



**Village of Algonquin  
Minutes of the Committee of the Whole Meeting  
Held in Village Board Room  
November 12, 2019**

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

Trustee Janis Jasper, Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m. Present: Trustees Debby Sosine, John Spella, Janis Jasper, Jerry Glogowski, Laura Brehmer, Jim Steigert; President John Schmitt and Village Clerk Jerry Kautz were also in attendance. A quorum was established. Staff Members Present: Village Manager, Tim Schloneger; Assistant Village Manager, Mike Kumbera. Public Works Director, Bob Mitchard; Police Chief, John Bucci; Senior Planner, Ben Mason; Recreation Superintendent, Katie Gock; Deputy Village Clerk, Michelle Weber; and Village Attorney, Kelly Cahill.

Chairperson opened the meeting by explaining that following the Public Comment portion of the meeting, we will continue with General Administration and Public Works items followed by Community Development.

**AGENDA ITEM 2:** Public Comment

Mr. Bob Smith: Thanked the Chief Bucci and the Police Department for coming out in the frigid cold and participating in the raising of the Flag Ceremony at St. Margaret Mary School.

14 persons addressed the Committee regarding the consideration of the Colosseum Project expressing concerns regarding the density of the apartments, devalue of neighboring homes, overcrowding of schools, traffic, and environmental impacts if the project were to be approved with the current design. Other comments focused on the positive impact it will have on youth sports, adding additional things for teens and young adults to do within the community, affordable housing, additional consumer stream, and making Algonquin a destination place.

Persons that addressed the Committee of the Whole regarding the Colosseum Project include:

- Julia Nelson – Cardiff Court, Algonquin
- Richard Otruba – Wynnfield Drive, Algonquin
- Dan Wenzelman – Fernwood Lane, Algonquin
- Blake Wiltshire – Waverly Lane, Algonquin
- Patrick Giacomire – Barrett Drive, Algonquin
- David Rodriguez – Cosman Way, Algonquin
- Mike Gerard – Barrett Drive, Algonquin
- Lisa Davis – Haverford Drive, Algonquin
- Grant Lentz – Sleepy Hollow Road, Algonquin
- Sarah Wenzelman – Fernwood Lane, Algonquin
- Bob Smith – Yosemite Parkway, Algonquin
- Leon Rebodos – Bloomsbury Court, Algonquin
- Janine Kavanaugh – Tracy Lane, Algonquin
- Tim Mahoney – Arlington Heights

**AGENDA ITEM 4:** General Administration

**A. Consider a Proposal from Hitchcock Design Group for the Comprehensive Parks and Recreation Master Plan**

Mr. Kumbera Presented:

Staff issued a request for proposals to find a consultant to help us develop Comprehensive Parks and Recreation Master Plan to help the Village prioritize and allocate resources for park development and

recreation services for the next 10 years. This document will refresh two separate plans that were previously developed in 2008 and 2009 respectively. A cross functional evaluation committee was formed to evaluate proposals and recommend award to Hitchcock Design Group. Consensus of the committee was that this firm best met the needs of the Village. Accordingly, staff recommends award of this project to Hitchcock Design Group for a not to exceed amount of \$120,000.

Trustees Jasper and Sosine were part of the review process and both agreed with the recommendation, stating the environmental obligations noted in the Hitchcock proposal was imperative to the plan. Ms. Sosine added, that once the plan is put together, she would like to see the Board act on implementation of the recommendation.

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

**B. Consider a Special/Public Event Request for Miracle On Main on December 7, 2019**

Ms. Gock Presented:

The Recreation Department is planning the first inaugural Miracle on Main (Formally Rock on the Fox) tree lighting to be held on The Plaza (2 S. Main Street) in old town Algonquin on Saturday, December 7, 2019 from 5:30-7:00pm. The event will include the lighting of the Village Tree, Santa arrival, high school choirs, live reindeer, ice sculptor, frozen characters, and vendor/sponsor booths. Downtown businesses were invited to participate in an open house inviting attendees into their businesses and restaurants provide quick meals or discounts to encourage visitors to enjoy the newly redeveloped downtown.

