Hopefully, this will take care of its self before any of the new homeowners take possession of a new home in the new subdivision.

**John Spella:** Bike path on the north side, he would like more information on what that will actually look like and be? The tree per lot, does the homeowner choose the tree and placement of their tree? Also, traffic, a large percent of the residents' concerns related to the current traffic safety conditions and future concerns. He said we need to resolve those traffic issues now. And this should be tabled until we have all the answers raised today.

Mr. Farnum, it is something that would need to explore. The path would lead to a pedestrian crossing with a stop at the intersection of the traffic signals. This would then tie into the pathway system on the Lake in the Hills side of Algonquin Road, if allowed. IF we are unable to extend the bike path to the north, then Pulte would give a \$20,000 donation to the Village for those improvements at a later date. Mr. Whittaker, indicated the homeowners will get a choice of a small list of trees and placement of those trees, which will be approved by Village staff.

**Janis Jasper:** Given the current economic conditions today, how will this affect the plan her on out, and are there projects Pulte is currently looking at that they are planning on pulling out of? Also, pertaining to the density, it was indicated that 300 homes could be built within the development, is that without the conservation plan? If the Conservation designed was adhered to and the current lot sizes proposed, how many homes could be built? Comparing existing homes to proposed homes, how does that match up? She agrees that she would like this to come back to the Committee of the Whole with some of these questions answered. But she does like the spaces and the plan that actually incorporates the conservation plan.

Mr. Whittaker indicated this is something that their team has been discussing since the pandemic hit, and at this time we plan on moving forward as currently designed. The schedule is planned for a 5-year buildout. We designed the project with the Village's conservation design standards in mind which dovetail very well with some of Pulte's objectives for the community. They feel their diversified product type will do well, by marketing to 3 distinct buyer pool. They also have a phasing plan, that would have them not completely all of the public improvement in all one swoop, they would be starting from the north and move south through the subdivision. The lots offered for sale are opened up by clusters. In the months ahead there are various approval processes that need to take place and those economic conditions should shake out in the next couple of months. At that time, they will see where they are at. To his knowledge, none of the current projects he is working on are considering being pulled. Pulte, will not purchase the property, nor will they put a shovel in the ground unless there is a clear line of site.

Mr. Farnum indicated, that under the current zoning imposed in the late 80 early 90's, they would be able to build 300 homes on the proposed site. The exercise to figure the amount of homes with the larger lots with the conservation design has not been done. Ms. Jasper asked if this could be done, so residents can see the difference of what is and what could be for density clarification. Mr. Whittaker indicated the homes in Manchester Lakes are average 2,547 Prestwicke average 2,855. In Trails of Woods Creek Estate Series 2900-3,900 sq ft, Springs 2,000-3200 sq ft, Shores 1500-2900 sq ft homes. The homes in Prestwicke on average have more square footage, they are actually selling for less per square foot than the homes in Manchester Lakes. Pulte is projecting a price per square foot of \$143 per square foot in the Estates section, which compares to \$139 in Manchester Lakes and \$114 in Prestwicke.

**Jim Steigert:** He doesn't know when this COVID 19 is going to over and he does not know how realistic it will be to have an in person meeting or hold off on this for an in person meeting to go over this would be. He agrees with Laura regarding the traffic and the striping and cinching should be implemented, not sure if a round-a-bout would be practical. Does agree with staff's recommendation on moving the FWVD entrance to line up with Nottingham. He agrees with cedar siding, and he appreciates the diversity of the architecture in the models provided. He is in favor of offering ranches in all the neighborhoods.

**Jerry Glogowski:** He appreciates the concerns and comments brought forth by the residents and the presentation that was put together by Mr. Farnum and Staff. He has a concern regarding Outlot G and the emergency entrance. It looks as though it is too close to the homes. Mr. Mitchard indicated that lot is about 80 feet wide to accommodate a 10-foot emergency path. Leaving a distance of approximately 50 feet on each side of the emergency path to each lot line. As far as the building materials being offered in the Shores homes he would like to see these more on the lines of what current houses there offer with more high end finishes, i.e. cedar and brick. Mr. Glogowski also asked what conversations were had with the School District regarding capacity and the incoming homes and potential adding 400 students to their population. Mr. Farnum indicated they conveyed the project plans with School District 158 and they returned with a letter, that was included in the packet, they had no objections or concerns and they have the capacity to serve it. Also, how do the homes that are planned in the Shores neighborhood enhance the value, not depreciate the value, of the homes in the Prestwicke and Manchester Lakes subdivision? In regards to our existing water treatment facilities and sewer system, how will this new subdivision effect our current systems?

Mr. Whittaker, it is a lot like Manchester Lakes, there are duplexes in Manchester Lakes that do not devalue the homes. It all is about the product you want, what product you are selling, and what is available. Comps are drawn from like products within the area not all product.

Mr. Mitchard indicated our current treatments plants have adequate capacity to handle the additional load. The one issue that they have been working on, is the Woods Creek lift station for the sanitary sewer. The discharge is under its current capacity, and the reason is that we have mystery INI issue which we have bought in Baxter & Woodman to trace the infiltration. With the last couple of rainstorms good data has been obtained and we are hopefully going to be able to solve the issues soon. Pulte has agreed to cooperate with us to upgrade the current lift station system to handle the additional flow.

In addition, Mr. Glogowski asked that Chief Bucci place more enforcement on Fairway View Drive.

Following a straw poll vote, it was the consensus of the Committee of the Whole that the project be brought back to the Committee for clarification, resident input, and answers to questions.

**AGENDA ITEM 4:** General Administration

**A. Consider Amending Chapter 33, Number of Licenses in Class B-1**

Ms. Weber explained World Food Enterprises, LLC (dba) Deli 4 You, 1601 S. Randall Road, Algonquin is a newly built Deli/Bakery business near Bowlero and Best Buy and is planning on opening May 1. In addition to their Deli and Bakery goods, they have applied for a liquor license for consumption off premise. It is recommended that this move forward for Board approval.

The Committee of the Whole moved this forward to the Village Board for approval.

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

Mr. Mitchard presented:

**A. Consider Rejecting and Rebidding the Pressure Reducing Valve Replacement Project**

Due to some communication and scheduling errors bids were opened prior to the advertised bid opening time and some bids were opened prior to when all were received. This causing an irregularity in the process and could give an advantage to certain bidders. Therefore, staff recommends the bids be rejected and rebid.

The Committee of the Whole moved this forward to the Village Board for approval.

**B. Consider an Agreement with National Power Rodding Corp for the 2020 Drainage Structure Cleaning**

Staff went out to bid for the 2020 Drainage Structure Cleaning. Two bids were received with National Power Rodding being the low bid at 1,000 unites at \$200 per unit, for a total cost of \$200,000. Staff recommends approval of the National Power Rodding Corp. bid in the amount of \$200,000.

The Committee of the Whole moved this forward to the Village Board for approval.

