



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On May 12, 2020
Meeting Held Remotely Due to COVID 19

AGENDA ITEM 1: Roll Call to Establish a Quorum

Trustee Spella, 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; Human Resource Director, Todd Walker; Village Clerk, Jerry Kautz; Deputy Village Clerk, Michelle Weber; and Village Attorney, Kelly Cahill.

AGENDA ITEM 2: Public Comment

Chairperson Spella prefaced the Public Comment by saying; That if you need to get some answers that have not already been addressed in your emails you can get the report or packet on our website. More than likely those questions have been addressed and is on our website.

The attached emails were read aloud by Trustee Spella

Lisa Sweeney – Expressed concerns or the amount of homes allowed, traffic, and the legality of the way the Planning and Zoning Hearing was held in January and of holding a virtual meeting to approve the Trails of Woods Creek Development.

Caller Jeff – Explained his home backs up to the golf course is in favor of the development. His main concern is the traffic on Fairway View. He appreciated the ongoing presence of the Police Department but the amount of traffic and speeding is out of control. He was hoping something could be done now, even if it is only temporary.

Kim Fekete – She too raised concerns about the current traffic conditions on Fairway View and Bunker Hill. Something needs to be done now about the amount of traffic and the constant speeding. She indicated that the increase of homes will just exasperate the traffic problem.

AGENDA ITEM 3: Community Development

A. Consider the Revised Trails of Woods Creek Development Plan

Mr. Farnum Presented:

Nottingham Drive: Nottingham Drive has been aligned as asked by Public Works, with an open space vista as requested by Planning Staff.

Fairway View Drive: The Police Department performed a series of directed patrols in this area.

There is not a wide incidence of speeding on this roadway as evidenced by the summary provided by the Police Department (attached). However, it is recognized that speeds decrease with a noticeable presence of the Police, so the Village is adding traffic calming as part of the forthcoming reconstruction project. The bike crossing will have beacons and warnings. In addition, a traffic circle at Nottingham is being studied.

Bike Path: Lake in the Hills officials have indicated they are cooperative toward interconnecting the bike paths (see attached e-mail from Fred Mullard). As noted at the last Committee of the Whole meeting, Pulte has committed to constructing that crossing if it can be built.

A number of other revisions have been made to the engineering plans and plats as noted in the Village Response Letter.

Elevations: Every home will have at least a 30" high wainscot of full-depth (4") brick or similar stone, real, concrete-based, or cultured stone, or similar masonry material along the entire front elevation. At least 20% of the homes in the Estates will feature at least 40% brick or stone on the front elevation. Front elevations will be supplemented by dormers, decorative porch pillars, decorative garage doors, and a minimum 4" wide window trim on all windows without shutters or masonry surrounds. All homes will feature corbeling, brackets, decorative gable vents, shakes, battens or other brackets to match the architectural style of the exterior home.

All vinyl siding shall be an upgraded minimum .042 inches and shall be Alside lifetime warranty or better, as provided by Pulte.

Any changes in elevations or materials shall be subject to the review of the Village Manager or designee, who may refer the changes to the Board for approval.

Pulte shall provide an anti-monotony provision within the development agreement that agrees to these provisions, as well as regulates color, architecture, and home features to avoid "cookie cutter" looking streetscapes.

Redevelopment Agreement: Negotiation work continued but a final draft was not ready for packet distribution. The draft Agreement will be distributed under separate cover early next week.

CONCLUSIONS

Pulte has proposed a very good development project that will not negatively impact the neighboring properties. This proposal demonstrates a good use of conservation design, and results in preservation of 62 acres of the site as open space, including restoration of 35 acres of highly valuable wetland, flood plain and ecologically sensitive lands that will be donated to the Village.

The subdivision layout creates home sites that nearly all back up to open space. The layout minimizes the impact upon surrounding homes by providing large open space buffers and preserving existing trees around those homes. The home sizes are competitive with the surrounding neighborhood, so home values will not be impacted.

The project will enhance the Woods Creek Watershed, and complies with the terms of the Village's Conservation Design zoning requirements. The project will reduce flooding issues on neighboring properties. The project fulfills the intent of the underlying R1-E zoning and will actually result in less density with fewer homes being built that could be constructed by-right.

