



**Village of Algonquin**  
**Minutes of the Committee of the Whole Meeting**  
**Held On March 12, 2024**  
**Village Board Room**  
**2200 Harnish Dr. Algonquin, IL**

Trustee Auger, Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m.

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

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

A quorum was established

Staff in Attendance: Tim Schloneger, Village Manager; Mike Kumbera, Deputy Village Manager; Nadim Badran, Public Works Director; Tim Cooney, Deputy Police Chief; Patrick Knapp, Deputy Community Development Director; Matt Bajor, Assistant to the Village Manager

**AGENDA ITEM 2:** Public Comment

None

**AGENDA ITEM 3:** Community Development

**A. Consider the 2024 Zoning Map**

Staff is requesting the Village Board to approve the 2024 Zoning Map. The Village is required to approve the map before April 1st, 2024.

Summarized below is a list of changes that have been made to the 2023 Zoning Map. The changes below have both been made to the Village's paper map and the interactive Zoning Map.

Zoning Changes:

- Added a Special Use to Enclave Lot 3/1721, 1723 South Randall Road/Chipotle, First Watch Added a Special Use to Enclave Lot 4/1731 South Randall Road/Lazy Dog
- Added a Special Use to 3031 Broadsmore Drive
- Added a Special Use to 2652 West Algonquin Road
- Added a Special Use to 1500 East Algonquin Road
- Added the rezoning of 1311 Merrill Avenue from B-1 to R-1
- Added the resubdivision of Trails of Woods Creek Phase II
- Added a Preliminary PUD to the Parcel between County Line Rd and Williamsburg Dr
- Added a PUD to 1325 South Main Street

Corrections:

- Corrected the Planning Boundaries to reflect recent Boundary Agreements

Staff recommends advancing the 2024 Zoning Map to the Village Board for approval.

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

**B. Consider a Non-Exclusive Licensing Agreement with Knockout Management, LLC and Cattlemans Burger & Brew, Inc. for the Use of Certain Village Property**

Cattlemans Burger & Brew, Inc. is requesting to utilize Village Property on the north side of their building for seasonal outdoor dining.

This 1-season Non-Exclusive License Agreement will permit the use of village property for outdoor dining between April 15, 2024, and November 1, 2024. The License Agreement will also require that the outdoor dining space be kept in good condition, conform to local and state liquor laws, and maintain at least a 5-foot wide pedestrian corridor outside of the outdoor dining area. If any of the conditions of the agreement are not met, the village has the right to terminate the license.

Staff is recommending approval of the Non-Exclusive License Agreement.

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

**C. Consider a Non-Exclusive Licensing Agreement with Calatorti Inc. (dba) Cucina Bella, for the Use of Certain Village Property**

Cucina Bella via Calatori Inc. is requesting to utilize Village Property on the south side of their building for seasonal outdoor dining. This 4-season Non-Exclusive License Agreement will permit the use of village property for outdoor dining between April 15, 2024, and November 1, 2027. Each season the fencing, tables, and chairs will need to be removed by November 1 and cannot be placed before April 15. The License Agreement will also require that the outdoor dining space be kept in good condition, conform to local and state liquor laws, and maintain at least a 5-foot wide pedestrian corridor outside of the outdoor dining area. If any of the conditions of the agreement are not met, the village has the right to terminate the license. Staff is recommending approval of the Non-Exclusive License Agreement.

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

**D. Consider a Non-Exclusive Licensing Agreement with Whiskey and Wine, Inc., for the Use of Certain Village Property**

Greg Geigel, the owner of Whiskey and Wine, is requesting to utilize Village Property on the north side of the building for outdoor dining and live music.

This 4-season Non-Exclusive License Agreement will permit the use of village property for outdoor dining and live acoustic music between April 15, 2024, and November 1, 2027. The License Agreement will require that live acoustic performances only occur between noon and 9:30 pm and that the outdoor dining space be kept in good condition and conform to local and state liquor laws. If any of the conditions of the agreement are not met, the village has the right to terminate the license. Staff is recommending approval of the Non-Exclusive License Agreement.

After discussion It is the consensus of the Committee to move this on to the Village Board for approval moving the close time to 10:00 pm on Friday and Saturday nights

**E. Consider a Non-Exclusive Licensing Agreement with Bold American Fare, Inc., for the Use of Certain Property and to Allow for Live Entertainment**

Greg Geigel, the owner of Bold American Fare, Inc, is requesting to utilize Village Property on the north side of the building for live acoustic music.