**C. Consider an Agreement with Superior Road Striping for Pavement Marking-Thermoplastic**

Bids were opened on March 12, 2020 for contracted service for thermoplastic pavement marking. The Village participated in a joint bid for this service through the McHenry County Municipal Purchasing Initiative, which was led by the McHenry County Highway Department. The joint bid included Algonquin Township, McHenry County Highway Department, as well as the communities of Algonquin, Huntley and McHenry.

There were 6 bidders on the project with Superior Road Striping coming in the lowest at \$265,174.45 when combining the total quantities for each community. The Village of Algonquin's portion amounts to \$73,822.75. \$90,000 is budgeted in the new FY 2020/2021 budget in the MFT Fund for pavement marking services to be used for both paint and thermoplastic markings.

- 4" line (combination of white & yellow) 77,987 linear feet
- 6" Line (combination of white & yellow) 3,105 lineal feet
- 12" line (combination of white & yellow) 5,263 linear feet
- 24" line (combination of white & yellow) 1,044 linear feet
- Letters and symbols 3,032 square feet
- Grinding Removal before replacement 37,905 square feet

Superior Road Striping had the lowest unit price bid for each of the above specified marking types which also makes them the lowest cost for just the Algonquin portion of the bid. We have used this company for the past 3 years to perform our pavement marking services and have been satisfied with their work.

Money has been budgeted in the Motor Fuel Tax Fund to pay for this service. 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 Superior Road Striping to perform painting services for the 2020/21 fiscal year.

It was the consensus of the Committee of the Whole to move this forward for Board approval.

**D. Consider an Agreement with Chicagoland Paving for the 2020 Asphalt and Bike Path Repair Project**

Asphalt Patching and Bike Path Repair that is called out in the MFT Budget for fy20/21. Chicagoland Paving was the low bidder of 5 bids submitted. Maneval Construction had some minor math errors in their line item calculations that did not affect the order of the total bid costs, as submitted. Chicagoland has worked successfully for the Village and is well situated to implement and successfully complete this project. We are fortunate to have them on the project and I anticipate a successful improvement. They have performed contractual bike path replacement work in the past for us and have built several tennis courts in town.

The budgets for this work in MFT Fund were assembled using pricing from several 2019 paving projects, but patching and the more difficult hand work involved in bike path work must have driven up prices. Asphalt Patching was budgeted at \$150,000 and Bike Path Repair at \$100,000. The Chicagoland Paving bid is at \$300,269.50. We can either cut the amount of bike path slated for replacement, cut other expenditures included in the MFT budget, or overspend the line item and pass a supplemental resolution next year with IDOT that will allow us to use more of our allocated funds through the MFT program. My suggestion would be to do all the work now, attempt to cut elsewhere, and wait until this time next year to assess the amount we spend in MFT and consider the supplemental resolution. I do not want to risk falling further behind on our bike path replacement program than we already are.

Therefore, we recommend approval of the Chicagoland Paving bid in the amount of \$300,269.50 by the Committee of the Whole and move the motion on to the full Board of Trustees for their consideration.

It was the consensus of the Committee of the Whole to move this forward for Board approval.

**E. Consider an Agreement with RoadSafe Traffic Systems for Pavement Marking Services-Paint**

Bids were opened on March 12, 2020 for contracted service for paint pavement marking. The Village participated in a joint bid for this service through the McHenry County Municipal Purchasing Initiative, which was led by the McHenry County Highway Department. The joint bid included Algonquin Township, McHenry County Highway Department, as well as the communities of Algonquin, Huntley and McHenry.

There were 4 bidders on the project with RoadSafe Traffic Systems, Inc. coming in the lowest at \$326,433.74 when combining the total quantities for each community. The Village of Algonquin portion would be \$6,686.50. \$90,000 is budgeted in the new FY 2020/2021 budget in the MFT Fund for pavement marking services to be used for both paint and thermoplastic markings.

- 4" line (combination of white & yellow) 34,000 linear feet
- 6" line (combination of white & yellow) 566 linear feet
- 12" line (combination of white & yellow) 550 linear feet
- 24" line (combination of white & yellow) 200 linear feet
- Letters and symbols 350 square feet

RoadSafe Traffic Systems had the lowest unit price bid for each of the above specified marking types which also makes them the lowest cost for just the Algonquin portion of the bid. Money has been budgeted in the Motor Fuel Tax Fund to pay for this service. 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 RoadSafe Traffic Systems, Inc. to perform painting services for the 2020/21 fiscal year.

It was the consensus of the Committee of the Whole to move this forward for Board 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 11:04 p.m.

Submitted: Michelle Weber, Deputy Village Clerk



**Michelle Weber**

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**From:** timdhul [REDACTED]  
**Sent:** Tuesday, April 14, 2020 6:08 PM  
**To:** Public Meeting Comments  
**Cc:** [REDACTED]  
**Subject:** Pulte Development: Utilities - Watershed

Algonquin Planners,

The development overview noted that there will be a new 'culvert' and 'stabilization improvements' to the Woods Creek tributary on the East side of Algonquin Road.

1. Why would there be a requirement for a new culvert if the outflow from the new development will be less as was communicated in previous meetings?
2. What are the 'stabilization improvements' and can you further define what these improvements entail?

Thank You,

Tim Hull

**Michelle Weber**

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**From:** Gary DeGregorio [REDACTED]  
**Sent:** Tuesday, April 14, 2020 5:09 PM  
**To:** Public Meeting Comments  
**Subject:** Comments to Committee of the Whole Remote Meeting on April 14, 2020

Committee members,

I took a brief look at the package of documents for tonight's meeting, and my comment of MOST CONCERN is someone marked up the drawing showing a change to the entrance of residents from the new Pulte subdivision onto Fairway View. I use Fairway View all the time as well as Square Barn and if you move the Pulte subdivision entrance onto Fairway View to be lined up with Nottingham Drive, you will make it too congested near Algonquin Rd just like it is on Square Barn with the two strip mall entrances right there.

PLEASE consider leaving it where it is currently shown on the drawing (prior to the markups). Its always safer to turn left onto a busy road at a T as opposed to a full intersection.

Thank you for considering my input. I really do not want Fairway View to become a mess with the entry if the new subdivision is moved to line up with Nottingham Drive. It will also make it harder for those currently living on Nottingham to get in and out safely if you line up the intersection.