Concurrence to move this forward for Board approval, subject to compliance with the Staff review comments and final Village Attorney review and approval of the Redevelopment Agreement, is recommended.

Chief Bucci explained the past and current direct patrols in the hot areas and agreed there is an increase of traffic. He and Mr. Mitchard have been considering different options to alleviate the speeding and stop signs have been discussed, but more research must be done before they are installed to accommodate the IDOT standards. During the patrols, the monitored speeds were in the 30-35 mph range. Usually, raising and lowering through the hilly areas on both Bunker Hill and Fairway View. He will continue to monitor the area, as we do with all the street traffic.

Ms. Sosine asked if staff could monitor the light at Bunker Hill and see if that needs to be adjusted. If it does, can we work with the County on that.

Ms. Brehmer asked if the squads were marked or unmarked during the patrols. Chief Bucci indicated, the squads were both marked and unmarked.

Mr. Glogowski asked about speed bumps. Mr. Mitchard indicated that he does not support installing speed bumps. Not only are they hazardous and loud they destroy the roads. In the past speed bumps were installed on Bunker Hill and the residents constantly complained they were too noisy.

President Schmitt added, the Village spent over \$350,000 years ago to add speed bumps and the residents hated them. He also agreed that there is an increase of traffic volume on any street in the Village near Randall and Algonquin Road right now, and it will continue throughout the construction. However, he does foresee the cut through traffic diminishing once Randall is complete.

Mr. Mitchard explained the conservation design of the proposed development. Indicating the conservation design that Pulte is providing is at the request of the Village. The long term maintenance

is cost effective and less labor intensive than the current conditions that exist. There is no need to mow or keep those areas manicured similar to other retention ponds that we see throughout the Village. These will be very natural, the groundwater recharge and the native plants that will promote infiltration. We are groundwater community; we do not use Lake Michigan water we get all of our water from aquifers below the ground and then went on to explain how ground water filtration works as well as recharging of aquifers. The conservation design provided by Pulte will provide less stormwater runoff due to more infiltration from the native plants. This helps with downstream flooding. It will improve water quality of the stormwater runoff will be increased by the filtering and the wetland plants in the streams. This improves aquatic habitat and a healthier overall ecosystem for the Village. It provides areas for a lot more passive recreation for the neighborhoods, not only the trails of woods creek which is the proposed subdivision but neighboring subdivisions as well. Activities such as walking birdwatching and that brings nature into the urban setting. More visual access to open space by more people is created. This allows for green space corridors throughout the Village. These areas are more sustainable over time; we don't have to replace hard infrastructure play structures. The only real hard infrastructure in these areas will be the walking paths. Many studies are now proving that home values increase the closer they are to open space and natural areas.

Mr. Mitchard also added, he is looking into a feasibility study for traffic calming on Fairway View Drive.

Kim Fekete, Jeff, and Dan expressed additional concerns regarding traffic on Square Barn, Bunker Hill and Fairway View Drive.

Mr. Bob Smith, indicated he would like to see a playground added to the development.

Mr. Glogowski added, in the emails he has received many residents are concerned this development would their lower property values. After researching some similar developments in Plainfield he found that the existing homes went up in value after the development. Although the planned lot sizes are smaller than the existing homes, this is what the market is calling for. As a member of the McHenry County Defenders, he feels the lengths the Village has taken to ensure this development is friendly to the environment, is above board. The open space and the walking/bike trails will also help with common foot traffic.

Ms. Brehmer added, it is crucial that people need to be informed and understand the importance of the conservation plan. We rely on this for our drinking water and that the Village and its residents be good stewards of the environment.

What is the timeline of the project, has Pulte revisited saving any additional mature trees, can something be done with the tree line adjacent Street A (aka Frank Road), and lastly what can be done about the current traffic problem on Fairway View? Mr. Whitaker, Pulte Homes, indicated that they have a 5-year timeline. Beginning with the naturalization of the area, stabilizing, and then begin developing (roads and infrastructure) the northern portions of each subdivision. Ms. Dixon, Pulte Homes, indicated she and her team worked with a certified arborist to identify and evaluate existing conditions of the existing trees. We also worked with Village Staff to determine the trees that worked with their naturalization plan.