Pursuant to the Algonquin Municipal Code section 31.04, Recreation staff, with Police recommendation is requesting approval to close South Main Street (between Algonquin Road and Washington Street) during the hours of 3:00pm until the conclusion of the event approximately 8:00pm, as needed for the event.

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

**C. Consider a Proposal from Just in Time Pool & Spa Services for the Replacement of Sand Filters and the Chemical Controller at the Lion's Armstrong Memorial Pool**

Ms. Gock Reported:

The current condition of the sand filters has deteriorated over the course of the years as they were installed in 1997, most notably this season with hairline cracks causing water to leak into the pump room. These type of filters have a useful life of 20 years, which we have exceeded by 2 years. Staff went out for proposal and received 5 submissions. Of the proposals submitted, Staff is recommending Just in Time Pool and Spa Service for this project in the amount of \$54,175.00. This company not only provided the best cost, but also are a reputable pool service company that has served many Park Districts, Villages, and private public pools. This project also includes a new chemical controller that will allow Public Works staff the opportunity to view pool chemistry remotely. The new controller will keep water balanced, as this posed challenges during the 2019 pool season. If approved, the installation will begin immediately for completion prior to the 2020 pool season.

Ms. Sosine thanked staff for the tour of the pool facility earlier this year, it gave the Board the opportunity to see what needed to be done.

It was the consensus of the Committee of the Whole to Move this forward for Board Approval.

**D. Consider Accepting the Police Pension Fund Municipal Compliance Report**

Mr. Kumbera Presented:

The Municipal Compliance Report, required by statute, summarizes the financial position of the Police Pension Fund for levy purposes. The Village and Pension Board hires their own actuary to determine funding contributions, which are much more aggressive than required by the State. Staff recommends acceptance of the report.

Ms. Sosine asked how the implantation of the new State Consolidation of Pensions Law will affect our funding.

Mr. Kumbera responded, there is no formal bill analysis or recommendation that has been prepared. Staff is following the legislation to ensure that the Fund will be able keep funding at an aggressive level to be fully funded by 2033.

President Schmitt added, he has been following this also and will keep the Board up to date as things develop.

It was the consensus of the Committee of the Whole to Move this forward for Board Approval.

#### **E. Consider the Police Pens Fund Tax Levy**

Mr. Kumbera reported:

The levy request for Police Pension purposes is \$2.068 million for the 2019 tax year. This is an increase of approximately \$83,000 from last year which makes progress towards a 100 percent funding level by 2033. The fund is currently at 67.8 percent funded. Staff recommends acceptance of this recommendation.

It was the consensus of the Committee of the Whole to Move this forward for Board Approval.

#### **F. Consider the 2019 Property Tax Levy**

The recommended tax levy for 2019 is \$5.6 million which is the same as the previous three years. Since there is no change in the levy, no public hearing is required. Assessed valuation is estimated to be \$1 billion, an increase of 5.1 percent, and is due to new growth and increasing property values. The Villages tax rate is expected to be \$0.56 for every \$100 dollars of valuation. The Village's levy is under 6 percent of a homeowner's property tax bill. A home owner with a \$250,000 home is estimated to pay the Village \$467 for the year with this levy. Staff recommends approval.

- \$250,000 median priced home
- 2018: \$490
- 2019: \$467

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

#### **G. Review the Popular Annual Report (PAFR) for the Year Ending April 30, 2019**

Mr. Kumbera reporting:

This item is for informational purposes only and no action is needed. The Fiscal Year ending 2019 Popular Annual Financial Report is a very condensed version of the Village's Comprehensive Annual Financial Report intended for the more casual reader who is interested in a governments financial condition. This document was recognized last year by the Government Finance Officers Association award program and we intend on keeping that award for this year. Special thanks to the Finance team for the work on this document and throughout the year.

#### **H. Consider Renewal of an Intergovernmental Agreement with Northern Illinois Purchasing Cooperative (NIPC)**

Mr. Kumbera reporting:

This intergovernmental agreement renewal with the Northern Illinois Purchasing Cooperative, a purchasing consortium made up of 11 different agencies in McHenry, Kane, and DeKalb Counties. This purchasing arrangement has worked very well in the past to secure lower pricing on commodities and this ordinance allows that to continue.

