



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On September 14, 2021
Village Board Room
2200 Harnish Dr. Algonquin, IL**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Trustee Dianis, 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, John Spella, Maggie Auger, President Debby Sosine and Clerk Martin. A quorum was established

Staff Members Present: Village Manager, Tim Schloneger; Public Works Director, Bob Mitchard; Community Development Director, Jason Shallcross; Police Chief, John Bucci; Deputy Village Clerk, Michelle Weber; and Village Attorney, Kelly Cahill

AGENDA ITEM 2: Public Comment
None

AGENDA ITEM 3: Community Development – Jason Shallcross

A. Consider a Special Event Permit for the Aces Halloween Baseball Tournament

Presented is an application for a Public Event/Entertainment License for the Algonquin Aces Halloween Tournament planned for October 23-24, 2021. This event will be held at Algonquin Lakes Park 700 Lake Plumleigh Way with 8 teams/300 participants expected in the tournament. Team entry fees will be donated to Algonquin Area Youth Organization, the Algonquin Aces, a not-for-profit program.

After committee discussion regarding participant parking and food truck location, it was the consensus of the Committee of the Whole to move this to the Village Board for approval.

B. Consider an Ordinance Fixing a Time and Place of a Public Hearing for the Tax Increment Financing Eligibility Study and Development Plan and Project for the Longmeadow/Randall Redevelopment Project

Provisions of the Illinois Tax Increment Allocation Redevelopment Act (the "Act") require that the Village conduct a public hearing prior to the adoption of an ordinance providing for the Village's approval of the Longmeadow/Randall Tax Increment Financing Redevelopment Plan (the "Plan and Project") and the Village's designation of the Longmeadow/Randall Redevelopment Project Area (the "Area") as a redevelopment area. Additionally, the act requires several notices be published in local papers, sent to local property owners, the Department of Commerce and Economic Opportunity, and that local taxing districts be notified. The attached ordinance sets the date for the public hearing as Tuesday, November 2, 2021, at 7:00PM, at the Village of Algonquin Ganek Municipal Center, 2200 Harnish Drive, Algonquin, Illinois 60102 for the purpose of hearing any interested persons or any affected taxing districts with respect to the proposed designation of the Area and adoption of the Plan and Project. Additionally, the ordinance also establishes the Joint Review Board and sets its first meeting on Thursday, September 30, 2021 at 10:00AM per the requirements of the Act.

Following discussion, it was the concensus of the Committee to move this forward to the Village Board for approval.

C. Discussion of River Ridge Estates

This development has been presented to the Village under previous projects including "Riverwoods on the Fox" in 2008 and River Ridge Estates in 2013. Below is an overview of those concepts as well as a preview of the plan discussed with the Committee of the Whole.

AK Group, LLC presented an updated concept that includes the following: • Updated, contemporary housing design that includes a mix of glass, stone, brick and light. • Updated tree preservation plan. • Updated street plan that meets the maximum grade required under Village ordinance. • Updated utility, water and sewer extensions • Updated home siting on each lot to preserve mature trees and minimize tree removal As part of

this concept AK Group, LLC is proposing an amendment to the existing PUD to allow for the following under the R-1 PUD zoning.

- 46 single family home sites - up from 26 proposed single-family sites proposed in 2013
- o 25 of the single-family sites will have river views and a dock
- 36 townhome sites (duplex and 4-unit buildings)
- o The townhome and 4-unit buildings are updated concepts from 2013
- Overall PUD site is 26 acres
- Park and common space are included in the development
- Density is 3.15 units/acre with an allowable 4 units/acre under the R-1 PUD zoning.

When considering this concept, staff recommend review of the following:

- Tree Preservation Plan - Due to the large amount of woodland as well as previous concerns raised in the 2008 and 2013 concepts, we would recommend that a comprehensive tree preservation plan be developed.
- Housing Styles - As a condition of approval, color renderings as well as minimum standards for brick, stone, glass and unique architectural styles will be needed.
- Homeowner's Association (HOA) Responsibilities - Due to the mix of housing as well as the proposed boat docks, the developer will need to provide an overview of responsibilities and short and long-term maintenance of these areas. These HOA documents would be required to be reviewed and approved by staff prior to issuing certificates of occupancy.
- Connectivity - The developer will need to highlight the overall trail, street, and utility connectivity as part of this concept and how it will fit within the context of the Village's long term plan.

After much committee discussion regarding vehicle access, housing density, impact on existing vehicle traffic congestion, no planned sidewalks within the development, HOA levels and school bus stop location, it was also suggested that an updated traffic study be submitted (the current referenced study is from 2012).

D. Discussion of Riverview Townhome Proposal

On October 20, 2020 staff from Community Development presented information pertaining to Riverview Townhomes. The property is located at the northeast corner of Algonquin Road and River Road. The request sought to rezone the property from B-1 Business to O-T Old Town District with an accompanying PUD approval of 4 townhomes.

It was agreed by the Committee that this will be a great addition to Algonquin.

