



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On August 18, 2020
In the Village Board Room

AGENDA ITEM 1: Roll Call to Establish a Quorum

Trustee Sosine, Chairperson, called the Committee of the Whole meeting to order at 8:07 p.m.

Present: Trustees John Spella, Janis Jasper, Jerry Glogowski, Laura Brehmer, Jim Steigert, and Acting President Debby Sosine. A quorum was established

Staff Members Present: Village Manager, Tim Schloneger; Assistant Village Manager, Michael Kumbera; Public Works Director, Robert Mitchard; Community Development Director, Russ Farnum; Police Chief John Bucci; Chief Innovation Officer, Kevin Crook; Deputy Village Clerk, Michelle Weber; and Village Attorney, Brandy Quance.

AGENDA ITEM 2: Public Comment

AGENDA ITEM 3: Community Development

A. Consider the Trails of Woods Creek Final PUD and Plats for Phase 1 and 2

Ms. Sosine asked that Attorney Quance explain for the Committee what their role is as review and approval.

Attorney Quance explained, because the Village Board already approved the zoning change (from golf course to single family homes) and approved the Preliminary PUD and Preliminary Plat, we are now at the point of final approvals. The focus for the Board's review at this stage is no longer whether you agree or not with the project, that issue has already been decided and voted on, but rather your focus is now on whether the Final PUD/plat substantially complies with the Preliminary PUD/Plat. In other words, are the roadway configurations the same, are there the same or close to the same number of lots, same placement of detention, etc. If its final plan substantially complies, with what was preliminarily approved, then the Board has little discretion to redefine any of those issues.

Mr. Farnum Presented: Pulte Home Corporation has petitioned for approval of the Final PUD and Final Plats (Phase 1 and Phase 2) of their Trails of Woods Creek project. This is the redevelopment of the former Terrace Hill Golf Course property, located on the south side of Algonquin Road, west of Fairway View Drive.

The plats and plans are in conformity with the approved Preliminary Plat and Preliminary PUD, as approved by the Village Board. The submittal is also in compliance with the conditions set forth in the Preliminary PUD Ordinance. Most of the Staff comments and conditions are technical in nature and relate to revisions necessary to comply with Village standards.

The natural features on the existing site, including the flood plain and wetlands, will be enhanced and most of the wetlands area will be dedicated to the Village for proper long term maintenance. The wetlands are included with nearly 35 acres of park land proposed for Village dedication. The plat(s) should label these lots "to be dedicated to the Village of Algonquin for park and open space". Much of the development is comprised of private open spaces as well, with HOA ownership and maintenance. Nearly every lot in the subdivision has adjacent open space, either private or public. Trails and walking paths wind throughout these areas.

The tree preservation plan has been finalized, as has the landscaping plan. Of the 930 existing trees on site, 785 will be removed, and replaced with 1,861 new trees, not including the substantial street trees included in the plan. This is an additional 72 tree increase over the approved Preliminary plans. Two existing dead trees are shown for preservation, which should be removed. The landscaping plan includes foundation planting packages for each lot, and enhanced entry features and development signage. These are attractive and will be maintained by the HOA. Some of the seed mixes and landscape details in the detention areas and park land require adjustment as recommended by Public Works.

The Algonquin Road pedestrian crossing is shown and designed as discussed as part of the preliminary PUD approval. The McHenry County DOT review notes that it may be worth moving to the other side of the intersection, as the grades may work better. Review and consideration of that will occur as the developer gets closer to actually constructing that improvement. McHenry County DOT has provided a substantial review of other details and revision that need to be made, these are minor in scope and do not impact the overall project, revisions will be made prior to construction of the improvements.

The developer has provided covenants that accurately detail the responsibilities of the HOA, including provisions that the Board wanted included, such as restrictions on renting units. The development will still require a backup Special Service Area, which allows the Village to levy a special tax upon this development to pay for common area maintenance, should the HOA fail to properly do so. This SSA adoption will be a subsequent action to the approval of the Final Plat.

The Huntley Fire Department, Public Works Department, Village Engineer and MCDOT have reviewed these plans and plats and recommended approval with conditions as outlined in their respective review comments. The Planning and Zoning Commission reviewed this request at their regular meeting of August 10, and recommended approval of the Final PUD and Final Plats for Trails of Woods Creek, Phases 1 and 2, subject to the following conditions:

1. The Final Plat of Phase 1 and Phase 2 of the Trails of Woods Creek by Cemcon, dated 7-10-20, the Final Engineering by Cemcon dated July 10, 2020, the Final Landscape Plan by Dickson Design Studio dated July 13, 2020, and the Tree Preservation and Removal Plan revised per Final Site Plan and dated July 13, 2020, and related documents, shall be revised to incorporate the comments found in Public Works Staff Review Memo #3 dated August 5, 2020, McHenry County Division of Transportation review dated August 4, 2020, Christopher B. Burke Engineering Ltd. Fourth Review memo dated August 6, 2020 Huntley Fire Department Review memo dated 7/16/2020;
2. Street names are subject to final review and approval by the Public Works Director and the Huntley Fire Department;
3. The Covenants are approved subject to final review and approval by the Village Attorney;
4. That site construction, utility installation and grading shall not commence until a Site Development Permit has been issued by the Village. All offsite and onsite utilities serving the subject property shall be underground. No water or sewer construction shall occur until water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency. No wetlands or flood plain work shall occur with appropriate permits from the US Army Corps of Engineers, appropriate State authorities, and prior approval from the Public Works Department.
5. The developer shall otherwise comply with all terms of the approval of the Preliminary PUD and Plats for the Trails of Woods Creek, and the Development Agreement.