Thanks again,  
Gary

Gary DeGregorio  
3551 Lakeview Dr, Algonquin, IL 60102  
Cell phone: [REDACTED]

*"There are only two ways to live your life. One is as though nothing is a miracle. The other is as though everything is a miracle." - Albert Einstein*

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**Michelle Weber**

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**From:** Paul and Lisa Sweeney [REDACTED]  
**Sent:** Tuesday, April 14, 2020 3:33 PM  
**To:** Public Meeting Comments  
**Cc:** John Schmitt; Laura Brehmer; Jerry Glogowski; Janis L. Jasper; Debby Sosine; johnspella@algonquin.org; Jim Steigert  
**Subject:** Public Comment / Questions re: Trails of Woods Creek Development, Algonquin Village Board, Committee of the Whole, April 14, 2020 Meeting  
**Attachments:** Bunker\_Hill\_Traffic\_Counts\_IDOT\_2017\_Zoning.png;  
Public\_Comment\_Algonquin\_Committee\_Whole\_04.14.20\_Meeting.pdf

Attached and below are public questions/comments for the discussion of Trails of Woods Creek Development, Algonquin Village Board, Committee of the Whole, April 14, 2020 Meeting

**5 Questions/Public Comment for the Committee of the Whole, Algonquin Board of Trustees Meeting****April 14, 2020, Regarding Trails of Woods Creek Development (Redevelopment of Terrace Hill Golf Course)**

Submitted by Algonquin resident, Lisa Sweeney, 901 Hayrack Drive, Algonquin,  
[sween6fam@gmail.com](mailto:sween6fam@gmail.com)

1) JPMorgan economists said the 16.8 million jobless claims filed in the last three weeks indicate a huge surge in job losses, which they estimate at 25 million in April. JPMorgan economists cut their second-quarter forecast even more, now expecting the economy will decline by 40%. According to Bloomberg News, another U.S.-wide housing slump is coming. The coronavirus pandemic will cause many cash-strapped Americans to sell their homes, flooding the market with excess supply.

ATTOM Data Solutions, curator of the nation's premier property database and first property data provider of Data-as-a-Service (DaaS), today released a Special Report spotlighting county-level housing markets around the United States that are more or less vulnerable to the impact of the Coronavirus pandemic. High-level findings from the analysis: Among the 483 counties analyzed, only five in the Midwest (all in Illinois) rank among the top 50 most at risk and most vulnerable to housing market problems connected to the Coronavirus outbreak. The midwestern counties are McHenry County, IL; Kane County, IL; Will County, IL and Lake County, IL, all in the Chicago metro area; and Tazewell County, IL, in the Peoria metro area.

With these current statistics in mind, and with the uncertainty of when the country will be reopened due to the Coronavirus Pandemic, what is your confidence level that the Algonquin housing market will support 267 new medium density dwelling units on the Terrace Hill Golf Course starting this fall?

References for above information:

<https://www.cnbc.com/2020/04/09/jpmorgan-now-sees-economy-contracting-by-40percent-and-unemployment-reaching-20percent.html>

<https://www.bloomberg.com/opinion/articles/2020-04-10/coronavirus-fallout-u-s-housing-prices-will-tumble>

<https://www.attomdata.com/news/market-trends/attom-data-solutions-special-report/>

2) "A ... precipitous decline in business, has necessitated a change in land use for the subject property".

If a change in business income necessitated a change in land use, what evidence related to the site owner's business income does the village possess that validates the owner's claim? Since the state and federal governments and financial institutions require annual tax returns as income verification, why doesn't the Village government require the same transparency and relevant documentation for income verification from the site owner?

Reference for above quote: p. 34, "Findings of Fact", Point #2 from "Packet - Part Two (Trails of Woods Creek Development)

[https://www.algonquin.org/egov/documents/1586459289\\_85432.pdf](https://www.algonquin.org/egov/documents/1586459289_85432.pdf)

3) "... the petitioner's proposed development will provide a variety of desirable housing options for the local community."

What factors led local subject matter experts to determine there is suitable demand for 267 new, medium density dwellings in the Terrace Hill area? What importance did the more than 80 vacant properties near Algonquin's Grand Reserve development play in determining the demand?

Reference for above quote: p. 34, "Findings of Fact", Point #2 from "Packet - Part Two (Trails of Woods Creek Development)

[https://www.algonquin.org/egov/documents/1586459289\\_85432.pdf](https://www.algonquin.org/egov/documents/1586459289_85432.pdf)

4) "Algonquin's Comprehensive Plan did not anticipate the redevelopment of this property, showing the site as open space consistent with its existing golf course use. The Comprehensive Plan shows low density residential use to the east, west and south. Property to the north is in Lake-in-the-Hills and consists of the Boulder Ridge Country Club and related residential development."

a) What new considerations to the community impact overall led the Village to deviate from the Comprehensive Plan for this site, and in so doing, lose significant open space, double the site's intended population density, loosen the site's current zoning requirements, and double the site's intended # of dwelling units?

b) What other examples in the community has the Village strayed from the Comprehensive Plan to this or a greater extent?

Reference for above quote: p. 38, "Relationship to Comprehensive Plan" Paragraph 2 from "Packet - Part Two (Trails of Woods Creek Development)

[https://www.algonquin.org/egov/documents/1586459289\\_85432.pdf](https://www.algonquin.org/egov/documents/1586459289_85432.pdf)

5) "The proposed use of this site will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values."

The traffic counts adjacent to this site on Bunker Hill Drive were 6,700 vehicles/day in 2017, more than double its intended capacity as a collector street of 1,000-3,000 vehicles, and more than secondary arterial street County Line Road, according to the Illinois Department of Transportation and the Algonquin's Comprehensive Plan. Even so, the Village proposes to double the site's intended dwelling units (2.4 to 4.7 du/ac) and intended density from 137 to 267 dwelling units by loosening existing zoning requirements via a PUD.

CURRENT Zoning (R-1E)		vs.	REDEVELOPMENT Zoning (R-1E PUD)	
2,473,240	total sq footage of all lots (per proposal)		2,473,240	total sq footage of all lots (per proposal)
137	# of lots		267	# of lots
18,000	average lot sq ft		9,263	average lot sq ft
2.4	dwellings/acre		4.7	dwellings/acre

How will the village address Bunker Hill's substantial increase in motor vehicle traffic on a long-term and sustained basis and ensure the safety and welfare of person's residing and working in the vicinity, such as school children, residents, pedestrians, bicyclists, since current traffic overwhelms and continues to dramatically change the way Bunker Hill Drive was intended to function?

Reference for above quote and information: p. 34, "Findings of Fact", Point #3 from "Packet - Part Two (Trails of Woods Creek Development)

[https://www.algonquin.org/egov/documents/1586459289\\_85432.pdf](https://www.algonquin.org/egov/documents/1586459289_85432.pdf)

<http://www.gettingaroundillinois.com/gai.htm?mt=aadt>

p. 36, Village of Algonquin Comprehensive Plan

[https://www.algonquin.org/egov/documents/1234805172\\_122802.pdf](https://www.algonquin.org/egov/documents/1234805172_122802.pdf)

See attachment: Bunker\_Hill\_Traffic\_Counts\_IDOT\_2017\_Zoning

## Michelle Weber

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**From:** John J. O'Donnell [REDACTED]  
**Sent:** Tuesday, April 14, 2020 3:21 PM  
**To:** Public Meeting Comments  
**Subject:** Questions for Committee of Whole regarding Pulte Homes redevelopment of the Terrace Hill Golf Course

1. Why is this proposed development being allowed to circumvent BOTH zoning for the property put in place when the golf course was annexed – AND THE Village's own Comprehensive Plan?