The original petitioner (developer) walked away from the project following October's Committee of the Whole Meeting. Afterwards, a new development group chose to pursue the development of the property and is working with staff to address the concerns raised at the previous Committee of the Whole Meeting. During a series of staff discussions, the Petitioner was directed to address the following:

- Reduce the overall density (as outlined by the Committee of the Whole)
- Provide guest parking on site and demonstrate on-site circulation
- Address grading and stormwater as the plan moves forward through Planning and Zoning
- Improve access by moving the curb cut/access to the site further north
- Provide a higher design as well as increase architectural elements on the south elevation with brick and stone.

Below is an overview of how this group addressed the concerns raised at the October 20, 2020 Committee of the Whole Meeting:

2020 Plans	2021 Plans	Density	4 units	3 units	Elevations / Design
Design wasn't carried through to the southern elevation	Southern elevation (facing Algonquin) will have a mix of stone work and shaker paneling	Parking	No designated guest parking other than on driveway	4 stalls have been identified.	Stormwater will require staff, P/Z and Village Board approval.
Access was located closer to the intersection	Access moved further north along River Road	Grading	Will require staff, P/Z and Village Board approval	If the revised proposal generally addresses the concerns raised in October of 2020, staff is recommending the following next steps:	• Petitioner will submit a new Development Application reflecting the new development group, escrow, and a full plan set for staff review
The plans will need to meet standards related to grading, drainage and stormwater	Petitioner would go before the Planning and Zoning Commission	The request would include the proposed rezoning as the subject property was never formally rezoned by the Village Board	Petitioner would go before the Committee of the Whole	Petitioner would go before the Village Board	

AGENDA ITEM 4: General Administration - Michelle Weber

A. Consider Amending Chapter 33, Liquor Control and Liquor Licensing, increasing the number of Class H Licenses

In accordance with an ordinance passed in 2013 limiting the number of allowable liquor licenses in all classes to the number of licenses issued at that time, the attached proposed ordinance increases the number of available Class H liquor licenses by one. This change is the result of requests from: Fox Valley Pottery, LLC., 2743 West Algonquin Road, Algonquin has requested the renewal of their Class H Liquor License. This would allow participants of pottery classes to Bring Your Own Bottle, allowing the consumption of beer or wine only on the premise. Staff recommends that the change in the number of available licenses be approved.

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

B. Consider Amending Chapter 33, Liquor Control and Liquor Licensing, amending the description of Class A and event permits

In the recent months we have had numerous requests from our current restaurants and inquiries from potential restaurants to allow consumption of alcohol on and off premise. Currently, our Municipal Code allows bars (primary source of sales is alcohol) to sell alcohol for consumption on and off premise but not restaurants (primary source of sales is food). Following discussions with Chief, it is recommended that Class A Liquor License be changed to allow for consumption both on and off premise by amending Chapter 33.07 A(1) as described below: Class A, which shall only permit a retail sale on the premises specified of alcoholic liquor for consumption either on premises and permit retail sale of beer, wine, and alcoholic liquor, in sealed cartons, bottles, casks, flasks, barrels, cases or other sealed containers for consumption off the premises and where the principal source of sales is alcoholic liquor, and/or food having been cooked and/or prepared on the premise, and not entertainment. In addition to the above changes, effective August 1, 2021, the Illinois Liquor Commission has amended their code to allow Non-for-Profit entities, that hold Event Liquor Licenses, to expand their sales from only Beer and Wine to sell all alcoholic liquor. With that said, staff recommends amending Chapter 33.07 C as follows: Event Permit: The Commissioner may grant an event permit to any licensee as defined herein, to any non-profit organization or club located within the Village, such as a church, order or lodge, veterans' organization, civic organization or other similar organization, authorizing the sale of beer and wine alcoholic liquors at any picnic, club, or similar function sponsored by such organization or club.

Following some discussion, it was the consensus of the Committee of the Whole to move this to the Village Board for approval.

AGENDA ITEM 5: Public Works & Safety

Bob Michard

A. Consider an Agreement with Nilco Landscape Solutions for the Downtown Snow Removal

With the completion of the downtown streetscape project the Village decided back in 2018 to contract out snow and ice removal for the downtown, due to the intricate nature and time involved in snow and ice removal for the downtown. Nilco Landscape Solutions, out of Woodstock, Illinois has been performing this service for the past three seasons. Since they have been doing this they have now become very familiar with the process and the Village standards for the downtown snow and ice removal. Based on this experience the Village would like to renew our contract with Nilco Landscape Solutions. We believe we will get the best service from this contractor as they are already familiar with our requirements and we don't have to go through the process of training and hand holding a new company. We ask that the board motion to authorize the Village Manager or his designee to execute this contract with Nilco Landscape Solutions, for downtown snow and ice removal services in the amount of \$130,653.00 for the fiscal year 2021 – 2022 and further authorize the Village Manager or his designee to sign an extension to said contract for fiscal year 2022 -2023, and 2023 – 2024, in an amount not to exceed 3% of the previous year's contract price.