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

**AGENDA ITEM 5:** Public Works & Safety

**A. Consider an Amendment to Chapter 5.03, Encroachments on Street, of Chapter 5, Streets, Sidewalks and Trees of the Algonquin Municipal Code**

Reporting: Bob Mitchard

Staff continues to struggle with private installations on Village-owned rights-of-way. Obstructions and non-conforming installations in the public right-of-way (ROW) create a dangerous condition for the public as well as public utilities that own and maintain underground facilities in the ROW. The ROW is intended for public use for vehicles, bicycles, pedestrians, and public utilities. The placement of private installations, such as non-standard mailboxes or other private non-standard items can endanger the public that uses the ROW. The placement of underground installations, including but not limited to, invisible dog fences, irrigation systems, as well as, decorative (non-standard) sidewalks or driveways in the ROW create logistical, financial, and liability challenges when excavating a utility or when the sidewalk, curb or street are being maintained, repaired, or replaced.

As such, to address this increasing and concerning issue, we are proposing the following changes to the Village Code:

- The owner of the installation shall remove the non-conforming encroachment from the public way within ten (10) working days of notice if it is determined to be a hazard to persons or property by the Public Works Director. In the event the owner fails to remove the non-conforming encroachment, the Village shall have the encroachment removed and the owner shall be charged for the cost of said removal. a copy of waiver that will be required in instances where it is determined the improvement may remain. It is our goal to support our teams in providing consistently safe and liability free rights-of-way.
- The owner of the installation may maintain the non-conforming encroachment, at the discretion of the Public Works Director or his designee, if it is in no way a hazard to persons or property. The owner of the installation must sign a Village-provided waiver, which relieves the Village from any responsibility for care of, repair of, or replacement of any non-conforming encroachment and said owner shall assume all liability in the event of damage to personal property to or injury to any individual as a result of said Encroachments on Street encroachment. Failure to sign the waiver directly will result in a requirement to remove the non-conforming encroachment within thirty (30) days of notice. Additionally, no issued waiver shall constitute permission to violate any other sections of the Village of Algonquin Municipal Code.
- In no instance shall the Village fund the care of, repair of, or replacement of non-conforming encroachments.

Consensus was to move this on for approval.

**AGENDA ITEM 3: Community Development**

**A. Consider Annexation, Zoning, Preliminary Plat, Preliminary Planned Unit Development for the Algonquin Colosseum located near Randall Road and Longmeadow Parkway**

Mr. Farnum Presented:

Troy Mertz, property owner and contract purchaser, has petitioned for approval of a development that includes a large community park surrounded by retail uses near the intersection of Randall and Longmeadow, a multi-family apartment complex with 302 units, a townhome neighborhood with 142 units, and 58 lots for single family detached homes. The residential area includes a clubhouse facility that serves all of the residential units.

The proposal includes boutique retail and restaurant space in small buildings, clustered around the community open space and a 6-acre entertainment hub that includes fountains, a band shell, a full size football/soccer/lacrosse field, and surrounded by pedestrian plazas with small pavilions and other amenities. Additionally, over an acre will be granted for an expansion to Willoughby Farms Park, which is desirable to provide an expanded buffer area around the wetlands in Willoughby Farms Park. The developer is constructing these improvements as part of the development, and will deed them to the Village.

The project includes the extension of Stonegate Drive from the north edge of the property (near Willoughby Farms Park) to the south end where it will intersect with the existing stub of Stonegate at Longmeadow. This intersection will need to be signalized and was planned to be signalized when Kane County DOT constructed Longmeadow Parkway. There will be an 8' wide bike path along the west side of Stonegate Road and a traditional 4' wide sidewalk on the east side of the street.

Additional access to Randall Road will be provided at the north end of the 35-acre parcel. This location is already approved as a Randall Road access location pursuant to the Village's intergovernmental agreement with Kane County.

This proposal is a true walkable mixed use development that fulfills solid planning principles for good land use development.

