



Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On July 13, 2021
7:30 PM
Village Board Room
2200 Harnish Dr. Algonquin, IL

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: Trustees Laura Brehmer, Brian Dianis, Jerry Glogowski, Robert Smith, and President Debby Sosine.
A quorum was established

Absent: John Spella

Staff Members Present: Village Manager, Tim Schloneger; Assistant Public Works Director, Michele Zimmerman; Community Development Director, Jason Shallcross; Village Clerk, Maggie Auger; and Village Attorney, Kelly Cahill.

AGENDA ITEM 2: Presentation by State Representative Suzanne Ness

State Representative Suzanne Ness informed the Village of Algonquin that she has allocated resources for the District in the amount \$400,000.00 for infrastructure improvements in Algonquin Illinois.

AGENDA ITEM 3: Public Comment - Audience Participation

Chris Kious, Kane County Board/Kane County Forest Preserve District, informed the Village that the parking lot at RaceWay Woods off of Rt. 31 is now complete. Vaccination sites are still available in Kane County including the one in Spring Hill Mall.

AGENDA ITEM 4: Community Development

Jason Shallcross

A. Consider a Public Event Permit for Art on the Fox September 11 and 12, 2021

The Village of Algonquin is seeking approval of a Public Event License for the Art on the Fox art festival that will take place in downtown Algonquin on September 11 and 12. This event is being put on by the Village of Algonquin and is being organized by Amdur Productions, Inc. The Art on the Fox is a free public cultural event that features original art of all medias and also live music. More than 50 artists are planning to come to this event. The Art on the Fox last occurred in 2019 in Towne Park. This year, the festival is planned to take place on South Main Street between Algonquin Road and Madison Street. Police and Fire have given preliminary approval of the event map and Public Works has preliminarily approved the street closure. The Art on the Fox will have two 8x8 platform stages with live music from 10 am – 5 pm on both days. One of the stages will be located near the north end of Main Street near Algonquin Road and the other stage will be located at the south end of Main Street at Madison Street. Along with the platform stages, approximately 40 artist booths are planned to be located along Main Street. Liquor will be offered through local businesses and a potential beer garden on the end where there are no restaurants.

The Committee discussed parking, liquor sales, and local road projects that may be effected.

Trustee Glogowski, Chairperson of the meeting, asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

B. Consider a Zoning Map Amendment (ZMA) request from B-1 Business District to R-2 One family dwelling District for the subject property located at 915 S. Main St.

Linda Svejcar, the Petitioner, desires a Zoning Map Amendment (ZMA) change from B-1 Business District to R-2 One Family Dwelling District for the Subject Property located at 915 S. Main Street to the Planning and Zoning Commission during their June 14, 2021 regular meeting. The Petitioner highlighted that both her and her husband have owned the subject property since the 1970s and have used the property as their primary place of residence since purchasing it decades ago. Now looking to sell the property as a detached single-

family home, the Petitioners are seeking to amend the property's zoning from B-1 Business District to R-2 One Family Dwelling District.

After closing the Public Hearing, the Planning and Zoning Commission approved unanimously, by a 6-0 vote the following motion: Approval of a zoning map amendment from B-1 Business District, Limited Retail to R-2, One Family Dwelling District for the property located at 915 S. Main Street as outlined in the staff report for case PZ-07-21.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

C. Consider an Amendment to the Village Zoning Code to Allow Medical Office Uses Permitted and Hospitals a Special Use in the B-1 District.

Staff proposed to amend the Village Zoning Code at the June 14, 2021 Planning and Zoning Commission Meeting to allow medical offices as a permitted use and hospitals as a special use in the B-1 Business District via the following text:

F. B-1 BUSINESS DISTRICT, LIMITED RETAIL

1. Permitted uses. All activities, except for automobile off-street parking facilities as permitted or required in this B-1 District, Limited Retail, shall be conducted wholly in an enclosed building. The following uses are considered permitted uses in the B-1 Business District, Limited Retail:

1. Offices: Business, medical, and professional, in a one or two-story building. Hospitals will still require a Special Use Permit.

This change would allow all non-hospital medical office uses – including dentist offices, chiropractic clinics, and more – to be considered a permitted use which would be approved through a site plan and building permit review process.

After closing the public hearing on this issue, the Planning and Zoning Commission unanimously approved the change to the Village Zoning Code. Staff is looking for approval from the Committee of the Whole.

The Committee discussed medical disposal of equipment and the inclusion of an immediate care facility.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the full Village Board for approval.