This 4-season Non-Exclusive License Agreement will permit the use of village property for live acoustic music between April 15, 2024, and November 1, 2027. The License Agreement will require that live acoustic performances only occur between noon and 9:30 pm. If any of the conditions of the agreement are not met, the village has the right to terminate the license. Staff is recommending approval of the Non-Exclusive License Agreement.

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

**AGENDA ITEM 4: General Administration**

**A. Review the Proposed 2024-2025 General Fund Budget**

**B. Review the Proposed 2024-2025 Other Fund Budget**

Mr. Kumbera reviewed both the General Fund and Other Fund anticipated revenue and expenses.

No action is required from the Committee of the Whole.

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

Mr. Badran:

**A. Consider an Agreement with Buildings Paving, LLC for the Willoughby Farms Section 1 Rehab Project**

The Willoughby Farms Section 1 Subdivision is a sizeable residential subdivision in the Village located just south of County Line Road and west of Sleep Hollow Road that includes over 4.5 miles of local streets. The subdivision was built in two phases, spanning 1992 and 1994. The 30-year-old streets have never received major treatment or been replaced and the pavement and base are significantly distressed and failing.

Highlighted below is the comprehensive scope of this project:

- Full-depth reclamation (FDR) and new asphalt pavement on ~3.75 miles of local streets
- Two-inch asphalt resurfacing on ~0.8 miles of local streets
- ADA compliance at 41 intersections at sidewalks and multi-use path crossings
- New on-street bike lane on Stonegate Rd. from County Line south to Wynnfield Dr
- New off-street bike path from the south limits of Stonegate Rd at Willoughby Farms Park around the west and north perimeter of the park
- Curb/Gutter, Sidewalk, and driveway apron removal and replacement where needed
- Underground utility repairs and replacements to improve overall street drainage

Upon design completion plans this winter, the project was advertised for bid in February to encourage competitive bid pricing. Bids were opened on March 5th, 2023, with five (5) bids received. Builders Paving, LLC. was the low bidder in the amount of \$5,348,024.03. The low bid amount is well below the engineer's estimate for this project, which is \$6,263,133.75, but is comparable with the remaining four bidders. \$300,000 is budgeted in the Street Fund this FY, and \$5.5 million is proposed next FY to cover the construction costs.

The Village has not worked with Builders, however this past winter Arrow Construction merged with Builders to create one larger construction company. The Project Manager from Arrow Construction that performed work in the Village on Harnish Drive in 2021 and Tunbridge Subdivision in 2023 will once again be the Project Manager on this project. Given the long-term success and track record of Arrow and now Builders, staff recommends the Committee of the Whole recommend the award of this project to the Village Board for approval in the amount of \$5,348,024.03 with Builders Paving, LLC.

Staff recommends that the Committee of the Whole recommend the low bid for construction of Willoughby Farms Section 1 Rehabilitation to the Village Board for approval with Builders Paving, LLC.

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

**B. Consider an Agreement with CBBEL for the Construction Oversight for the Willoughby Farms Section 1 Rehab Project**

In order to manage such a large-scale subdivision improvement, staff Christopher B. Burke, LTD., to perform construction oversight on this project. A project of this magnitude will require an experienced construction engineer with excellent communication skills and patience. Staff is confident CBBEL will deliver by providing an experienced engineer who has completed recent projects in the Village. The submitted proposal is a not-to-exceed amount of \$454,420.00 which is 8.5% of the construction costs, which is in line with the expected amount for oversight.

Staff has proposed \$450,000 for construction oversight in the Street Improvement fund in FY2024/25. The project is expected to begin in early April with a completion late in the fall. Between the two fiscal years, there are sufficient funds to cover these costs.

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

**C. Consider an Agreement with Yellowstone Landscape for the 2024 Downtown Landscape Maintenance**

In January of this year, Public Works requested pricing from our current contractor, Yellowstone Landscape (formerly Moore Landscape) for continued maintenance and annual plant installations within the Algonquin downtown streetscape area for the 2024 growing season. The Village of Algonquin has contracted with Yellowstone Landscape for multiple years to conduct the annual maintenance of the downtown streetscape planting beds, urns, and hanging baskets. This work includes maintenance, fertilization, spring cleanup, fall cleanup, pruning and annual plant rotations within the downtown area. The Village has proposed money in the FY 24/25 budget in General Services in the amount of \$120,000.00 for this service. In order to keep the same services as last year, add additional bed maintenance and hanging baskets along the newly constructed Riverwalk, and adding the annual price increase from the contractor, the proposal came in at \$134,088.00.