Colosseum includes a nearly 6-acre public plaza and field central to the Entertainment Hub, which includes a band shell, pavilions, and fountains. This is not just a "Saturday morning soccer" recreational space, but can be used for community events, concerts, farmers' markets, and the like. The idea of creating this public space central to a retail and restaurant area creates a user-based destination draws in customers for events, as well as enhancing the experience for day-to-day retail customers. The incorporation of entertainment areas and social events is a growing trend in the retail industry. Further, the highly visible location at a major entrance to our community is a huge amenity for the Village.

Both the School District and the Dundee Park District have expressed a need for such a facility, as well as a desire to help program and use the space.

The proposed land plan includes preservation of the existing tree lines, which will help serve as a buffer to the neighboring land uses. There are centralized open spaces located in all of the land use areas, providing green connections between neighborhoods and highlighting the natural features of the site. Some of the open spaces will contain naturalized storm water retention areas, while some are active play sites or lawn areas for passive enjoyment.

The developer has worked with School District 300 to provide both a pedestrian connection as well as a requested rear access road into the Westfield School campus to the east. Street D will extend onto the school property

Due to the access to the school, the intersection of Stonegate and Street D should have multi-directional crosswalks as this will be a major pedestrian crossing area. In addition, a 4-way stop may need to be considered at this location.

Traffic Calming explore roundabouts on Stonegate at the intersections of Street D and Street B, to provide controlled intersections that could also accommodate pedestrian crossing. In particular, the intersection of Stonegate and Street B, serving the retail area and entertainment hub, should be considered for a roundabout.

The Planning and Zoning Commission unanimously recommended approval of the request with about 20 conditions.

The project fulfills the goals and objectives of the Comprehensive Plan, the Parks Recreation and Trails Plan, and the Complete Streets Policy. The project fulfills the intent of the Conservation Development zoning, while meeting the requirements of the KDOT IGA for access to Longmeadow and Randall Road and other provisions for the development of the property.

The proposed housing is in high demand, and is financially advantageous to the Village and the School District. The additional retail adds sales tax revenues to the Village. The open spaces create a useable expansion to Willoughby Farms Park and key programming opportunities at the Entertainment Hub with high visual impact at a key entrance to the Village. Stonegate Drive will be extended, completing the last missing link in this important north-south collector.

Staff thinks this project has a lot of merit and benefit to the community. Good planning and land use applications are always a balancing act between the environment, engineering standards, land use requirements, and the benefit to the community. It is Staff's opinion that the spirit and intent of the Village Plans and ordinances are upheld through this project.

The Planning and Zoning Commission concurs.

That being said, this will be the first time this project has been reviewed by the Committee of the Whole. It is understood that each of the Trustees have their own issues and concerns about the project. For this reason, Trustee input and direction on this proposal is requested. This project is not yet finalized, and Staff expects additional changes to come forth from the review by the Committee. Once a consensus is reached by the Committee on the changes necessary to move this project forward, Staff and the Developer can work to make those revisions to the PUD and annexation agreement, and return to the Board for approval. Committee input and discussion is requested.

Trustee Jasper asked each member of the Committee for their comments.

**Trustee Glogowski:** After reviewing an overlay of the current project compared to Aspen Village, he noticed less townhomes, Would the developer consider lessening the number of apartments and move the apartments to Lot B F G and K were the current retail space is located. Using the current location of the townhomes as open space and a buffer to the current single family homes. Lots 45 and 51 being considered to be donated as open space. He would encourage these to be donated to expand upon the open space in the plan. If the apartments cannot be moved, they should be downsized. Many times constituents hear about developments and in the past, during the consideration of the development stage, concerns have been brought to the Board and those concerns were addressed. Although he likes the concept of the Colosseum development, he feels the density and the location of the apartments is not a good fit.

**President Schmitt:** He felt the comments during public comment were valid was a genuine area of concern. Some of the observations he has made, is that we need to provide quality places for young adults returning from college a place to live. We cannot only provide homes for families/people with income levels. We are a community that must provide for all types of living and right now, we don't provide a reasonable diversity including apartments. Also, he has read the traffic studies and they do not give him any cause for concern. However, the design of the exterior visuals for the multi-family will need to be revisited. Currently, they do not meet the visual requirements of the Village.