2. Does this proposed development risk the same outcome as the failed GRAND RESERVE Development by the Algonquin Library main branch and Spella Park?

3. Is it reasonable during the current economic climate to undertake such an ambitious development of the largest open space left on the west side of Algonquin?

4. How is it consistent that a TREE CITY USA town would ignore professional concerns regarding tree preservation from Teska Associates, a Chicago area Community Planning, Placemaking, and Landscape Architecture firm?

5. Why is Community Development ignoring yet another facet of the village's Comprehensive Plan, one regarding a neighborhood park on site if this land is developed for residential use? Why is it acceptable to remove most existing trees in this open space/park?

6. What compelling reasons require this matter to PRIVATELY come before the Committee of the Whole (possibly violating the Open Meetings Act) during a pandemic when the state is shut down? Why use ZOOM to convey the meeting when law enforcement agencies such as the FBI warn against using ZOOM due to reasonable fears of compromising sensitive government and personal information including credentials, passwords, etc.?

*John J. O'Donnell (JOD)*

*Village of Algonquin, Illinois*

*Spella Community Leadership School  
Graduate*

*Police Commission  
Chairman  
Serving from 2011-22*

*Algonquin Lake in the Hills  
Firefighters' Pension Board  
Trustee  
Serving from 2018-22*

*Heat United Soccer Club  
Coach  
Former Ref Assignor  
Past President 2012-2016*

**Michelle Weber**

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**From:** Julie Garrard [REDACTED]  
**Sent:** Tuesday, April 14, 2020 12:10 PM  
**To:** Public Meeting Comments  
**Subject:** Terrace Hill Redevelopment

Hello. When we purchased our home on the 9th hole of Terrace Hill almost 20 years ago, we always knew there was the potential that the course could be sold. We also knew the size of the lots would be similar to that of the neighborhood, 18,000 sq. feet, and we were ok with that. We chose this area because of the openness. If we wanted to be on top of each other, we would have purchased in a different town.

Why does this builder think this development will sell any better than anywhere else? There are empty lots all over our area- a development by the library never finished, empty lots in Terrace Lakes and the Coves, Talamore in Huntley. This area does not need another partially developed subdivision. The village should consider doing something for the residents in this area. A park, walking trails, etc. There is almost nothing on the west side for the residents. At the very least, the village should require the builder to adhere to the lot sizes originally zoned. People do not move out to this area to be on top of each other. They stay in the city for that. There is too much traffic on Square Barn and Bunker Hill already. The schools are busting at the seams with kids. We don't need more people in this area!

Please remember you work/represent the residents of Algonquin and you should consider what is best for us. This development is not what is best for us. Thank you for your time!

Julie Garrard

## Michelle Weber

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**From:** Carrie McCabe [REDACTED]  
**Sent:** Tuesday, April 14, 2020 8:54 AM  
**To:** Public Meeting Comments  
**Subject:** Terrace Hill Golf Course Development Comments

Algonquin Village Board Members,

We would like to start off by saying thank you for your service to our community. These are difficult times for everyone and hopefully all is going well with you and your family.

Our email today is in regards to the Pulte Homes proposed development of the Terrace Hills Golf course. We were surprised to receive a letter in the mail this weekend about the Zoom meeting board meeting to discuss this development tonight. Your decision on this development is too important, to many of your constituents, to hold an unreliable electronic zoom meeting. This meeting should have been delayed so that your constituents can have their voice heard in person.

We live at 261 Summerdale Lane, which borders the proposed main entrance to the development and the proposed commercial property. We have owned our home since 2008 of which we payed a premium to enjoy a quiet existence on our property. This development would destroy that quiet existence. Pulte had originally told us at their open house the main road would be 70ft from the property line and then at the first village meeting they decreased that down to 40 ft. We are concerned because at the village meeting it was recommended by the village planning committee for them to also now find a way to have a connecting sidewalk/bike path at this entrance. So likely, depending on how Pulte reworks their plans, we will lose even more of that space and have either a roadway or a sidewalk/bike Path right at the property line.

We are 100% against this proposed development. Pulte's proposal to jam a large number of homes onto lots, in which some are half the size of the surrounding lots, (including adding homes half the size of surrounding homes) threatens the tens of millions of dollars of existing home values of the surrounding area. Why do we need more home developments in this area? There are several existing developments, in the surrounding area, that have not been able to sell their remaining lots. Pulte has stated that they expect a 10 year build period for this property (at a minimum). With the current pandemic and uncertainty of the economy right now, how are they going to sell homes to people that don't have a job? Are we expected to live with a partially developed dirt field in our back yard for 10 years or longer?

Pulte has already stated that our property values are going to drop initially with this development. Does the Village Board have a plan in place to reimburse existing residents for lost home values if Pulte's development doesn't bring our homes back to existing market values?

Another concern for us is the impact this is going to have on our community as a whole and the resources available. Especially looking at the schools (which already have some over crowding in classrooms and buses), police/fire departments, and the hospital (which prior to the pandemic was already over their census in numbers). This development is going to add significant traffic and population to the area, if they are even able to sell the homes. How is this going to be addressed? We asked at the last meeting about the schools and how it was going to affect the area and there were no answers given to address these concerns.

Lastly, with their plan to have the area segregated into their 3 types of areas, there is no assurance that their "empty nester" area is for the older generations. We could see this being an area that younger couples who have busy lives buying into because they will be of lower cost and lower maintenance. Or the other side would be people would purchase these homes and then rent them out to people. We also feel that segregating the 3 areas really stereotypes who should purchase a home in each area therefore separates people vs creating a community feeling.

These are just a some of the questions that we would have liked to have answered in person.

It has been brought up by several people that it would be nice to keep this as an open space. Wouldn't it be nice to see a park that the community could enjoy instead of another development that sits undeveloped for several years?

We hope that you will have the best interest of your constituents in mind and vote to protect the properties, values and lifestyles of the existing property owners.

Jerry and Carrie McCabe

**Michelle Weber**

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**From:** Kathy Angele [REDACTED]  
**Sent:** Saturday, April 11, 2020 1:03 PM  
**To:** Public Meeting Comments  
**Subject:** TRAILS OF WOODS CREEK

Hello,

I would like to know if any changes have been made regarding the landscaping of the development. Particularly the removal of trees directly behind our properties. I am still very much against just having "prairie grass" separating us from the upcoming construction and houses. I love the trees I have behind us and so do the many birds that we feed.

Thank you for taking my comments into consideration.

Sincerely,  
Kathy Angele  
3720 Bunker Hill Dr.