D. Consider an Amendment of Section 30.09 of the Village's Landscaping Code

Community Development staff are proposing the following amendment to Section 30.09 of the Village's Landscaping Code. The Village Code currently allows those with dead, dying, or diseased plant materials up to three months to replace these materials. The proposed change shortens that timeframe considerably and requires that dead, dying, or diseased plant materials must be replaced within 30 days or no later than June 1st if identified between November and April.

The Committee discussed adding the word "remove" for dead trees on residential property. Attorney Cahill will look at rewording the Ordinance.

Trustee Glogowski, Chairperson of the meeting, asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

E. Consider Amending Chapter 22.08 of the Algonquin Municipal Code

There has been some confusion regarding when the Village should require a Bond/LOC for certain developments. The code contained language in section 22.08 indicating that the developer's bond was to include both public and private improvements. In actuality, we should not be requiring a Bond/LOC for private improvements (any improvements not turned over to and accepted by the Village of Algonquin). Not sure why this language is in the code, but it should be eliminated to avoid future confusion. The revised Ordinance was reviewed the Committee of the Whole.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

F. Consideration of a Resolution Authorizing a Tax Increment Financing (TIF) Feasibility Study for the the Southwest Corner of Longmeadow Parkway and Randall Road

The Village received a development proposal from NorthPoint Development to create more a than 1.6 million square foot industrial/flex corporate campus with naturalized detention areas, walking paths, and an internal road network at the southwest corner of Longmeadow Parkway and Randall Roads. The Redevelopment Project Area is subject to substantial stormwater and public improvement costs due to its location and unique

site context. To that end, the Subject Property is surrounded on three sides by county roads- Longmeadow Parkway to the north, Randall Road to the east, and Huntley Road to the west. These roadways are raised so as to not experience flooding during major rain events. As such, rainwater is regularly trapped on site, causing it to flood. Vacant sites subject to chronic flooding are eligible for TIF consideration per section 65 ILCS 5/11-74.4-3(A3.C). This resolution would authorize the Village to retain Johnson Research Group, Inc. to commence a Feasibility Study for the proposed Redevelopment Project Area to verify the area's TIF eligibility. The proposed project represents more than \$120 million in private investment.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

G. Consider an Ordinance Authorizing the Establishment of Interested Parties' Registries and Adopting Rules for such Registries for Redevelopment Project Areas in the Village of Algonquin

The Village is considering the designation of a "redevelopment project area or areas," as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. (the "Act"). Pursuant to the provisions of the Act, the Village is required to establish certain interested parties' registries and adopt rules for such registries. If approved, the Village Clerk or her designee would be authorized and directed to create a Registry in accordance with Section 11-74.4-4.2 of the Act for the Redevelopment Project Area and rules attached hereafter would govern the Registry. The Village's Corporate Authority may amend the Rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act. Once created, interested persons may register with the Village in order to receive information of the proposed designation of the redevelopment project area.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

AGENDA ITEM 5: General Administration
None

AGENDA ITEM 6: Public Works & Safety
Michelle Zimmerman

A. Consider an Agreement with Trotter and Associates for the Construction Management of the Woods Creek Pumping Station Project

When the Trails of Woods Creek Project was in the review process prior to approval, the Village had hired Trotter & Associates, Inc. (TAI) to evaluate the existing Woods Creek Pump Station. The proposed subdivision is tributary to this sewage pump station so it was imperative to determine the pump station had the capacity with the additional wastewater flow being added. TAI completed the Pump Station evaluation and determined improvements were needed to the Pump Station in order to accommodate the additional wastewater flow.

In order to insure the integrity of the construction, the Village needs to hire an engineering consultant to review material submittals and prepared the necessary plans and specifications. TAI is the firm most familiar with the project and it is the Public Works staff recommendation to enter into a contract with TAI for the Phase 3 Construction Engineering Services in the amount of \$37,600. Funds for the work and engineering services were provided by Pulte Homes, Inc. as a condition of the approved Development Agreement. \$459,855 was paid by Pulte Homes and placed in the Water & Sewer Improvement Fund.

The Committee questioned the age of the pump.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

B. Consider of an Agreement with Christopher Burke Engineering for the Stormwater Master Plan

An item that has been discussed for numerous years is the need for a Village wide Stormwater Master Plan. As many Village Board members understand, when we experience a significant rain event or a series of events, all of the drainage issues that exist in the Village become very apparent. The demands by residents goes up proportionately depending upon the rainfall.