Mr. Brolley, from Pulte, summarized the timeline and phasing of project. Indicating that if all passes through the Village Board, they plan on breaking ground in the next few weeks. If all goes accordingly, the Grand Opening of the models will be in March 2021 with their first closing on a home in August of 2021.

Mr. Glogowski asked if the bike path width's meet Village requirement, as they seem too narrow for Village trucks to maintain. Mr. Mitchard explained, those paths described in the plat that are less than 50 feet are maintained by the HOA. Staff requires paths maintained by the Village must be a minimum of 50 feet wide.

Ms. Brehmer noticed in the comments made by MCDOT, that they will not allow a berm in the ROW of Algonquin Road. How will that impact the lots adjacent that area and who is responsible for making sure the conditions are met?

Chris Morgart, Pulte, indicated there is enough room (20-30 feet) to install a small retaining wall. A flat area before the berm starts at the corner of Algonquin and Fairway View Dr. It may have to be pulled back a little, but it will not impact the lots, just the height of the berm.

Mr. Farnum explained, MCDOT is responsible for their portion and the Village's engineers will be onsite throughout construction and development to inspect and insure compliance with all Village requirements. Before any site development permits are issued, we will ensure all corrections are made. Also, as we do with all developments, staff will ensure all the T's are crossed and the I's dotted, in terms of the technical requirements, all of the engineering standards, and Village specifications are met before they move a shovel full of dirt and start selling homes.

Ms. Jasper indicated that the PW letter notes the street lighting plan is excessive, what does that mean? Also, what traffic calming features will be added on Fairway View and how will the shared fencing agreement be handled?

Mr. Mitchard explained, to be consistent with other neighborhoods in the area, they suggest street lights every 3rd or 4th house and in each cul-de-sac to adhere to a more “dark sky” standard. The current plan exceeds those guidelines. The calming features include cinching, similar to Bunker Hill Dr. and a platform raise. No speed bumps but more of a traffic table.

Mr. Brolley, from Pulte, explained that the shared fencing agreements will be addressed with each individual homeowner. Those homes will back up to a natural area, a split rail fence will be installed by Pulte to ensure there is no encroachment. If the homeowner would like to upgrade to a different fencing, Pulte will work with them to install such fencing on the home owner’s property.

Following the discussion, Ms. Sosine asked for a roll call to move this forward to the Board.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

AGENDA ITEM 4: General Administration

Mr. Kumbera Explained:

A. Consider an Ordinance for Tax Abatement for Bond Series 2013

The Village ordinance that was approved in relation to Bond Series 2013 (Wastewater Treatment Facility expansion) require that Kane and McHenry County Clerks to annually levy taxes to provide funds for payment of the principal and interest. The 2020 tax levy for this bond series is \$852,176.00.

The Village has historically abated property taxes for our General Obligation Bond Series. As a condition to abate the debt service in the tax levy, the Village is required to have funds on deposit sufficient to pay the principal and interest on the bonds when due.

Staff recommends approval of the tax abatement ordinance for Bond Series 2013.

There being no questions or concerns, Ms. Sosine asked for a roll call to move this forward to the Board.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

AGENDA ITEM 5: Public Works & Safety

Mr. Mitchard explained:

A. Consider an Agreement with Copenhaver Construction for the Stoney Brook Park Reconstruction

Bids were received and opened publicly on August 4th, 2020 at 10AM at the Ganek Municipal Center for the Stoney Brook Park Reconstruction Project. We had five responsible bids submitted, and some very competitive pricing compared to the engineer’s estimate.

The low bidder was Copenhaver Construction, Inc. out of Gilberts, IL. The Village has had extensive experience working with this contractor, so we are confident that this company can complete the work on time and within budget. There was an error in their bid that was discovered that was more our fault than theirs, as there was a discrepancy between the bid specification document and the engineering plan set on how the bocce ball courts were to be constructed. The Village preferred the engineering plan set option, and the contractor bid the specification version. When we review the bids, Copenhaver’s bocce ball number was far less than the other bidder. We asked that they submit a corrected amount for the item and the adjusted amount still made them the low bidder, and all bids were, therefore, equal. Just to be safe, and not to put the grant at risk, I contacted Ann Fletcher, our Grant Administrator, in Springfield to make sure that the Illinois Department of Natural Resources would not take exception. She confirmed no issue with the updated bid amount and allowing us to move forward with Copenhaver’s adjusted contract.