Virus-free. [www.avg.com](http://www.avg.com)



**Michelle Weber**

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**From:** Fatima Kranz [REDACTED]  
**Sent:** Sunday, April 12, 2020 4:06 PM  
**To:** Public Meeting Comments  
**Subject:** Driving too fast

I live on Twisted Oak Court . I am very unhappy on how fast some of the residents drive so fast all the time . Some of us have pets that we walk ,it's unsafe . There are young children which is frightening for us worrying that they are safe . Not much police presence, to keep them from speeding! Please help

Sent from my iPad

**Michelle Weber**

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**From:** James Fresso [REDACTED]  
**Sent:** Sunday, April 12, 2020 10:45 PM  
**To:** Public Meeting Comments  
**Subject:** my 2 cents

most homes in the area have at least 2 cars and some have 3, 4, or 5 cars. when you simply multiply 2 by the number of homes proposed to be built there will be in excess of 500 additional vehicles in the area, all pouring out of only two exits. We are bound to have additional traffic crashes and injuries. Maybe there should be a towing and body shop repair business in the area planned for retail business.

**Michelle Weber**

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**From:** Edward K Marshall [REDACTED]  
**Sent:** Monday, April 13, 2020 1:22 PM  
**To:** Public Meeting Comments  
**Subject:** Tuesday board meeting on Pulte development of golf course

Subject: Pulte development of golf course

I thought the presentation given by your board representatives during the last Village Hall meeting was ridiculously biased. If it had been a scene from a TV show, it would have represented a not so subtle back room, the fix is in, deal. The guy in the blue suit, Ben Mason I believe, was just gushing over the Pulte proposal. And when Pulte presented their own (non-independent) traffic study, which clearly defies common sense, many of the home owners snickered in disgust. Obviously anyone can manipulate a study to come up with numbers you want. Really?! You're going to add 500-700 additional cars into an area already overloaded, and the study's findings are "minimal impact" to traffic patterns. What a load of bull! I thought board members are supposed to represent the home-owners of Algonquin first, not developers that are out to make a quick buck. But who am I kidding. Obviously I'm living in La La land.

Regards, from a very disappointed and disillusioned resident of Algonquin  
Edward Marshall

**Michelle Weber**

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**From:** TAMARA MARSHALL [REDACTED]  
**Sent:** Monday, April 13, 2020 6:27 PM  
**To:** Public Meeting Comments  
**Subject:** Comments on Redevelopment of Terrace Hill Golf Course

Why am I not surprised that this topic is on the agenda at a time when the Board can cast their votes without having to look any one of the voters in the eye. I did my best to look over the 300 some pages posted on the web site Friday. I am disappointed to note that it seems my request to get an independent study on traffic was ignored. Data can be manipulated for outcome, regardless of what Pulte's advocates have claimed and I'm sure will assert again today. It still doesn't pass the basic common sense test of those of us who live around here that adding that many residences is not going to have an impact on traffic. Do any of the Board members live in this area that will be impacted?

Additionally, I will highlight that Pulte is trying to kick the can down the road on connecting the bike paths of this development to the existing paths on the other side of Algonquin Rd. Approval of their zoning should be contingent on a connection of these paths so that people can use them and cross the road safely despite the additional traffic. Further I would expect that all other staff recommendations (and they seem to be very minimal), including the ones that require Pulte to give up certain lots of the development, be required by the Board to approve the zoning.

**Michelle Weber**

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**From:** Debbie Forte [REDACTED]  
**Sent:** Monday, April 13, 2020 8:34 PM  
**To:** Public Meeting Comments  
**Subject:** Terrace Hill

1 - What are the results of the traffic survey that was suggested by several who attended the January meeting?

If no traffic study was done, what was the rationale behind not doing one?

2 - I've yet to hear a sound reason for this development to be jammed in and built in an already densely populated area.

- a) More tax revenue?
- b) More stress on already crowded schools?
- c) stressing of the infrastructure in and around this development?

Basically, what is the advantage that this will bring to the people that live in Algonquin and around this area? Tell us, please.

Debbie Forte  
20 year Algonquin resident

## Michelle Weber

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**From:** timdhul [REDACTED]  
**Sent:** Monday, April 13, 2020 5:03 PM  
**To:** John Schmitt; Public Meeting Comments; Village\_Board  
**Cc:** [REDACTED]  
**Subject:** Terrace Hill Golf Course Development: Fairway View Traffic Explosion / Bike & Walking Trail Safety

Algonquin Village Planners and Administration,

The following note documents our concerns with the existing and future traffic on Fairway View Drive due to the proposed Trails of Woods Creek project. These concerns are even more critical given the season change to Spring plus the Covid-19 situation which attracts many more Algonquin citizens outside to utilize the bike trails and walkways adjoining Fairway View Drive.

If you take the time to read the attached e-mails and concerns/observations, I hope you will empathize and understand that the safety of our Algonquin citizens is of the utmost importance which is NOT going to evaporate when Algonquin/Randall Road and Longmeadow Parkway are completed regardless of what the planners suggest.

I do want to emphasize that we have a CURRENT traffic issue with the speed and quantity of North/South traffic on Fairway View Drive between Algonquin Road and Bunker Hill Road. The traffic pattern from the NorthWest residential to/from the SouthEast shopping areas has exploded on Fairway View Drive .... why traverse Square Barn to slower, regulated 25MPH Bunker Hill when you can fly down Algonquin Road and Fairway View to lessen the impact of the slower Bunker Hill road which has traffic calming devices built in? Why battle the traffic at Algonquin and Randall roads when I can avoid it all together?

As noted in the attached e-mails, I attempted to articulate my/our personal observations along with any person utilizing the walking/bike trail (which is proposed to be extended into the new development) take their lives in their own hands as cars, trucks, delivery vans, (etc.) speed at rates far exceeding the posted 30MPH (which should be 25MPH) exposing the Algonquin citizens to serious harm.

We have personally observed and been witness to cars/trucks passing each other on Fairway View Drive, pedestrians jumping away from fast moving vehicles, and numerous other near misses. I have called the Algonquin Police to request their patrols which I fully understand is not their primary concern, but for the most part, they have had a good portion of ticket to patrol ratio!!

Bottomline, all we ask is to have some type of traffic calming devices, speed warning / flashing detectors, speed bumps (but apparently they don't work) similar to those on Bunker Hill, Ackman Road, or Square Barn Road, (etc.).

I believe that this is a small ask vs. the high potential of a major vehicle / human tragedy.

Thanks in advance for your consideration.

Tim and Marie-Ellen Hull  
201 Greens View Drive

-----Original Message-----

From: John Schmitt <johnschmitt@algonquin.org>  
Sent: Saturday, January 18, 2020 10:59 AM  
To: AT&T Mail <timdhul [REDACTED]>  
Cc: [REDACTED]  
Subject: RE: Terrace Hill Golf Course Development: Fairway View Traffic Explosion / Bike & Walking Trail Safety

Tim, Planning for the future is not pure science but it is full of history and one can draw on that for a pretty accurate result. It is also based on knowledge of future growth. In the early 90s, we knew that the existing infrastructure would be insufficient to accommodate the coming growth so we began the process.

If one has regional consensus that a major highway is needed, you will not drive on it for 15 to 20 years. Engineering, land acquisition, accumulating funding all take time. Then you have to endure the criticism from the folks who do not have the same vision.