Mr. Mitchard added, the only trees that can be saved in that area are the ones that can tolerate a pyrrhic environment because it has to be burned. Only certain types of trees can handle that.

Mr. Whitaker indicated, as discussed in the previous meeting, the trees that align with Street A and reside on the Pulte Property, would be evaluated regularly and replaced if needed as a condition of the PUD. Also, they are adding trees along Road A as an additional buffer/buffer.

Mr. Mitchard explained that he is in discussions with Plote Construction to see if it makes sense to put a coat of binder asphalt on that road in anticipation of the development. We are also discussing adding curb lines, a mini round about, electronic signage, and other traffic calming measures. We don't have anything currently but it is a consideration at a later date. Mr. Bucci added, if the Board would like we can change the speed limit on Fairway View to 25 mph.

Ms. Brehmer also asked about the plans regarding the commercial portion of the property. Mr. Whitaker indicated that at this time he is not sure of the improvements on Randall Road.

Ms. Brehmer in closing indicated, she would like to see the minimum lot size be 10,000 sf in the Springs and Estates subdivisions.

At 9:38 pm, Mr. Spella motioned for a 5-minute recess, Seconded by Glogowski

At 9:45 pm, with all Committee members present, Mr. Spella reconvened the meeting.

Ms. Jasper, although she had numerous questions, in the interest of time and respect for the rest of the agenda she will make 2 points.

- When doing the buildout, will a portion of all subdivisions be built or just beginning with one and moving from there?

Mr. Whitaker indicated that a segment of homes of each community would be offered immediately.

- Is Pulte going to retain the commercial property on the corner of Frank and Algonquin Rds?

Mr. Whitaker indicated, Pulte does not do any commercial development. We have had conversations with some commercial brokers but do not have anything right now. But anything that is considered would have to come before the Board as part of the PUD.

Ms. Jasper added, the homes are all single family homes and again a very nice mix, so she can appreciate what Pulte is trying to do here. However, she does not think this development belongs on this property. There are too many concerns from the adjacent residents.

Mr. Steigert indicated he appreciates the input by the residents of our community and it really speaks volumes when they come up against a project that are dissatisfied with, and the Board takes each comment and concern seriously. He believes that a good portion of the traffic issue will be alleviated once Randall Road /Algonquin Road construction is completed.

Ms. Sosine agrees that traffic is a current issue, and Mr. Mitchard and his staff can handle Fairway View Drive with traffic calming measures. As far as the increased traffic on Bunker Hill, she also believes that once Randall construction is complete it will subside. It is up to the Board to stay on top of the current traffic issues.

However, a question that was not asked, when do they plan on moving dirt and where will construction traffic come in and out. Were the rental restrictions addressed in the HOA covenants? Lastly, in the latest information provided the maps indicated 272 lots, but at the last meeting it was 267, where did the additional 5 lots come from?

Mr. Whitaker indicated more than likely they will not begin anything until next year. Per the development agreement, construction traffic will come in and out of Frank Road, unless MCDOT does not allow it.

Mr. Brolley, Pulte Homes, it was not placed in the covenants, but it can be.

Mr. Whitaker indicated that after some review they were able to add the five lots. Ms. Sosine indicated that she does not want to see 272 lots but 267 as originally discussed.

President Schmitt, through all the emails he has read regarding the development only one or two people made comment about "I paid a premium for a house along a golf course and now that is being changed, and I am mad." He agreed, he would be mad too. However, the property is owned by the Zange's and it is no longer going to be a golf course. Mr. Zange has brought many proposals to the table over the years, which included a condo and apartment communities, this was the first proposal that was worthy of the area. As for the school district being over crowded, D158 is fine with this development, they have no issues as all as they have plenty of capacity. The fact that the conservation design allows for recovery of water into the aquifer for the ability to provide you water. As a golf course the pesticides and chemicals used to keep the courses pristine actually harmed the environment. Those chemicals ultimately end up in your water and the air that you breathe. As far as

the market values and the lot sizes, I believe the home values will not decrease and the market calls for smaller lot sizes. People don't want to spend their time up keeping their lawns.