**Trustee Steigert:** Mentioned when the Esplanade Apartments project was discussed many residents expressed concerns regarding that project and the devaluation of properties. However, after review and discussion with the developer, certain conditions were met and they were able to develop a quality, up-scale place for renters to live.

**Trustee Brehmer:** Raised concerns regarding the lack of open space and ground water recharge. With the Woods Creek Watershed running through the property and earmarked as a critical recharge area, she feels the current design of the development does not meet the requirements of the current regulations put in place by Kane County nor the Village of Algonquin. She also would like the developer to preserve mature trees and she would like to see development around the current trees not the other way around. She also feels that by negatively impacting the Woods Creek Watershed, this will hinder the current aquifers that supply the Village with drinking water. Also, when large events take place, how will the traffic disperse?

**Trustee Spella:** Feels there are too many apartments in the plan and is concerned about the clientele of the apartment living and devaluing the current homes in the neighboring subdivision. He is also concerned with renting of the townhomes, he feels renters don't have the buy in to the community and is afraid the area would become run down. He also feels there is many flaws in the project and many items need to be readdressed before coming back to the Board. He would also like to know what it would cost to maintain the donated recreation area that is noted in the plan.

**Trustee Sosine:** She is concerned the design does not accommodate the requirements in place to protect the Woods Creek Watershed. They need to revisit/adjust what is planned for the area on Randall Road to protect the Watershed area. She feels the round-a-bouts are a great idea to flow traffic and slow traffic. She does not see people going through the neighborhoods verses going out onto Randall or Longmeadow, since those would be direct route. The apartments need to be upscale to ensure the right clientele rent.

**Trustee Jasper:** She is encouraged that this is the first step in the process and encourages the community to continue with their input. The Village is at a point where we need to really consider how the last few open spaces (i.e. farm land/open land) are developed. The Village needs to be mindful of our recharge areas and where our water is coming from. For this project and beyond, she would like to see this continued. She feels

the density is too high, where the Aspen project had just over 200 sites where this project is projecting more than twice that. Would also like to see the Willoughby Farms Park donation expanded. She would also like to ensure that all the items/concern on the Public Works memo from October 2019 are addressed. Traffic studies, she would like to know if during the study it was taken into account that the Longmeadow bridge is not open. If the fields are to bring in large groups of people, how will incoming, outgoing traffic and parking be handled, what was found in the study for these instances.

Ms. Jasper invited Mr. Mertz, Developer, to address the Committee.

Mr. Mertz expressed, as a longtime resident of Algonquin and a place where he raised his children he wants to do right by the community. Doing what he does he has noticed the trend of the Chicagoland area is the change of a for sale growth community to a for rent community. It is a much more dramatic change in Illinois than in any other state. The first time buyer demographic is changing from 23 years of age to 33 years of age. That shift has had a negative impact on the "Move Up" markets. The vital aspect in land development in the State of Illinois is to stay competitive. Enhance retail markets to help keep property taxes as a reasonable percentage. He has been working a number of years on this plan and he understands that the Board has concerns and welcomes the opportunity to come back with a better plan that will accommodate a broader audience and wants to make the Village proud. As well as working with the Village he has been in contact with the District 300 regarding transportation and has made improvement with their input regarding transportation. He feels this growth is vital to the sustainability of the public salaries and pension funds.

Mr. Farnum indicated traffic engineer, Lynn Means, is in the audience and is available to answer any questions regarding the traffic study.

Ms. Means explained the various counts, when they occurred and how the traffic projections were met. Not only does her traffic study follow the guidelines put into place by Kane County Department of Transportation for current traffic and growth prediction conditions, she is very conservative allowing for additional traffic to ensure the study accurately predicts the probable impact to the area. She also stated, as for the special events she would recommend a plan be put into place to accommodate the influx of traffic during a special event.

Following some discussion, it was decided that staff continue dialog with the Developer to address the concerns mentioned.

**AGENDA ITEM 7:** Executive Session  
None

**AGENDA ITEM 8:** Other Business  
None

**AGENDA ITEM 9:** Adjournment  
There being no further business, Chairperson Jasper adjourned the meeting at 10:02 p.m.

Submitted: Michelle Weber, Deputy Village Clerk