I bring all this up because there are 2 projects that will be completed in 24 months that will make massive positive changes to our region. Longmeadow Parkway and Randall Road are designed to carry vastly more traffic than can be accommodated using existing infrastructure. We began the planning for Longmeadow in 1994 and Randall in 2002.

Commuter and shopping traffic, like water, seek the path of least resistance. If one can use Algonquin Rd to a drastically more efficient and sized intersection and travel at 45 mph, why use Fairway View ? If moving east from Huntley to get to 31 or to 62, why use Bunker Hill when Longmeadow will carry you at 40mph?

None of this is based on guesswork. We use planners and groups like Chicago Metropolitan Agency for Planning (CMAP) as does IDOT. They are the folks that do long range planning to help design future needs. Right now, using cities and villages comprehensive plans, they are designing the 2050 plan study. That will help determine how much traffic to expect and what we need to do to accommodate commerce, residential, and commuter needs.

Yes, until Randall and Longmeadow are finished, there may be additional traffic on Fairway View. Every collector in the area is being taxed and our police are working hard to make sure it is safe. In less than 2 years, it should be back to less than 2017 levels. Speed bumps do not work. We did traffic studies before and after bumps and found that the commuter who slows to hit the bump, speeds up faster than normal to make up the time. The only solution keeping commuters off local streets is to provide regional arterials that accommodate the volume. Thus, LMP and Randall.

Now for Terrace Hill. The traffic planners and reviewed by our own traffic planning engineering firm show no substantial increase in local traffic. They are accurate. And our own history confirms that. Add to that, with the completion of Randall and LMP, virtually no impact will be seen. Keep in mind that this subdivision will probably not see the first occupancy for 18 months. One more thing. The one absolute is that if this is not a positive for the village, it will not be built.

> On Fri, Jan 17, 2020 at 9:20 PM -0600, "AT&T Mail" <timdhul [REDACTED]> wrote:

>

>

> John,

>

> Thanks for the quick response and appreciate the additional information.

>

> As a 30 year resident of our home in the Terrace Hill subdivision, we have experienced the growth from a small hamlet to a bustling village. You and the administration have done a good job of growing responsibly with few exceptions.

>

> I do believe that Fairway View Drive has taken the brunt of some developments' traffic load and this new development will push the issue to a higher extreme & make our area much less safe.

>

> I trust the Algonquin board will take our recommendations to heart and alter the plans accordingly. We are always available for a continuing dialogue.

>

> Thanks again,

>

> Marie-Ellen & Tim

>

>

>> On Jan 17, 2020, at 4:02 PM, John Schmitt wrote:

>>

>> On Fri, Jan 17, 2020 at 2:27 PM -0600, "John Schmitt" > wrote:

>>

>> Nothing was approved. The Planning and Zoning Committee has the responsibility of verifying that the proposal meets our zoning ordinance and our comprehensive plan. It does.

>>

>> This is a proposal only and must go back to staff to work with the developer to answer questions or concerns of the PnZ committee. It will then be presented to the Committee of the Whole where details will be hashed out. If all concerns of the COW have been met, it will then proceed to the village board for potential approval.

>> On Fri, Jan 17, 2020 at 2:05 PM -0600, "Timothy Hull" > wrote:

>>

>> Algonquin Village Board,

>>

>> We would like to convey our disappointment with the recent approval of the development of the Terrace Hill Golf Course without any reference to the already excessive and dangerous speed of traffic on Fairway View Drive and overall safety concerns of bike and pedestrian traffic on the existing bike trail as it intersects with Fairway View Drive. We did hear consideration of moving the development exit for the Fairway Estates on Nottingham Way (which seems illogical as it would provide a good alternative to traffic flow), but no consideration of impacts to the Terrace Hill residents and the excessively dangerous traffic on Fairway View Drive.

>>

>> In addition, there were no details of the 200 foot 'improvement' to the existing watershed on the East side which currently drains the Terrace Hill Golf Course.

>>

>> First and foremost, the existing North and South traffic on Fairway View (Raceway) Drive needs to be addressed via a stepped up Police presence and ultimately with traffic calming and pedestrian walkway improvements. We witness hundred's of cars on a daily basis vastly exceeding the posted 30 mile an hour speed limit (which should be 25 MPH at a

maximum) with numerous close calls and near misses of pedestrians, animals, bikes, and baby strollers (Yes – baby strollers).

>>

>> We have witnessed on multiple occasions cars being passed, our neighbors not being able to exit their driveways, commercial trucks cutting through the neighborhood, and an accident with a Postal carrier vehicle getting hit by a truck going North on Fairway View Drive while exiting Greens View Drive.

>>

>> These near misses (praying that these will be only near misses) and speeding traffic will be exacerbated by the development plans to extend the bike path into the new development along with the increase in traffic from the high density development going South and East. Yes – the traffic from the new development WILL be using Fairway View Drive to get to destinations South and East (as we currently witness hundreds of vehicles on a daily basis) as opposed the incorrect assumption made by the Algonquin planner and Traffic engineering study.

>>

>> We STRONGLY recommend documented improvements be made to ensure safe passage from the existing bike trail to the extension into the new development (e.g. using the Ackman Road improvements as an example) before final approval of the development.

>>

>> Note: There were speed bumps installed in the past, but apparently there were ‘complaints’ that the speed bumps impeded their speed and damaged vehicles and were removed. I find that very strange and concerning that the speeding vehicles would be more of a concern than the citizens of Algonquin.

>>

>> Regarding the watershed 200 foot improvement, I would also like to review these plans before approval. I do believe that the development has done a good job of watershed planning and would like to understand what impact (if any) to the trees and other vegetation in scope of the 200 foot improvement.

>>

>> In summary, we fully understand the rights to sell / develop the land and commend the developers plans regarding most of the development, but we are very concerned with:

>>

>>

>> \* The overall density and lack of realistic planning of current and increased volume / speed of traffic on Fairway View Drive

>> \* Lack of acknowledgment and planning for the safety of the bike trail passage into the new development

>> \* The 200 foot ‘improvement’ of the watershed on the East side of Fairway View Drive

>>

>>

>> These issues need to be addressed before any final approval of the development.

>>

>> Thanks in advance for your consideration and response.