The Public Works staff is acutely aware of problem areas as they are the ones that have to respond to the Service requests and will be an integral part of identifying the areas that need attention.

Over the years we have been able to address some of the drainage challenges that we have, however many more exist.

Christopher B. Burke Engineering Ltd. (CBBEL) will identify the drainage challenges, analyze potential solutions, quantify the costs for improvements and provide a prioritized listing of the projects that will have the greatest impact for the cost. This method of analysis has been successfully utilized by numerous municipalities throughout the Chicagoland area.

We will essentially be providing a roadmap for Stormwater improvements so we can plan, budget and complete the projects in an organized manner. The scope provided in the proposal is comprehensive and includes key field identification of assets and elevations to ensure the data is accurate.

Village staff has reviewed the proposal and feels that it contains all of the necessary scope items to provide us with an excellent final product that we can use for years to resolve the issues we have with drainage. Therefore, staff recommends that the Committee of the Whole take the necessary action to forward the proposal to the Village Board for their approval. The proposal is for a cost not to exceed amount of \$315,858.00. This was not included in the budget, but this project will be funded through savings that has been realized with other budgeted projects, such as the Harrison/Main Street Round-about, which came in approximately \$1,000,000 under the budgeted amount.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

C. Consider Certain Items as Surplus

Proposed items, vehicles and equipment, can be considered as Surplus and sold appropriately.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the full Village Board for approval.

D. Consider an Agreement with Weatherguard Roofing for the Roof and Gutter Repair and/or Replacement of Historic Village Hall

It was determined the roof and gutters at HVH (Historic Village Hall) are in need of replacement. The roof was last replaced in 1998. The Village board approved \$100,000 budget for this project in the 21-22 budget. I received three proposals for the project from roofing companies the Village has used in the past. All three companies delivered quality service on past projects. (All three proposals are attached.) The low bidder for this work was provided by Weatherguard roofing. The base price of \$69,980 excluding any plywood that would need replacement. They are scheduling their work at least four weeks out. I would schedule the work so we would disrupt the downtown area as little as possible.

Therefore, I recommend we award the work to Weatherguard roofing out of Elgin, Illinois in the Sum of \$69,980.

The Committee discussed the cost differentials between the bidders, the cost of additional plywood that may be necessary and that construction clean up required.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the full Village Board for approval.

E. Consider an Agreement with Hitchcock Design Group for the Towne Park Development Master Plan

The Committee of the Whole considered a proposal from Hitchcock Design Group for development of the Towne Park Master Plan in the amount of \$54,300.00. The concept plan services for this project were passed as part of the 2021–2022 FY budget in account 06900300-42232, Park Improvement Fund, in the amount of \$70,000.00. This park is one of the very impactful pieces of the redevelopment program for downtown. The concept plan will devise what elements will be included in a redevelopment, and what the costs will be for full design and construction. These costs may then be included in future budget proposals and grant applications. Hitchcock Design Group just completed the Village's Parks & Recreation Master Plan.

Therefore, they are knowledgeable with this site and its integration into the larger community and surrounding amenities. Staff felt it was easy to work with them and that they produced a superior product with the final version of the Master Plan.

Thus, it is Public Works recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the development of the Towne Park Master Plan with Hitchcock Design Group in the amount of \$54,300.00.

Trustee Brehmer requested that the aging Playground, Angel Towne Park equipment, as well as the Mineral Springs, are to be included in this redevelopment plan. The history of the playground and the community efforts should be incorporated in the Towne Park Master Plan.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the full Village Board for approval.

F. Consider a Resolution for Temporary Lane Reduction of a State Highway

Village Manager, Tim Schloneger stated that in preparation for Founders Day, the Village of Algonquin is presenting a Resolution for Road Closure as required by the State of Illinois in order to close a section of IL Route 62 for the Founders Parade on Saturday, July 24, 2021. This resolution, after it has been passed by the Board, signed by the Village President and attested to by the Village Clerk is returned to the Police Department. We will forward it to the Illinois Department of Transportation to obtain their written permission for this road closure.

Trustee Glogowski, Chairperson of the meeting asked for a consensus to move this forward to the Village Board. It was the consensus of the Committee of the Whole to move this to the Village Board for approval.

AGENDA ITEM 7: Executive Session
None

AGENDA ITEM 8: Other Business
None

AGENDA ITEM 9: Adjournment

There being no further business, Chairperson Glogowski adjourned the meeting at 8:11 p.m.

Submitted: Maggie Auger, Village Clerk