Mr. Spella, he believes the traffic studies are not current. Do to the stay at home order. the numbers could be skewed. Although D158 is OK with the project, he is upset with the fact that they have no participation in our meetings. He would like to physically see the finishes for the homes not through Zoom but actually see them. He also has a problem with the process, it is a \$60-billion-dollar project and we are going over it through a Zoom/Virtual meeting. However, he does like what he heard tonight.

Mr. Spella asked, is it the consensus of the Committee of the Whole to move the Trails of Woods Creek development to the Board for approval?

Voting Yes: Sosine, Spella, Glogowski, Schmitt, Steigert

Voting No: Brehmer and Jasper

It was the majority of the Committee of the Whole to move this forward for Board action.

AGENDA ITEM 4: General Administration

A. Consider Restaurants and Outdoor Seating on Public Property

Mr. Schloneger explained, we are looking for approval to move forward with options for all restaurants to be able to allow open air eating areas on public parks and Village right of ways. This is something we would like to work on now, and as soon as the Governor allows dining again the Village will be able to enact the temporary ordinance. President Schmitt and Attorney Cahill indicated, this is not something that would be done now, for it is not allowed, but it will take much research and compromise with not only the Governor's Office but with the Illinois Liquor Control Commission. This would be a temporary Ordinance to amend the outdoor eating restrictions/areas as well as temporary amendment to our Liquor Code.

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

AGENDA ITEM 5: Public Works & Safety

Mr. Mitchard presented:

A. Consider an Agreement with Trotter & Associates for Professional Engineering Services for the Phosphorus Discharge and Optimization Plan

I recommend contracting Trotter & Associates to assist the Village in developing a Phosphorus Discharge and Optimization Plan (PDOP). Trotter & Associate's engineering fee for the scope of services they will provide quoted \$34,900.00. Funds were requested and approved within the FY2020/21 Budget under Sewer Division Account Number 07800400-42232 (PDOP). Professional engineering services are needed to realize the completion of a Phosphorus Discharge and Optimization Plan (PDOP) in accordance with Special Condition No. 17 of the Village of Algonquin's National Pollutant Discharge Elimination System (NPDES) permit.

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

B. Consider Certain Vehicles as Surplus

This is a house keeping item. Per our agreement with Enterprise, every six months we release the leased vehicles to them and in turn we receive new vehicles. However, as part of the release we need to declare the vehicles as surplus.

Following clarification of how the lease program works, it was the consensus of the Committee of the Whole to move this forward to the Board for approval.

C. Consider an Agreement with McHenry County Conservation District for Authorization to Connect the Maker's Park Trail from Armstrong Street to the Prairie Trail

The Village has been working with the McHenry County Conservation District (MCCD) to build a bikepath connection from Armstrong Street (Maker's Park and Scorched Earth Brewery) to the McHenry County Conservation District (MCCD) Prairie Trail.

On March 12, 2019 the Village Board approved a Resolution authorizing the Village Manager to submit an application for the Illinois Department of Natural Resources (IDNR) Natural Resources Bicycle Path Grant for Maker's Park to connect from Armstrong Street to the Prairie Path Regional Trail.

On August 13, 2019 the Village received IDNR approval of the grant for \$148,300 (NTE 50% of the project costs). In February 2020, the IDNR Intergovernmental Agreement (IGA) was executed by the Village and the IDNR.

Staff and the Village Attorney have worked with the MCCD to prepare the documents necessary to build this project. The main items that need to be addressed in order to build the project are:

- The conveyance of MCCD property to the Village to construct the connection
- A License Agreement to use a portion of the MCCD Trail for the use and construction of the connection

In order to accomplish this the Village must:

- Pass an Ordinance Authorizing the Village of Algonquin to Accept a Conveyance of Real Property and a License Over Certain Other Property from the McHenry County Conservation District;
- Approve and IGA between the Village of Algonquin and the MCCD;
- Approve a Declaration of Restrictive Covenants agreeing to only use this conveyed property for the bike path types of uses;

After Village approves the Ordinance, the IGA, and the Restrictive Covenants, those documents will be sent over to the MCCD for approval. They in turn will:

- Pass a Resolution Authorizing the Conveyance of McHenry County Conservation;
- District Property as Well as a License over Certain Other Property to the Village of Algonquin;
- Convey the property with a Warranty Deed.