The Village of Algonquin has \$700,000 budgeted in the fy20/21 budget to complete this project. The OSLAD (Open Space Land Acquisition and Development) Grant provides \$400,000 to augment our budget, leaving our local match at \$405,128.03, plus any contract change orders that may occur throughout the project. These are generally minimal on a well-documented project.

Following some general discussion regarding the low bid contractor and notifying the adjacent homeowners, Ms. Sosine asked for a roll call to move this forward to the Board.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

B. Consider an Agreement with Christopher Burke Engineering for the Phase 3 Construction Oversight of Stoney Brook Park

While this is a park project, there are numerous elements of construction that include earthmoving, construction of a detention area, installation of underground utilities, several types/methods of paving and of course the installation of the park equipment that is proposed.

CBBEL has designed and provided construction services for numerous parks throughout the Chicagoland area and have staff that is qualified and experienced in the site improvements as well as the unique park elements and equipment.

One added value to this proposal is to have CBBEL staff provide guidance to Village staff while staff “shadow” the inspector to gain insight and experience for future park improvements.

The proposal includes stormwater permitting, materials testing (concrete and asphalt), part-time construction observation and various administrative duties related to the OSLAD grant that is partially funding the project.

With our previous experience with CBBEL and their abilities, Village staff recommends the approval of the Phase 3 agreement with CBBEL for a cost not to exceed \$48,000

There being no questions or concerns, Ms. Sosine asked for a roll call to move this forward to the Board.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

C. Consider an Intergovernmental Agreement with Algonquin Lake in the Hills Fire Protection District for Fleet Maintenance Services

To continue our services provided to the Algonquin Lake in the Hills Fire Protection District, we must enter into an updated agreement. This has been a mutually beneficial relationship which we support continuing. The changes to the attached are increases in the package service and hourly rate costs, which reflect our increased expenses over the course of the last agreement. We have worked with them successfully and recommend a 5-year agreement.

Ms. Sosine asked for a roll call to move this forward to the Board.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

D. Consider an Agreement with McCloud Aquatics for Aquatic Weed Control

This is the expense provided to control aquatic weeds (algae, etc.) in four designated ponds, Willoughby Farms Park, Lake Braewood, Lake Drive South Detention, and Wood Park. The contractor is McCloud Aquatic, who has been our preferred and trusted vendor for many years. Staff recommends continuing our working relationship with Aquatic weed control for \$12,572.15. The budgeted amount is \$12,600.

Ms. Brehmer asked if chemicals were used in this process, and if there were chemicals used, in the future we would consider a more natural based aquatic weed control.

Mr. Mitchard explained, he is unsure what is used but the contractor is certified by the Department of Agriculture. And yes, he can have staff look into the natural weed control and budget accordingly for next year. However, it is more likely that this type of measure may be very expensive.

Following discussion, Ms. Sosine asked for a roll call to move this forward to the Board.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

E. Consider an Agreement with Moore Landscapes for the 2020 Downtown Beautification

This is for maintenance of beds and replacement of plants in the downtown planter bed areas. It also includes the growing, installation and maintenance of the downtown hanging baskets, bridge planter boxes, and urns. The cost includes the almost daily watering of the baskets, boxes, and urns. The vendor, Moore Landscaping, is the contractor who designed and managed the landscape for this project. Contracting with them has insured a smooth maintenance program as well as the integration of new plants and areas this spring. This team has a comprehensive understanding of our streetscape, as well as an industry reputation for outstanding appearances.

Staff recommends entering into an agreement with Moore Landscaping for Downtown landscape maintenance for \$106,128. The budgeted amount is \$113,000.

Following some clarification on what is maintained and provided by the landscaper, Ms. Sosine asked for a roll call to move this forward to the Board.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

F. Consider an Agreement with Sebert Landscape for the Village Property Ground Maintenance Services

Landscape maintenance, village-wide, for \$346,107. The budgeted amount is \$345,000. The increase is for sites/locations/work added to our responsibilities after budgetary approval. The costs are offset in the savings on the downtown contract. The vendor is Sebert Landscaping of Bartlett, IL., who mows and maintains virtually every turf site and landscape bed throughout town. This is the second year of the three-year contract that was bid in late 2018. They are one of the best contractors in the region for this extensive amount of weekly work.

There being no questions or concerns, Ms. Sosine asked for a roll call to move this forward to the Board.

Roll call vote; voting aye –Sosine, Spella, Jasper, Glogowski, Brehmer, Steigert.

Motion carried; 6-ayes, 0-nays.

AGENDA ITEM 6: Executive Session

None

AGENDA ITEM 7: Other Business

Mr. Chris Kiou, Kane County Board Member, explained that Kane County is working with Communities to ensure they get their share of the CARES Act funding. He also indicated that Kane County is well underway in developing the solid waste planning for the next five years. They will be having open meetings and encourages comments.

Ms. Jasper reminded everyone that Groot trash collection increases on September 1, and requested staff place something on Social Media to remind residents.

AGENDA ITEM 8: Adjournment

There being no further business, Chairperson Sosine adjourned the meeting at 9:03 p.m.

Submitted: Michelle Weber, Deputy Village Clerk