Therefore, we have to reduce the scope of services from what it was last year in order to stay within budget. Staff recommends removing all plantings in the Main Street bridge planter boxes for a total of \$10,484.00 and removing the fall planting rotation in all the urns on Main Street for a total of \$5,805.00. This brings the total for the contract down to \$117,799.00 which falls within budget. Public works has been very happy with the quality of work completed on the downtown landscape maintenance by Yellowstone in previous years and believe they deliver a quality product at a reasonable price.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the Downtown Streetscape Landscape Maintenance for the 2024 growing season to Yellowstone Landscape for \$117,799.00.

Following discussion, it was the consensus of the Committee to include the items removed from the work scope (all plantings in the Main Street bridge planter boxes for a total of \$10,484.00 and the fall planting rotation in all the urns on Main Street for a total of \$5,805.00) and move this on to the Village Board for approval for the total not to exceed \$134,088.00

**D. Consider an Agreement with Fox Valley Fire & Safety for the Conversion of the Ganek Municipal Center Upper-Level Sprinkler System to an Antifreeze Filled System**

On January 15th, a frozen sprinkler pipe burst resulting in damage at the Ganek Municipal Center impacting the Village Board Room, Executive Offices, Police Records, and the Police Locker Rooms. This burst pipe

occurred due to the extreme temperatures and wind experienced that day, paired with the location of the sprinkler system in the attic. The damaged areas contain expensive equipment and technology, with the Village's server room located below the Council Chambers. In order to prevent a similar break in the future due to freezing, staff is looking into several options including additional insulation to the building and a modernized fire suppression system that utilizes anti-freeze. In the event the system is activated by a fire, the lines would first empty the safety rated anti-freeze solution before allowing the flow of water to extinguish the fire. Staff sought quotes from multiple reputable vendors for this work, due to the cost of the National Fire Protection Association Rated anti-freeze solution. Two quotes were received: Absolute Fire Protection \$90,930 Fox Valley Fire & Safety \$44,550.

Staff has worked with both firms, and recommends utilizing Fox Valley Fire and Safety for conversion of the existing system to the anti-freeze system. Work will include replacing all existing heads in the converted loop and installing a supply valve and tank, and the NFPA rated solution.

Summary:

1. The existing system is prone to future breaks due to age and conditions of the attic.
2. The installation of an anti-freeze looped system will prevent the pipes from bursting in the future.
3. Two quotes were received, with Fox Valley Fire and Safety being the lowest quote.
4. Sufficient funds are available in the current budget year for completion of this work.

Based on the information provided herein, staff recommends the contract for installation of the looped anti-freeze sprinkler system be moved to the March 19th Village Board meeting for approval.

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

#### **E. Consider an Agreement with Corrective Asphalt Materials, LLC for the 2024 Reclamite Project**

Several years ago, as part of our streets maintenance program, we began to implement the use of Reclamite pavement application to our new pavement surfaces. This product has been used successfully for over 45 years, providing communities throughout the United States and Canada with improved durability of asphalt roadways, (durability being the interdependence between composition and aging) by re-balancing the chemistry of the oxidized pavement and improving the ability to delay the aging process and reverse premature aging.

Reclamite Preservative Seal provides a simple, one step method for sealing and waterproofing the asphalt. It is effective for extending the life of newly constructed pavement. The product delays the aging process by replenishing the maltenes and reconstituting the binder. Aged asphalt can be restored to a new and highly durable mix, virtually equal to or better than the original consistency. The City of Winnetka recently held its own MPI bid on February 28, 2024 and the only bid received for the work was from Corrective Asphalt Materials, LLC out of South Roxana, IL. The Village is choosing to go with Option 1- Reclamite turn key application. This is the process the Village has been doing with the contractor for the past 8 years and it has been working successfully. The Village does over 100,000 square yards of application each year therefore, the prices for this option are as follows: \$1.14 per SqYd for 2024, \$1.19 per SqYd for 2025, and \$1.24 per SqYd for 2026. Money for this service is budgeted in the Street Improvement Fund. In the new FY 24/25 budget we provided for \$170,000.00 worth of work to be completed.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the Reclamite application contract at the cost of \$1.14 per square yard, for a total of \$170,000.00 for the 2024 contract, to Corrective Asphalt Materials, LLC. We also recommend further action to authorize the Village Manager or his designee to sign an extension of this contract for an additional 2 years at the prices provided in the bid document and noted above.

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 Auger adjourned the meeting at 8:41 p.m.

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