



**MINUTES  
ECONOMIC DEVELOPMENT COMMISSION  
THURSDAY, JULY 14, 2022 6:30 PM  
Ganek Municipal Center, Village Board Room, 2200 Harnish Drive, Algonquin, IL**

Call to Order: Chairman Pinderski called the meeting to order at 6:35 PM.

**1. Roll Call: Established Quorum**

Commissioners Present: Pinderski, Ward, Menolascino, Hutchins, Moders

Commissioners Absent: Ritter, Vachio

Staff: Shallcross, Blanchard

**2. Minutes:**

The motion was made by Commissioner Ward and seconded by Menolascino to approve the minutes from April 14, 2022.

Ayes: Pinderski, Ward, Menolascino, Moders, Hutchins

Nays: None

Absent: Ritter, Vachio

**Motion Passed**

**3. Public Comment:**

No public comment

**4. New Business:**

**Summary Report from ICSC-Deal Making:**

Peggy Blanchard, Economic Development Consultant reported that we had 15 meetings with interested retailers, developers and brokers working in the Algonquin area. The event was held over two days, and provided the opportunity to see what new retailers were looking for sites as well as an educational component on Sunday. Red Mountain Group, the new owners of Algonquin Commons Shopping Center had a large display in their booth featuring Algonquin and the Mall. Their primary focus was on leasing the vacant spaces at Algonquin Commons. The networking events provided an opportunity to meet with brokers and other community leaders throughout the US on commercial trends. Overall it was a good marketing opportunity for the Village.

**Community Development Second Quarter Report**

Community Development Director Shallcross presented the second quarter Community Development/Economic Development Newsletter. The EDC continues to be impressed with the level of activity occurring in the Village. This newsletter is distributed through the Village's social media network.

**Business Visitation Program**

Blanchard reported on the first Business Outreach Visitation with Kenmode. Mr. Moders was an outstanding host and it was amazing to learn about what Kenmode is manufacturing in our Village. This is an international business and has been in our community since 1965. We will be scheduling additional visits throughout the year.

**Project Update:**

Shallcross, Director of Community Development updated the commission on current development projects, which included:

- Westview Crossing a Lennar Residential Development with 150 single family homes with a price range- \$500,000 to \$600,000. Project is tentatively scheduled for final approval in July.

- Enclave Phase I is a commercial development on Randall Road, to include eight lot. Proposed tenants include Raising Cane's, BJ's Restaurant and Brewhouse and Cooper's Hawk. There is a future development for commercial and residential on adjacent properties.
- Algonquin Commons Shopping Center is proposing a redevelopment of the center to include an entertainment component including restaurants, music venue, sports field, playground and many more amenities that will be a regional destination.
- Atlantic Residential is 63 two story townhomes and 250 apartments with a 10,000 square foot commercial building. They are currently in plan revision.
- Freddy's is in for plan review. This is a fast food/ice cream store. We did meet with them at the ICSC Show in May.
- Algonquin State Bank site: The Village staff will be doing more outreach to individual developers to look at the redevelopment opportunities for the site.

## 5. 2022 Programs and Events

**Comprehensive Plan Update and EDC Involvement** – The Community Development Department has budgeted funds to update the Algonquin Comprehensive plan. This will be a two-year planning project. The EDC will be asked to assist the planning staff with future land use opportunity sites.

**Developer's Breakfast**- The Village will again host the Developer's Breakfast in October 2022. The format will be a panel discussion from developers who have completed the entitlement process and have projects moving forward.

**Business Breakfast Awards:** The Community Development Department will utilize the EDC to bring back the business awards program to recognize businesses who have contributed to the economic growth of the Village. This event will be held in February 2023 and could potentially align with the community development end of the year report.

**Art on the Fox:** Blanchard reported that the Village retained Amdur Productions, Inc. to produce Art on the Fox for a second year. The event will be held on September 10 and 11, 2022, from 10:00 a.m. to 5:00 p.m. daily. The event has secured 85 vendors and will feature two stages of entertainment throughout the day.

## 6. Old Business:

None

## 7. Adjournment:

The motion was made by Commissioner Ward and seconded by Commissioner Menolascino to adjourn the meeting at 7:35 p.m.

Respectively Submitted,

Peggy Blanchard  
Economic Development Specialist

Approved: \_\_\_\_\_

Jerome Pinderski, Chairman