



**Village of Algonquin**  
**Minutes of the Committee of the Whole Meeting**  
**Held in Village Board Room**  
**January 21, 2020**

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

Trustee Laura Brehmer, Chairperson, called the Committee of the Whole meeting to order at 8:03 p.m. Present: Trustees Debby Sosine, John Spella, Janis Jasper, Jerry Glogowski, Laura Brehmer, Jim Steigert, and President Schmitt. A quorum was established  
Staff Members Present: Village Manager, Tim Schloneger; Public Works Director, Bob Mitchard; Senior Planner, Ben Mason; Deputy Village Clerk, Michelle Weber; and Village Attorney, Kelly Cahill.

**AGENDA ITEM 2:** Public Comment  
None

**AGENDA ITEM 3:** Community Development

**A. Consider a Special Use Permit for Life Line Christian Church**

Mr. Mason Presented:

The petitioner, Dave Rudin pastor of Lifeline Christian Church, has submitted a request for Special Use Permit to utilize the vacant former Mandile's restaurant building at 2160 Lake Cook Road for church services and functions. Enclosed is a description of Mr. Rudin's organization, which began meeting in the Village in 2010 at the Bowlero entertainment business on Randall Road. The congregation has approximately 100 worshippers who are looking for a larger space they can move into without requiring significant interior buildout work.

The former Mandile's restaurant location is proposed by Mr. Rudin, due to its large open spaces and fact it still retains the tables and chairs from its use as a restaurant. Primary use of the building would occur on Sundays, for a weekly church service from 10:00-11:00am. There would also be associated church functions and activities during the week, such as group bible study, youth and family activities, and possible other broader community-based offerings including business seminars and leadership training. Staff had initial concerns about the high quality restaurant facility at a prime commercial intersection being converted to a non-business use. The property owner Mr. Mandile has reached out to staff to confirm they would still like to see the building be a restaurant again in the future, and will continue marketing the property as such. One key condition therefore would be a limit on the church group's use of the space, by including a sunset clause into a potential Special Use Permit approval.

Staff does not believe the proposed church use would have a negative impact on the surrounding properties and business tenants – there is shared and adequate parking as part of the adjacent Glacier Plaza development – and the petitioner is not proposing any interior remodeling or changes to the layout of the space that would hinder its ability to serve as a restaurant again. The petitioner shall contact the McHenry County Health Department to discuss permit requirements for any possible use of the building's commercial kitchen, though Mr. Rudin has stated he foresees little interest in extensive use of the kitchen and related equipment by the church.

Staff recommends a limited Special Use Permit approval for the church to operate out of the building for an initial period of 2 years, with the ability for the approval to auto-renew for an additional 2 years if there are no issues from the community or landlord (traffic, noise, etc). After that point, Staff recommends the church be required to come back before the Village Board to request any further extensions.

On January 13, 2020 the Planning and Zoning Commission considered the petition and unanimously recommended approval (6-0) of the request for a Special Use Permit for the Lifeline Christian Church, subject to the findings of fact and conditions listed by staff.

Staff concurs with the Planning and Zoning Commission and recommends approval of the Special Use Permit, subject to the following conditions:

- The Special Use Permit for a church use shall be valid for a period of two (2) years from the date of Village Board approval. The Special Use Permit shall auto-renew for an additional two (2) years should there be no issues or concerns from the Village, landlord, or adjacent property owners.
- Should the petitioner desire to request an extension of the Special Use Permit for church use beyond January 1, 2024 the church shall be required to petition the Village Board, who in its sole discretion, and without the matter being referred back to the Planning and Zoning Commission, shall determine whether the special use should expire or be extended to continue to allow the church use of the building. Otherwise, the building shall be required to be tenanted by commercial uses, consistent with the parcel's B-2 zoning designation, after January 1, 2024.
- When the church use is discontinued for greater than six (6) consecutive months, the special use permit shall expire and the building shall be required to comply with the underlying zoning regulations of the commercial B-2 district and all building code requirements for a commercial use.
- The petitioner shall be required to obtain all necessary building permits and receive a certificate of occupancy from the Community Development Department prior to any church activities being conducted on the premises.
- The petitioner shall contact the McHenry County Health Department to discuss permit requirements for any possible use of the building's commercial kitchen.
- The property shall be maintained according to the village's property maintenance standards. In the event the property is routinely in violation of the village's property maintenance code, the village shall have the authority to terminate the special use permit for church use on the property.

The Committee was concerned that the auto renew/re-up of the Special Use Permit would hamper the owners from leasing to a restaurant or retail in the future.

Mr. Mason explained, there is a possibility that it could cause a future problem and suggested to either remove the auto renew/re-up from the SUP or have it a 3 or 4-year Special Use Permit.

Following discussion, it was the consensus of the Committee to issue a Special Use Permit for 2 years, at which time Lifeline will be required to petition the Village Board for consideration of any extensions.