Thus, it is staff's recommendation that the Committee of the Whole recommend to the Village Board approval of the following:

- An Ordinance Authorizing the Village of Algonquin to Accept a Conveyance of Real Property and a License Over Certain Other Property from the McHenry County Conservation District;
- An IGA between the Village of Algonquin and the MCCD;
- Approval of a Declaration of Restrictive Covenants.

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

D. Consider an Agreement with DK Contractors for the Construction of Maker's Park Bike Path

Bids were received and opened publicly on April 28th, 2020 at 10AM at the Ganek Municipal Center and read aloud. We had seven responsible bids submitted, and some very consistent numbers across all bid prices.

The low bidder was DK Contractors, Inc. out of Pleasant Prairie, WI. The Village has had no experience working with this contractor, so we were a bit concerned, so we checked references diligently and examined the grant requirements of the IDNR to make sure that all checked out. DK Contractors will be using all Illinois residents to work on this project (50% is the requirement of the IDNR) and all the references checked out perfectly, stating that their work was high quality, completed on time and within budget.

The Village of Algonquin has \$300,000 budgeted in the fy20/21 budget to complete this project.

Therefore, it is our recommendation that COTW take the necessary action to move this project on to the full Board to approve a contract with DK Contractors, Inc, in the amount of \$237,689.00.

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

AGENDA ITEM 6: Executive Session

None

AGENDA ITEM 7: Other Business

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Spella adjourned the meeting at 10:39 p.m.

Submitted: Michelle Weber, Deputy Village Clerk

From: Chvatal, Steve

To: Public Meeting Comments

Subject: RE: Residential Development of Terrace Hill Golf Course - Read out Loud

Date: Tuesday, May 12, 2020 11:40:00 AM

Good Evening Algonquin Board,

I live at on Brookside Ave/ Bunker Hill in Algonquin IL. I have many questions and concerns about adding 267 homes in a very small area. We have a small glimpse into the future of what the traffic would like if we added 267 cars (at minimum) due to people using Bunker Hill to avoid the construction on Randall Rd. Cars are going 50+mph with families outside, bicycles, and walking paths. I would like to not worry about my 12 and 10 year old getting run over. It was the first time in my life I contacted the police department to put a radar or patrol the area.

I have concerns about my diminished property value that 267 homes will have. I used to live in a Pulte home for five years on Aberdeen and Preston Ct. All my neighbors had to replace their windows, including the main front window, due to mold. Has this been addressed with Pulte? Please respond to my concerns and let me know you have thought about this before looking at the revenue taxes will bring in.

Steve Chvatal |

From: Ray B. Arizmendi

To: Ray Arizmendi

Subject: Terrace Hill Golf Course Rezoning Hearing Structure

Date: Monday, May 11, 2020 11:31:37 PM

Good evening,

I wanted to reach out to you due to a growing concern regarding the structure from the upcoming hearing for the rezoning of the Terrace Hill Golf course.

Unfortunately, due to my occupation, I will not be able to attend the meeting but wanted to ensure you were aware of the pulte tactics.

In the last "in-person" hearing the structure allowed for those being impacted to raise their concerns all in a row with their lawyer providing a response to said concerns afterwards.

The issue here relies on their ability to provide incomplete responses to the public's concern with an inability to rebuttal. By waiting until the end, they can choose what they respond to and what they ignore.

An example is stating they used a reputable civil surveyor to conduct the necessary traffic analysis, meanwhile they completely ignored any analysis on Square Barn road that will be undoubtedly heavily impacted. Also, said "reputable" Surveyor is based out of, if I remember correctly, the Schaumburg area with no knowledge of the local traffic patterns. Also making claims of how they have a strong history of great work, based off of what exactly?