>>

>> Marie-Ellen and Timothy Hull

>> 201 Greens View Drive

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## Michelle Weber

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**From:** Marie Hull [REDACTED]  
**Sent:** Monday, April 13, 2020 4:24 PM  
**To:** Village\_Board  
**Cc:** AT&T Mail  
**Subject:** Safety concerns for Terrace Hill/Fairway View Residents

Date; April 13, 2020

To the Algonquin Board and Village Manager,

The Residents of Terrace Hill and Fairway view Estates who live on or near Fairway View Drive continue to be concerned with the speed of traffic on Fairway View Drive. We understand that an increase in traffic is to be expected with the current road construction on Randall and Algonquin roads, but increased traffic does not mean we have to endure traffic flying through our neighborhood at seriously high speeds. And this is not an issue that is going to go away once the construction is done. This issue has been around for years. New roads may reduce some of the traffic but it will do nothing to slow the traffic. With nothing to deter cars from speeding, they will continue to speed down Fairway View. For some, it has become a race way to see how fast they can go. Gunning their engines as they speed towards Algonquin Road. Fairway View is a short cut for all homes west of here going east. There are no deterrents to slow cars so this is now the favored route to get to shopping centers and points south on Randall rd. Just pull out your phone and ask Google Maps. It will direct you through Terrace Hill. Why go down Bunker Hill, where traffic calming devices and slower speed limits exist. Traffic now comes down Fairway View - Until traffic calming devices and slower speed limits are implemented on Fairway View it will continue to be a raceway and death trap.

On any given day, cars speed up and down Fairway View traveling 40+ miles an hour, some even coming through at 50 mph or more. No, we are not exaggerating. These cars put the lives of those who live here at risk every day. It is not just dangerous to walk or ride a bike in our neighborhood, but it is dangerous to pull out of our driveways or turn on or off of Fairway View. Cars speeding through pull up on our bumpers and even pass us as we try to pull on and off of our streets and driveways.

Terrace Hill was established 30+ years ago as a country estate neighborhood. Homes built on large lots without sidewalks to give that country feel; this is why so many of us built homes here – for that country feel. As more and more neighborhoods were built around us, Terrace Hill was bastardized to give access to these other neighborhoods – which have no access to the main arteries and shopping areas – their only access is via the roads through Terrace Hill. Terrace Hill, the neighborhood that we have called home for over 30 years is now a highway where on any day of the week hundreds of cars speed through. Why has this been allowed to happen? The village recognized years ago that speeding is an issue on Fairway View. There used to be speed bump and speed detectors to let drivers know they were speeding. The speed bumps were removed because cars were bottoming out and tearing up the pavement – why, because they were going too fast! The village's solution was to remove them. Now there is nothing to slow the speeding cars. Even the speed detectors were removed. Bunker Hill has traffic calming devices and 2 speed detectors. The speed limit on Bunker Hill is only 25 mph, why is it 30 on Fairway View? Are the lives of people living on Bunker Hill worth more than those on Fairway View?

We have heard village officials refer to Fairway View as a Collector Road – that is why the speed limit is 30 and not 25. Fairway View was not built as a collector road – it is a neighborhood road with many driveways and yards fronting it. Families and children walk and ride bikes and push baby carriages along Fairway View many going to and from the bike trail. Cars regularly speed past the bike path entrance, which is not even marked, at speeds of 40-50 miles an hour. It is only a matter of time till a horrible accident occurs.

Do we have to wait till someone is seriously injured or even killed before the village rectifies this problem? Even calls to our local police department are not taken seriously and no patrols are ever sent.

Now a new neighborhood on the existing Terrace Hill Golf Course is being proposed. This will only increase the amount of traffic on Fairway view and exacerbate the problems.

Why are no traffic calming devices being installed as part of our current street construction?

Are there any plans in the future to control the speed of traffic? Lower the speed limit? Send police patrols? Anything at all?

The replies we have received in the past regarding this problem are not good enough. Do nothing is not good enough. We ask our village to do the right thing and find a solution to this problem.

Tim and Marie Ellen Hull  
201 Greens View DR, Algonquin  
[REDACTED]

Sent from [Mail](#) for Windows 10

## Michelle Weber

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**From:** Dave Nelson [REDACTED]  
**Sent:** Saturday, April 11, 2020 6:39 PM  
**To:** Public Meeting Comments; Russell Farnum; John Schmitt; Laura Brehmer; Jerry Glogowski; Janis L. Jasper; Debby Sosine; John Spella; Jim Steigert  
**Subject:** Re: Committee of the Whole Meeting - Trails of Woods Creek PUD Project - Questions & Concerns

Dear Mr. Farnum, Village Board and Trustees,

My name is Dave Nelson. I have lived at 301 Summerdale Lane in the Prestwicke Subdivision of Algonquin since 2005, as well as owning a home that my mother resides in which is located in the Terrace Hill Subdivision directly off of Bunker Hill Drive. Both homes front the adjacent Terrace Hill Golf Course.

We received the April 8th, 2020 Letter from Mr. Farnum, thank you for the courtesy notice. In the absence of being allowed to appear in person for the Tuesday, April 14th Committee of the Whole meeting regarding the Trails of Woods Creek PUD Project and agenda, please accept and admit for discussion and resolution our following questions and concerns.

For the purpose of limiting the content and length of this email, and out of respect for your time and knowledge, I will not include many of the Village's municipal codes or sections that these concerns and questions directly regard. However, I would specifically note Section 21.11 for Planned Developments which support these concerns. The underlying principals point to several instances in the municipal code which note that "no adverse effect on the surrounding property shall occur".

### 1. Density

Current surrounding developments are in compliance to Algonquin's R-1E zoning requirements of 18,000sf. To insure that the proposed development would not be injurious to property values for existing homeowners, all lot sizes within the proposed development should be consistent with the current R-1E requirements.

How will the village guarantee that the development will not be injurious to existing persons' property values?

### 2. Preservation of Trees

The Village has declared and publicly committed itself, with tax payer's support, to an environmentally sustainable Algonquin. The "Viable Tree Management and Implementation Program" is a priority. As can be found on the Village's website and promoted, Algonquin has received the coveted award of "Tree City USA". This award has been received from 1996 to present. It was communicated that there are approximately 900 to 1,000 trees, most in a mature state of growth, that would be destroyed and removed. Landscaping plans and proposed replanting of trees would not be capable of replacing these mature trees, which would require decades to replace the loss.

How can the Village promote itself as such while approving the developer's plans to destroy hundreds (a thousand) trees, or agree to the proposed percentage of "reduction" for tree removal?

### 3. General Over Development - Safety & Welfare

The application filed with the Village on December 10, 2019 was seeking approvals of special use and rezoning. Specifically the rezoning of an approximately 2.76 acre portion of the subject property to B-2 PUD with a special use to construct an automobile service station. Subsequently, it was also presented that a potential convenience mall would be considered. Existing amounts of similar uses of properties in the immediate area currently include automobile service stations (currently 6 within a 5 minute drive or less) and convenience malls (of which vacant spaces already exist). The proposed approvals of special use and rezoning of the site would be injurious to property values to nearby and adjacent property owners, notably the Prestwicke subdivision. In addition, detrimental to their general health and safety. The approvals will also place additional hardships economically to existing business owners of similar nature already invested and committed to the community.

How will the Village protect those affected in the Prestwicke subdivision and existing business owners in the event that the Village approves the special use and rezoning?

### 4. General Question:

Do any of the special use approvals or rezoning decisions impact the areas in which any of the Village Board, Trustees or others involved in personally reside?