**AGENDA ITEM 4:**           General Administration  
None

**AGENDA ITEM 5:**           Public Works & Safety  
Mr. Mitchard Presented:

**A. Consider an Agreement with At-Risk Management Contractor for Designer-Led Design-Build Project for MCCD Prairie Path Improvements – Stage 4A**

At-Risk Management Contractor for Designer-Led Design-Build Project for MCCD Prairie Path Improvements – Stage 4A. The contract covers work that is very similar to the prior streetscape work in Downtown Streetscape Phase 1A and 1B, including all the same features and quality construction work that our residents and businesses have enjoyed, but adds trailhead upgrades and a new pedestrian/bike bridge over La Fox River Drive.

The design-build concept is a recommendation that I am making in order to bring this project in on time, within budget (as stated), and within the high expectation of the Board of Trustees, stakeholders, and our residents and businesses. Burke, LLC will be handling all design, bidding, contractor selection (with our approval), project construction management, and PR communications and marketing (through a third party vendor) under the Guaranteed Maximum Price of \$2,210,510.00. An owner's allowance of \$50,000.00 is also included but will only be expended should there be significant changes in the project scope that would add work task(s) to the job.

The most attractive part of this delivery method is the fact that the Village of Algonquin, as owner will be teaming with Burke, LLC and the contractors to deliver a quality project. In traditional design-bid-build delivery, the Village would be attempting to manage, at least, five separate contracts, five different contractors, and their sub-contractors in this very tight and restrictive construction site. The design-build option allows us to funnel all construction contracts and related activities through Burke, LLC, making to overall management of the contract much more streamlined, comprehensive and coordinated. Any construction savings realized through the design-build team effort will be shared equally between Burke, LLC and the Village of Algonquin, as owner.

Currently, in the Capital Improvement Budgets, we have \$550,000.00 budgeted in the Street Improvement Fund for the construction of the MCCD Trail Improvements. We plan to include the remainder of the project cost in the upcoming fy2020/2021 budget.

We recommend that the Committee of the Whole take the necessary action on the contract with Burke, LLC in the amount of \$2,210,510.00 and move that motion on to the Village Board of Trustees for approval. Work will begin as soon as the contract is approved and bids for services can be collected and considered by Burke, LLC. The work is anticipated to be completed by the fall of 2020, if not sooner.

Ms. Brehmer asked if they had checked to see if anyone or group, i.e. the rail museum, would be interested in the old railroad bridge.

Mr. Mitchard explained it is a very heavy and large piece of metal and was not aware of anyone that would be interested, but he would ask around.

The Committee of the Whole consensus was to move this item forward for approval.

#### **B. Consider an Agreement with Trine Construction for the Stage 3 Wet Utility Project**

Scott Trotter, from Trotter Associates Inc. (TAI) recommending the award of contract to Trine Construction for the Stage 3 Wet Utility Project. As you may recall this is another phase of the overall underground infrastructure improvements being completed in and adjacent to the downtown area. The work includes these major items:

- Installation of a Sanitary Sewer Lift/Pump Station in Zimmerman Park (La Fox River Drive and Center St.).
- Extension of a large diameter Interceptor Sanitary Sewer from the Lift Station north along La Fox River Dr. to Washington St. west on Washington St to Harrison St. then north on Harrison St. to connect with the Stage 2 project at Front St.
- New sanitary sewer services for all businesses and residences along the project.
- Removal and replacement of lead water services along the project route.
- Installing new water main at Main St. and Rt. 62 (crossing), Harrison St. at Rt. 62 (crossing), along La Fox River Dr. from Center to Washington, and on Washington from Main St. to Harrison.

This project will significantly improve the function of the sanitary sewers and provide relief from back-ups that have occurred in the past. It will also reduce infiltration and inflow into the sanitary sewer system and the WWTP.

As stated in TAI's letter, staff met with Trine Construction, the low bidder on the project and are comfortable with their staffing and approach to the project.

Therefore, staff recommends the Village Board Award the contract for the Downtown Streetscape Stage 3 Wet Utilities Project to Trine Construction in the amount of \$6,767,780.90. Partial funding has been budgeted in the FY 2019-20 budget, with the remainder in the FY 2020-21 budget. The funding for the sewer portion of this project is being provided by an IEPA loan, which will reimburse costs once they are expended. This will then be paid back through debt service payments.

Mr. Glogowski indicated he did some research on the contractor and had nothing but positive reviews.

The Committee of the Whole consensus was to move this item forward for approval.

**AGENDA ITEM 6:** Executive Session  
None

**AGENDA ITEM 7:** Other Business  
None

**AGENDA ITEM 8:** Adjournment

There being no further business, Chairperson Brehmer adjourned the meeting at 8:17 p.m.

Submitted: Michelle Weber, Deputy Village Clerk