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

C. Consider an Agreement with Strand & Associates for the High Hill Subdivision Phase 1&2 Engineering Services

An agreement with Strand Associates, Inc. was presented for phase 1&2 engineering services for High Hill subdivision street improvement project in the amount of \$187,848.33. The work in the High Hill Subdivision will involve curb and driveway patching, minor drainage system repairs and pavement resurfacing and repair. Funding for the project will come out of the Street Improvement Fund. \$125,000.00 was budgeted in this fiscal year to complete the engineering. This was underbudgeted due to several contributing factors. Firstly, we had to rebalance the expenditures in the 5-year plan and had to push this project forward by a year which required both phase 1&2 engineering to be completed in the same fiscal year. This increased the price of the professional service. Secondly, when we began to scope out the project, we added several storm sewer flooding issues to the design in order to correct some problems in the Jester and lower Kirkland Drive areas. There was also some additional bike path work added that was not originally anticipated. Money for the overage in price will come out of the Scott Street area construction project. We saved over \$300,000 on the price of this from what was budgeted. 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 phase 1&2 engineering services for the High Hill Subdivision project to Strand Associates, Inc. for \$187,848.33.

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

D. Consider an Agreement with Langton Group of the snow and ice removal of Cul-de-Sacs and Eyebrows for the 2021—2022 plowing season

The Village has contracted snow and ice removal in Cul-De-Sacs and Eyebrows for a number of years, due to the intricate nature and time involved in snow and ice removal in Cul-De-Sacs and Eyebrows. Langton Group, out of Woodstock, Illinois has been performing this service for the past three seasons. Since they have been doing this they have now become very familiar with the process and the Village standards for snow and ice removal in Cul-De-Sacs and Eyebrows. Based on this experience the Village would like to renew our contract with Langton Group. We believe we will get the best service from this contractor as they are already familiar with our requirements, routes, and we don't have to go through the process of training and hand holding a new company. We ask that the board motion to authorize the Village Manager or his designee to execute this contract with Langton Group, for snow and ice removal in Cul-De-Sacs and Eyebrows in the amount of \$214,696.84 for the fiscal year 2021 – 2022 and further authorize the Village Manager or his designee to sign an extension to said contract for fiscal year 2022 – 2023, and 2023 – 2024, in an amount not to exceed 3% of the previous year's contract price.

Following clarification of salt supply, it was the consensus of the Committee of the Whole to move this to the Village Board for approval.

E. Consider an Intergovernmental Agreement with the City of McHenry for Mutual Aid

Chief Bucci reported The Algonquin Police Department has always had a strong professional relationship with surrounding agencies, including the McHenry Police Department. Through this relationship we have been able to successfully partner in order to combat criminal activity, share resources and assist one another. Through the approval of a new Intergovernmental Agreement the Algonquin Police Department will have a pre-approved plan in place to assist the McHenry Police Department and request assistance from the McHenry Police Department when needed for both emergency and non-emergency situations. The Algonquin Police Department and the McHenry Police Department have met to discuss the additional need for “non-emergency” aid when it comes to police services. These meetings have resulted in an evaluation of our agency needs and identified that we both have a need, on occasion, for additional police services that are not necessarily associated with an emergency. Examples of this type of aid can be simple shift scheduling shortages (everyday manpower) or support in the operation of pre-planned events. By establishing a mutual aid agreement with the McHenry Police Department that addresses both emergency aid and non-emergency aid, both agencies are able to take a proactive approach to meeting their needs and are better prepared to meet the demand of their communities. In addition, by partnering with a larger agency that is comparable in size to Algonquin we can both receive and allocate manpower and resource from a single agency rather than multiple agencies which will help to ensure that we maintain the highest level of service to our community. The request for consensus to move this item forward for Village Board approval was asked.

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

F. Consider an Intergovernmental Agreement with School District 158 for a School Resource Officer

Chief Bucci reported The Village of Algonquin is currently in an Intergovernmental Agreement with Huntley Community School District 158 to provide a School Resource Officer at the Square Barn Road Campus. The school district is looking to change the language for specified training requirements from “Attended a 40-hour Basic School Resource Officer Training Class” to “Has completed a course of instruction for school resource officers developed by the Illinois Law Enforcement Training Standards Board under Section 10.22 of the Illinois Police Training Act (50 ILCS 705/10.22) within one year prior to assignment.” Our current SRO, Officer Dykstra, has satisfied the statute as per the State of Illinois and is in good standing school district. Chief Bucci respectfully requested consensus to move this item forward for Village Board approval.

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

AGENDA ITEM 6: Executive Session
None

AGENDA ITEM 7: Other Business
Ms. Sosine reminded the Trustees of the Randall Road Ribbon Cutting to be held Wednesday, 9/15.

Ms. Brehmer thanked staff for the efforts on the Art on the Fox event. She felt it was a very successful and well attended event.

AGENDA ITEM 8: Adjournment

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

Submitted: _____
Fred Martin, Village Clerk