What should be asked is how often they've used said firm, why a local engineer was not utilized, and what was reviewed by whomever reviewed it from Algonquin's behalf.

This is just one of many questions that should've been brought up after Pulte's lawyer brought up their responses.

Their tactics prevent this from happening. A resolution I propose is to ensure an open forum take place after their lawyer's responses.

There are far too many unanswered questions to move forward and the proposed plan will wreak havoc to surrounding traffic. Additional tax revenue will be negated by the increased cost of civil servants: police, fire, teachers, not to mention school additions, potential school overcrowding, cost of necessary traffic lights and possible road expansions.

They need to abide by city ordinances in lot size, or else all rules and laws are merely suggestions.

Ray B. Arizmendi

From: Susan Beattie

To: Public Meeting Comments;

Subject: Terrace Hill Redevelopment

Date: Monday, May 11, 2020 9:11:24 PM

I would like to encourage the board to reconsider the current development plan from Pulte Builder for the Terrace Hill property.

As a real estate professional I feel that this community, in it's present proposed scale, would cause a threat to the property valuation of the neighboring communities. Although it is apparent that upon the sale of this property it is likely that a new home community will be developed on this land, it is critical that those homes be in keeping with the neighboring properties.

I also feel that any commercial rezoning would be detrimental to all communities on either side of Algonquin Rd. Placing commercial properties in the midst of residential homes would cause a hardship for the families that would be effected by the traffic, noise and danger that it could pose to children with those communities.

Although new home communities are a reality of this quickly developing area, it is critical that we consider the number of homes that can safely be contained within the confines of this property. Also, we must consider the effect a dense housing development would have on our schools, libraries, roadways and parks.

Thank you for considering my opinions on this matter.

Stay safe,

Susan Beattie

Baird & Warner Barrington

From: [Carrie McCabe](#)

To: [Public Meeting Comments](#)

Subject: Terrace Hills Golf Course Development

Date: Monday, May 11, 2020 9:38:50 PM

Dear Board Members,

We are Algonquin residents and back up to the where the entrance would be off Frank road for this development. We are asking that you vote "no" on the proposal as it is written now.

Our main concern is not having a sufficient barrier between our backyard and the proposed road that will be 40 feet from our property line. We would like to see the builder build a berm and plant above that to help create a barrier to help with the traffic and noise pollution that will be a direct result of them developing on the property. Currently we have some trees on our property but once they loose their leaves we can see the clubhouse because the trees on the golf course side are spread out and are half dead. We were told that the Club house was over 49' from our property line which means the road will be closer to our lot that the club house currently sits. Would it be possible to transplant the developed trees from the middle of the golf course where they will be cut down to the outer boundaries to help create a barrier between the existing homes and the new development?

Our second major concern is with the changing of the zoning to allow for a commercial lot. There are currently several commercial strip malls along Algonquin road from Randall to Lakewood. Within these shopping centers there are several vacancies that are sitting empty. Is there really a need for another commercial lot on this stretch of road? Mr. Whittaker implied at the last meeting that we are already used to headlights shinning into our backyards and houses and having a commercial development wouldn't be any different. However, this is incorrect because the golf course is closed at night, thus meaning there are no headlights shinning into our properties. Therefore, having a commercial development in our backyard is completely different than the setting we have at this time.

Mr. Whittaker has mentioned previously that the existing properties will already be loosing values just from the news of the possible sale of the golf course and development but he doesn't feel it will lower our values "once the project is complete." We are concerned that our property value had already dropped (prior to Covid-19) and will continue to decrease with this development. Our home will decrease in value especially because now we are going to be having a busy road and commercial lot behind our house instead of the back side of the clubhouse and the golf course green. We know that several of the other property owners are concerned because the lot sizes are significantly smaller than what our lot sizes are, which will also decrease the values of our homes.

