



**Village of Algonquin  
Minutes of the Committee of the Whole Meeting  
Held On March 15, 2022  
Village Board Room  
2200 Harnish Dr. Algonquin, IL**

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

Trustee Spella, Chairperson, called the Committee of the Whole meeting to order at 7:58 p.m.

Present: Trustees Jerry Glogowski, Robert Smith, John Spella, Laura Brehmer, and President Debby Sosine

Absent: Trustees Maggie Auger and Brian Dianis

A quorum was established

Staff Members Present: Village Manager, Tim Schloneger; Assistant Village Manager, Michael Kumbera; Public Works Director, Bob Mitchard; Community Development Director, Jason Shallcross; Police Chief, John Bucci; Village Clerk, Fred Martin; and Village Attorney, Kelly Cahill.

**AGENDA ITEM 2:** Public Comment

None

**AGENDA ITEM 3:** Community Development

Mr. Schallcross

**A. Kensington Commercial Development Presentation of Concept**

Kensington Development Partners is proposing to develop a 12.93-acre parcel at the southeast corner of Randall Road and Commons Drive to allow for five new commercial outlots on Randall Road. This will likely be Phase I of a multi-phase project; the development group has indicated that they plan to develop five additional outlots to the south in the future and are contemplating development opportunities for the property to the east.

Project Overview

1. The total site acreage is 12.93 acres with five proposed outlots ranging from approximately 1.5 acres to 3 acres.
2. Kensington has preliminary agreements with tenants for four out of the five lots including: Raising Cane's (fast casual), Belle Tire (retail), BJ's Brewhouse (brewery/restaurant), and Cooper's Hawk (winery/restaurant).
3. The project is proposed immediately east of the Algonquin Commons and just south of the Galleria commercial development.
4. The project will also include an approximately 3-acre naturalized stormwater management area.
5. Access to the outlets is proposed at the existing intersections of Randall Road & Commons Drive and Randall Road & Corporate Parkway, and will be connected by a frontage road along the outlots' eastern property lines. The frontage road will be dedicated to the Village.

**AGENDA ITEM 4:** General Administration

Mr. Schloneger

**A. Consider a Resolution Accepting the Documentation Review Covering the Receipt and Disbursement of MFT Funds for the Period January 1, 2021 through December 31, 2021 Performed by the Illinois Department of Transportation.**

This is an annual housekeeping item that staff recommends approval.

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

## **B. Review Proposed 2022-2023 General Fund Budget**

Mr. Kumbera

The General Fund budget maintains conservative projections of revenues and expenditures and attempts to address the concerns for maintaining service delivery identified by elected officials, Village staff, and citizens of this community in our current economic environment. The budget for the General Fund followed a “constraint budgeting” process to ensure maintenance of existing services while enhancing budget goals by each department and division in the allocation of the limited revenues for the Village.

The budget maintains a balanced position, allowing for the drawdown of unrestricted funds for one-time capital purchases pursuant to the Village’s reserve policy. Above all, no significant reduction in services to our residents is anticipated in the 2022-2023 fiscal year budget, and the Village’s cash position remains solid.

Mr. Kumbera continued with the guiding principles an overview of the various anticipated revenue streams (\$22,537,000) and proposed expenses for the 2022-2023 General Fund Fiscal Year Budget.

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

## **C. Review Proposed 2022-2023 Other Fund Budget**

Mr. Kumbera explained the 2022-2023 projected funding and proposed expenses for the following items:

- Development Fund
- Village Construction Fund
- Downtown TIF Fund
- Police Pension Fund

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

**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 Spella adjourned the meeting at 9:34 p.m.

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