Thank you for the opportunity to present these concerns and questions. We sincerely desire that the Village supports not only our concerns, but those of the many families that signed the Written Protest Letter submitted earlier this year.

It is in times such as these that the voiceless be heard, and where those that represent us protect our homes, families and safety. Please support us.

Sincerely,  
Dave Nelson

**Michelle Weber**

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**From:** Kathy Angele [REDACTED]  
**Sent:** Saturday, April 11, 2020 1:03 PM  
**To:** Public Meeting Comments  
**Subject:** TRAILS OF WOODS CREEK

Hello,

I would like to know if any changes have been made regarding the landscaping of the development. Particularly the removal of trees directly behind our properties. I am still very much against just having "prairie grass" separating us from the upcoming construction and houses. I love the trees I have behind us and so do the many birds that we feed.

Thank you for taking my comments into consideration.

Sincerely,  
Kathy Angele  
3720 Bunker Hill Dr.



Virus-free. [www.avg.com](http://www.avg.com)

**Michelle Weber**

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**From:** Paul and Lisa Sweeney [REDACTED]  
**Sent:** Friday, April 10, 2020 10:34 AM  
**To:** publicaccess@atg.state.il.us; ethics@atg.state.il.us; Chicago@ic.fbi.gov; Public Meeting Comments; John Schmitt; Laura Brehmer; Jerry Glogowski; Janis L. Jasper; Debby Sosine; johnspella@algonquin.org; Jim Steigert; Russell Farnum; Gerald Kautz  
**Cc:** jstyf@shawmedia.com; tips@nwherald.com; Chicago Tribune; commentary@chicagotribune.com  
**Subject:** URGENT Request: Algonquin Citizens and Officials to Compromise Online Data During COVID-19 Pandemic  
**Attachments:** Urgent\_Request\_Online\_Security.pdf

**TO:** Illinois Attorney General's Office  
F.B.I. Chicago Field Office  
John Schmitt, Village of Algonquin President  
Laura Brehmer, Village of Algonquin Trustee  
Jerry Glogowski, Village of Algonquin Trustee  
Janis Jasper, Village of Algonquin Trustee  
Debby Sosine, Village of Algonquin Trustee  
John Spella, Village of Algonquin Trustee  
Jim Steigert, Village of Algonquin Trustee  
Russell Farnum, Algonquin Community Development Director  
Village of Algonquin Clerk

**RE:** **URGENT Request for Review of a Public Meeting, Violation of Open Meeting Act (5 ILCS 140/9.5(a); 5 ILCS 120/3.5(a)); Algonquin Village officials and citizens are compelled to compromise online identities, personal data, and security to data harvesters during the COVID-19 Pandemic to attend a noncritical, public meeting of the Village of Algonquin Board of Trustees via Zoom Video Conferencing and Chat**

**DATE:** 4/10/20

This is a formal complaint and request for review from the Illinois Attorney General's Office, the Illinois Public Access Counselor's Office, and F.B.I. Chicago Field Office for further action and/or binding opinion to be issued.

Attached please find the following documents to be entered as evidence:

Exhibit A: "Courtesy Letter", Exhibit B: "Agenda, April 14, 2020", and Exhibit C: "Written Protest"

1. On April 8, 2020 and April 10, 2020, a letter was distributed and an agenda was posted online by the Village of Algonquin, notifying Algonquin citizens that on April 14, 2020, the Board of Trustees shall hold a public meeting via Zoom Video Communications to review and discuss the development of the Terrace Hill Golf Course [Exhibits A and B], against the stated advice of the Illinois Attorney General and the Federal Bureau of Investigation (FBI).

2. On April 9, 2020, the Illinois Attorney General's office offered the following guidance to "Public Bodies on the Open Meetings Act and the Freedom of Information Act during the COVID-19 Pandemic." Link to guidance: [https://foia.ilattorneygeneral.net/pdf/OMA\\_FOIA\\_Guide.pdf](https://foia.ilattorneygeneral.net/pdf/OMA_FOIA_Guide.pdf)

*“Public bodies may choose to postpone or cancel public meetings. Executive Order Nos. 2020-07 and 2020-18 encourage public bodies to postpone public business when possible.<sup>14</sup> **Where a public body does not have critical issues that must be addressed because time is of the essence, cancelling or postponing public meetings may be prudent during the COVID-19 outbreak, rather than holding meetings that could pose a risk of danger to the public.**”*

As of April 8, 2020, there have been 206 identified cases of COVID-19 in McHenry County and 5 deaths. Without a definite critical issue to be discussed, holding a public village meeting during a high point of the COVID-19 Pandemic is not a rational decision nor a legal action. There is no evidence suggesting the proposed development of the Terrace Hill Golf Course is in crisis.

3. On March 30, 2020, the FBI issued a warning about using Zoom Video Communications in a public forum. The FBI’s recommendations for utilizing Zoom Video Communications are not being followed by the village nor are state and village mandates regarding public meetings being adhered to. Link to recommendations: <https://www.fbi.gov/contact-us/field-offices/boston/news/press-releases/fbi-warns-of-teleconferencing-and-online-classroom-hijacking-during-covid-19-pandemic>

*“Do not make meetings or classrooms public. In Zoom, there are two options to make a meeting private: require a meeting password or use the waiting room feature and control the admittance of guests.*

*Do not share a link to a teleconference or classroom on an unrestricted publicly available social media post. Provide the link directly to specific people.*

*Manage screen sharing options. In Zoom, change screen sharing to “Host Only.”*

*Ensure users are using the updated version of remote access/meeting applications. In January 2020, Zoom updated their software. In their security update, the teleconference software provider added passwords by default for meetings and disabled the ability to randomly scan for meetings to join.*

*Lastly, ensure that your organization’s telework policy or guide addresses requirements for physical and information security.”*

4. The development of the Terrace Hill Golf Course is a highly contentious topic and of great interest in the Village of Algonquin, as it is monitored closely by hundreds of residents. The attached Written Protest against the golf course development [Exhibit C] contains 60 signatures of adjacent property owners and is entered into evidence.

To attend a noncritical, public meeting of the Village of Algonquin Board of Trustees via Zoom Video Conferencing and Chat, village officials and citizens of Algonquin are being compelled to compromise their online identities and personal data to data harvesters during the COVID-19 Pandemic. There is no guarantee provided that data and conversations held over the Zoom Video Conferencing and Chat will not be collected and used without permission. In addition, the F.B.I. warned that Zoom was susceptible to a form of digital hijacking known as “Zoombombing” following incidents where hackers joined online meetings to harass participants with racist or graphic taunts, raising the specter that personal user data might be vulnerable, too.

5. For the foregoing reasons, public review, discussion, and comment with the Village of Algonquin Board of Trustees regarding the development of the Terrace Hill Golf Course, as well as other noncritical public matters, should be postponed until both the safety and security of the public and village officials is ensured for public meetings.

Very truly yours,

Lisa Sweeney  
901 Hayrack Drive  
Algonquin, IL 60102