Regarding the school district. It showed in the previous papers that it was suggested to the school district that this development will only bring 150 elementary/middle school children and under 100 high school students. I am curious how someone came up with these numbers and are these numbers really realistic for 267 homes, most of which are for families (3-4 bedrooms)? The square barn campus classrooms are already very full and congested. This will also increase the bus traffic or increase the overcrowding that is already happening on the buses. We feel this needs to be looked at further to ensure the school district really understands the impact this will have on them.

Lastly, one thing to think about is do we really need more houses and developments in the area currently? There are already several developments in Algonquin and the surrounding areas that are still trying to sell lots and houses after several years. I know the developer has mentioned this will only be a 5 year process, but what is to hold them to that if they can't sell the lots/homes? With today's crisis that is going on currently this has become even more of a concern to the communities that surround the golf course. How long are we going to have to have increased dirt/dust in our homes, look at empty lots, or listen to construction going on for?

We are not going to touch on the increased traffic that this will produce because we know a lot of people are going to be addressing that. We wanted to make sure our concerns above were made know.

Thank you for your continued service to the Algonquin residents and our community.

Sincerely,

Carrie and Jerry McCabe

261 Summerdale Lane, Algonquin

From: [Mindi Moran](#)

To: [Public Meeting Comments](#)

Subject: Terrance Golf Development

Date: Monday, May 11, 2020 6:29:37 AM

At a parent meeting for D158 we were told there would be no more major housing developments being added to our district. There was no reason to expand schools and, in fact, they would be letting teachers/staff go due to the projection. It's a very crowded area with road construction that has been nonstop since we moved here 4 years ago. A new development would but more strain. Would schools need to be rezoned? Would Algonquin road need to be widened, again? There are no grocery stores between Randall and 47. There are very few restaurants and no drive thru. We don't have an indoor pool for the schools. We don't have enough green space. 267 more houses right between more houses will make the Randall/Algonquin intersection unbearable. It will make the awful traffic at 47/Algonquin even worse (all those houses will need to go this way for school and many will try to avoid Randall and use 47). I live off Algonquin Rd, my kids go to Chesak and I use this roadway and it's resources daily. If you don't, you shouldn't be making a decision that impacts those that do.

Mindi Moran

From: Kimberly Beattie

To: [Public Meeting Comments](#); [Village Board](#)

Subject: Trails of Woods Creek Subdivision

Date: Monday, May 11, 2020 10:06:19 PM

Dear Trustees

We hope you are all staying safe during this challenging time. We appreciate your taking the time to listen to our concerns regarding Pulte's Trails of Woods Creek subdivision.

We are writing to ask you not to approve a development of 267 homes and adhere to the current zoning specifications. We are sure you will hear many concerns voiced by our neighbors tonight on a variety of issues. We are focusing our concerns on just three:

legality/fairness of holding a public meeting in a digital setting, when we are sheltered in place and cannot adequately share our concerns.

the quality of product produced by Pulte Homes.

the overwhelming concern about traffic given so many additional homes.

We will start with our concerns about the way this meeting is being held. We know the digital meeting was a concern brought up by several other homeowners in the last meeting. It is unclear if having a public meeting over Zoom is legal. Can the trustees produce any evidence that having this meeting in this manner is legal and not in violation of the Public Meetings Act? More specifically a letter from legal counsel condoning this meeting after reading the Public's Meeting Act in conjunction with the Governor's Executive order allowing for only emergency business. What about this issue constitutes an emergency?

What is the damage to Algonquin if we wait until it's safe for a public meeting?

More than the legality, as your neighbors we would like to challenge you on the fairness of doing the meetings in this way and moving forward with the rezoning. This community **does not** want this subdivision built. You are, at this moment, unable to look us in the eye as you tell us it's happening anyway. Our rebuttal is much less effective when we are "muted" on a digital platform. We are also unable to go door-to-door to talk to our neighbors and rally together against this action. We understand the need to proceed with business, but it seems unfair as we are not able to collaborate as a community. Another matter we would like to bring to the trustees' attention is the inconsistency in quality from Pulte Homes. We know that quality was a concern for a few of the trustees at the last meeting and we thank you for pushing back on that issue. We think Pulte Homes is capable of producing high end subdivisions as well cheap subdivisions. We fear in this case that they are trying to produce a quick cheap development. Below is a link to information about a class action lawsuit Pulte settled in 2018. It's a \$78.7 million dollar settlement supporting claims that homes were not properly built and further that homes were not properly inspected, in violation of building code. For those listening, the title is "Florida Pulte Home Stucco Construction Defect Settlement". We are also linking an article from ABC News in Las Vegas titled "Homeowners facing long list of problems with Pulte Homes".

