



**Village of Algonquin  
Minutes of the Committee of the Whole Meeting  
Held On October 17, 2023  
Village Board Room  
2200 Harnish Dr. Algonquin, IL**

Trustee Dianis, Chairperson, called the Committee of the Whole meeting to order at 8:03 p.m.

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

Present: Trustees, Jerry Glogowski, John Spella, Laura Brehmer, Maggie Auger, Brian Dianis, Bob Smith, President, Debby Sosine and Clerk, Fred Martin.

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Michele Zimmerman, Assistant Public Works Director; Jason Shallcross, Community Development Director; Tim Cooney, Police Sargent; Katie Gock, Recreation Superintendent; Amanda Lichtenberger, Deputy Chief Financial Officer; and Kelly Cahill, Village Attorney.

**AGENDA ITEM 2:** Public Comment

None

**AGENDA ITEM 3:** Community Development

Mr. Shallcross:

**A. Consider a Special Use Permit for 123 Learning Center Daycare at 2651 W Algonquin Road**

Marta Truskolaska, the "Petitioner" and attorney representing 123 Learning Center Co, submitted a Development Petition requesting a Special Use Permit to operate a daycare center at 2651 West Algonquin Road.

To operate a daycare center in the Village, a Special Use Permit is required to be issued by the Village Board. Special Use Permits to operate educational facilities have been issued for this property in the past, but the building has been vacant for at least six (6) months and therefore the issuance of a new Special Use Permit allowing the operation of a daycare center is required.

The Planning and Zoning Commission reviewed the request for a Special Use Permit at the September 11, 2023, Planning and Zoning Commission Meeting.

The Planning and Zoning Commission accepted (approved 6-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval, as outlined in the staff report for case PZ-2023-18 and subject to staff's recommended conditions. No public input was received during the Public Hearing for this case. Staff recommends approval of the issuance of a Special Use Permit to allow a daycare center at 2651 West Algonquin Road, as outlined in the Planning & Zoning Staff Report for Case No. PZ- 2023-18, subject to the following conditions:

- a. All future tenant build-out plans shall be submitted for review and approval by the Community Development Department prior to any work being done in the tenant space. This includes, but is not limited to, alterations to the outdoor or indoor playgrounds;
- b. Any school bus or van used to transport students shall be parked so that it does not interfere with other tenants in the Winding Creek Center;
- c. Parents waiting for drop-off or pick-up shall park in the designated drop-off/pick-up lane or in a designated parking space. At no time shall a vehicle park, stop, or stand in the main access drive.

After discussion with the owner regarding daycare experience and adult to child ratios, it is the consensus of the Committee to move this on to the Village Board for approval.

**AGENDA ITEM 4:** General Administration

None

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

Ms. Zimmerman:

**A. Consider an Agreement with Burke LLC for the Holder Park & James B. Wood Park Playground Replacements & Park Improvements**

Presented was the proposed Design-Build agreement for Holder Park & James B. Wood Park Playground Replacements & Park Improvements. These parks were chosen for replacement due to the age and condition of the current equipment and amenities. James B. Wood park was installed in 1995 and Holder Park was installed in 1984.

The design-build concept is the recommendation that public works is making due to the customized elements in the playgrounds and the detailed and specific other improvements included in the project. This method allows us to construct the project in a timely matter, and within the high expectations of the Board of Trustees, stakeholders, and our residents. By combining the projects under one contract we are also able to realize economies of scale on quantities, as well as save on mobilization costs. Burke LLC will be handling all design, bidding, contractor selection and project construction management under the guaranteed maximum price of \$1,427,363.00.

As part of the Design-Build process, Burke LLC reached out to three contractors to provide pricing to build this project. Martam Construction, LLC was the low proposal so they will be constructing the project under the guidance of the Burke LLC team.

As the Village moves to replace aging playgrounds, part of the process includes enhanced community outreach. For James B. Wood Park staff worked with NuToys Leisure Products to design a very customized playground structure. Staff sought public input via a Survey Monkey vote for additional amenities at James B. Wood Park. The survey requested feedback on site amenities including: playground games, basketball court, lawn games including bean bags, chalk art zone, gaga ball, putting green, volleyball court, and handball court. The survey was sent out via Village social media platforms for public input. In total there were 206 votes on Survey Monkey and 167 total engagements (Facebook Likes/Comments). This helped guide our final decision on additional improvements and amenities at the Park.

