



**Village of Algonquin  
Minutes of the Committee of the Whole Meeting  
Held On November 16, 2021  
Village Board Room  
2200 Harnish Dr. Algonquin, IL**

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

Trustee Smith, Chairperson, called the Committee of the Whole meeting to order at 7:55 p.m.

Present: Trustees Laura Brehmer, Brian Dianis, Jerry Glogowski, Robert Smith, John Spella, and President Debby Sosine. Trustee Maggie Auger was absent. A quorum was established

Staff Members Present: Village Manager, Tim Schloneger; Public Works, Tom Hall; Jason Shallcross, Community Development; Peggy Blanchard, Community Development; Police Chief, John Bucci; Village Attorney, Kelly Cahill; Village Clerk, Fred Martin.

**AGENDA ITEM 2:** Public Comment  
None

**AGENDA ITEM 3:** Community Development  
Jason Shallcross

**A. Consider an Ordinance Amending Section 6C.07, Operating Permits and Permit Conditions, and Section 25.01, Escrow Deposit and Reimbursement Agreement Required, and Appendix B of the Algonquin Municipal Code**

Zoning affairs impacting single lot residential properties currently require a Review Fee of \$600 and an Escrow Fee of \$2,000. The necessity to establish an escrow account in the amount of \$2,000 is burdensome for the owners of a single residential lot and is often-times returned in full. To address this, staff proposes to eliminate the Escrow Fee requirement entirely for single-lot residential requests.

Additionally, staff proposes moving the escrow fee table from Chapter 25 of the Village Code to Appendix B and to list the Development Review Fees in Appendix B as well. The Development Review Fees are only listed in the Development Packet at this time and are not codified. This change would consolidate the Development Review Fees and Escrow Fees into one location and prevents two different fees from accidentally being listed for the same activity.

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

**B. Consider an Ordinance Amending Section 9.05, Reporting and Record Keeping of the Algonquin Municipal Code**

The Community Development Department is recommending an amendment to the Algonquin Municipal Code pertaining to the Economic Development Commission (the "Commission"). Staff recommends that Section 9.05, Reporting and Record Keeping, be altered to change the meeting dates and time of the Commission. The Commission discussed and agreed at its October meeting to move to a quarterly schedule in 2022, whereas the Commission would meet on the second Thursday of each month immediately following the close of the quarter prior at 6:30 P.M. at the Ganek Municipal Center.

The Economic Development Commission would meet on January 13, 2022, April 14, 2022, July 14, 2022, and October 13, 2022 at 6:30 P.M. if approved.

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

### **C. Reinvestment into the Algonquin Commons, Presentation of Concept by Red Mountain Retail Group**

Red Mountain Retail Group (RMRG), the new ownership group of the Algonquin Commons, presented their proposed \$50-million dollar reinvestment into the center. The proposed improvements would update the center and make it a destination for dining and entertainment in the region.

Planned improvements include the creation of a 45,000 square-foot indoor café and entertainment area referred to as “The Link”, an almost half-acre outdoor entertainment area for children and adults alike known as “The Playground”, and a more than half-acre outdoor entertainment space known as “The Field”. Other proposed site improvements include the addition of several hundred new parking spaces and new development pads on what are now stormwater ponds. In total, the project creates a net increase in parking by 229 spaces and approximately 25,000 square feet of new tenant space. Conceptual plans were presented and additional information about each of these three spaces is provided below.

#### **The Link**

The parking area between the two out-lot strip centers on the southern half of the Algonquin Commons currently housing tenants such as Bonefish Grill, Claire’s, uBreakiFix, and more would be redeveloped into an area known as the Link. RMRG proposes to construct a 45,000 square-foot roofed enclosure over this area and redevelop the area currently used for parking into a dining and entertainment destination. The space would contain two floors of dining and entertainment options and amenities such as a lounge space, table gaming area, creative office space, spaces to host corporate events and private parties, a stage, an exhibition kitchen area, and more than 10,000 square-feet in new leasable commercial space.

#### **The Playground**

The Playground, an approximate 0.4-acre area proposed between the Link and the strip center immediately to the west (where Torrid, Maurice’s and more are located), provides an entertainment destination for both children and parents. Planned amenities include climbing structures for children, a koi pond, adult swing sets, and shaded areas for parents to sit under while their children explore everything the Playground has to offer. The Playground serves as a major pedestrian improvement for those walking the center and joins the Link to the rest of the center.

#### **The Field**

The Field, an approximate 0.6 acre-acre greenspace between the Link and Randall Road, will serve as an outdoor entertainment venue and have its own 4,500 square-foot café available for lease. Live concerts, outdoor movies, and sporting scrimmages would be programmed in this area during the summer, with a winter wonderland planned for the colder months.

#### **Out-Lot Creation and Stormwater**

RMRG is proposing to reduce the number of stormwater ponds on-site by redirecting stormwater from many ponds strewn across the center to a few individual ponds that would be expanded and improved. This improvement helps the site operate more efficiently, improves existing pond conditions, and creates areas for new commercial pads to be created along Randall Road, allowing an additional 5,000-10,000 square-feet of new leasable space in the center.

#### **Signage**

RMRG is proposing to create and locate several new multi-tenant monument signs for the center consistent with signage provided for regional shopping centers. Proposed materials include brick and stone. The signs are proposed to be located along Corporate Parkway, Randall Road, and County Line Road and would be placed near intersections and mid-block to provide visibility for tenants.

Comments from the Board include:

President Sosine, likes the changes presented, including the “Hill” design, Koi pond

Trustee Dianis, likes the organic concept with community involvement

Trustee Glogowski, likes the new features, questioned the social media exposure and the amount of personnel involved in marketing

Trustee Smith, inquired about other similar locations where this concept has been used, the presenters said the Commons is a unique property/product

Trustee Spella, likes the concept over previous proposals, questioned about the proposed office space, WiFi used for remote work space

Trustee Brehmer, questioned the storm water retention ponds being relocated, lack of sidewalks along Randall Road, and the proposed “Hill” design

**AGENDA ITEM 4:** General Administration  
None

**AGENDA ITEM 5:** Public Works & Safety  
None

**AGENDA ITEM 6:** Executive Session  
None

**AGENDA ITEM 7:** Other Business  
None

**AGENDA ITEM 8:** Adjournment

There being no further business, Chairperson Smith adjourned the meeting at 9:07 p.m.

Submitted: \_\_\_\_\_  
Fred Martin, Village Clerk