Would the Pulte attorney present like to comment on this lawsuit?

If you do move forward with allowing this subdivision, please continue to push

Pulte on the quality of product they build. Push them to produce the high-end development of which they are capable, matching the communities around them.

Lastly when addressing traffic concerns, please assess the impact on the intersection of Square Barn and Bunker Hill. We have seen several accidents there. We cannot imagine how dangerous it will be with the traffic load of 267 more homes in the area.

Thank you so much for your time.

Best,

Kimberly and Eric Fernandez

[10 Hithergreen Court](#)

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

From: timdhull@att.net <timdhull@att.net>

Sent: Sunday, May 10, 2020 2:20 PM

Terrace Hill Golf Course Development: Fairway View Traffic Bike & Walking Trail Safety

Algonquin Village Planners and Administrators,

As the next Village Board meeting approaches, I would like to provide you with another update of the traffic situation on Fairway View Drive and the inevitable explosion of quantity and speed of traffic with the proposed development of the Terrace Hill golf course. In addition, our concerns with the development lot size, home devaluation, and development construction.

1. Traffic Concerns: Quantity and Speed

As noted, the traffic speed subsides when there is police presence, even the current construction in the Terrace Hill development does not hinder the speed. Once the police leave the traffic returns to their normal excessive speeds. Ironically, this is the worst time as the pedestrian, bike, and stroller traffic increases which drastically drives the risk of a horrific accident.

One additional question, did the traffic study take into consideration a young girl was nearly hit by a car on Fairway View Drive which prompted my neighbor to sell and move from their home? In another case, a dog was hit and killed by the speeding vehicle. As noted, I fear that these instances will become more prevalent (and worse) with the extension of the existing bike path into the new development. The risk is exacerbated by the influx of new traffic to the already excessive quantity and speed of the cut-through traffic to and from the areas Northwest and Southeast through our subdivision.

Traffic calming devices are an absolute necessity to limit the speed and warn vehicles of the bike trail crossing.

2. Development lot sizes and neighboring home devaluation. As was discussed by numerous residents, the lot sizes and home size and quality are a major concern. The adjoining neighborhood home values will be adversely affected by cutting the development lot sizes by 50% which requires a zoning change which should not be altered.

3. We are concerned and would like more information on how the development construction will take place. Items such as entrance / exit of heavy machinery, hours of operation, traffic control, (etc.). We have observed issues with the current work within the Terrace Hill subdivision and would like clear, concise information on how the development construction traffic would flow.

As Algonquin residents, we urge you to vote NO to the current plan. The plan needs to be altered to minimize traffic quantity / speed, increase lot sizes to match the surrounding developments, and a more clear, concise construction communication needs to be conveyed.

One last data point regarding the traffic on Fairway View Drive we noticed that the Police study on the Website was done on Bunker Hill road (which showed that no citations were issued with some cars going up to 37 MPH in a 25 MPH zone with multiple calming areas).

We would like to understand if / when there will be a report for Fairway View drive study and the numerous instances where the Algonquin Police have indeed stopped and (I'm assuming) gave citations to the speeders.

Again, we would like to re-emphasize the risk to the public given the quantity and speed of the traffic on Fairway View Drive. I don't believe a 'flashing rectangular signal' noted in the updated responses will provide the deterrent for the speeds observed on Fairway View Drive.

Final note: At the time of this writing, I just observed an Algonquin Police officer race to catch one offender (oops, there he goes again!) and multiple cars slow down drastically upon seeing the officer.

Thanks again for the ongoing support.

Marie-Ellen and Tim Hull

Thanks for your continued support and service to the Village of Algonquin.

Marie-Ellen and Tim Hull

201 Greens View Drive.