For Holder, Village staff did not engage the public. The new playground here is totally customized as an inclusive play facility and it is highly themed towards public safety as the park was built as a dedication to Police Officer Holder who passed away in the line of duty. In order to make this park fully accessible, a number of ADA improvements have been included in the design.

In total, these two projects are over the FY24 budgeted amount of \$775,000.00 by \$652,363.00. The reason for this is that, during the budgeting process, staff anticipated just replacing both playgrounds in-kind. However, we involved public input on James B. Wood Park and found that there was a need to make a much larger park improvement so we included a shelter to provide shade and the reconstruction of the aging basketball court. Due to recent requests and input on our park system as a whole, the community has been reaching out for an inclusive playground. It was decided to focus on this at Holder and make this park heavily themed towards these amenities as well as highlight the focus of its original dedication to Police Officer Holder. The additions to the planned scope of work, paired with inflated cost of materials and labor have led to the cost increase.

Fortunately, sufficient funds are available to continue forward with construction of the parks. \$329,400.00 is able to be swept from existing current year Park Improvement Fund expenses that are projected to come in under budget. An additional \$86,243.00 of Park Improvement Fund revenue is able to be realized due to better than expected Park Impact Fee Contributions, Interest Income, and Home Rule Sales Tax. Finally, the remaining 236,720.00 balance can be made whole with an additional transfer from the General Fund using surplus revenues realized in the current fiscal year, including development fees and interest income. By increasing the scope on both projects, staff feels we will substantially complete all the necessary improvements needed in both parks for the foreseeable future.

Therefore, it is staffs recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of design/build services for the Holder Park & James B. Wood Park Playground Replacements & Park Improvements in the amount not to exceed \$1,427,739.00 with Burke LLC.

Trustee Auger requested adding the reconstruction of the basketball courts at Holder Park. Ms. Zimmerman indicated they were planning to do this project at a later date, as it would cost an estimated \$40,000-\$70,000 additional.

It was the consensus of the Committee to move this on to the Village Board for approval with adding the reconstruction of the basketball courts to the scope of the project if the additional funds are available.

### **B. Consider Accepting Lots G, H, and I in the Trails of Woods Creek Subdivision**

Presented is a Memorandum of Understanding as well as a Special Warranty Deed for Outlots G, H and I in the Trails of Woods Creek Development.

According to Article IV, of the Redevelopment Agreement, Pulte is to donate a parcel consisting of approximately 34.54 acres comprised of Outlots G, H and I as depicted on the final plat which Pulte is to improve as a combination wetland channel and open prairie with native vegetation to provide new stormwater and floodplain volume and encourage infiltration and filtration of water flowing to Woods Creek. This parcel is to be

dedicated to the Village in fee simple title. Pulte is to remain responsible for satisfaction for the maintenance and monitoring requirements for this parcel for a minimum period of three years.

The Village has determined that the native plants have been well established, and the parties agree that it is in the best interests of all concerned that the Village take over the direct oversight of the maintenance and monitoring of this parcel for the second and third years of the maintenance and monitoring period and in return, Pulte has agreed to assign the maintenance contract with V3 Companies to the Village. Further, Pulte will pay to the Village the remaining cost on the V3 contract, a total of \$183,273.70 plus an additional \$13,300 to cover other natural area punch list items. This arrangement gives our Village staff direct oversight of the contractor for the remaining maintenance period which allows for more direct and specific guidance to the contractor without having to run maintenance items through the general contractor at Pulte Homes, which often results in delayed responses and missed deadlines for mowing and herbicide applications.

Therefore, it is staff's recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of accepting ownership out Outlots G, H & I in the Trails of Woods Creek Subdivision.

It is the consensus of the Committee to move this on to the Village Board for approval.

**AGENDA ITEM 6:** Executive Session  
None

**AGENDA ITEM 7:** Other Business

**AGENDA ITEM 8:** Adjournment  
There being no further business, Chairperson Dianis adjourned the meeting at 8:34p.m.

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