



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On May 21, 2024
Village Board Room
2200 Harnish Dr. Algonquin, IL**

Trustee Spella, Chairperson, called the Committee of the Whole meeting to order at 7:57 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; Nadim Badran, Public Works Director; Patrick Knapp, Community Development Director; Dennis Walker, Chief of Police; and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Public Comment

Josh Neumann expressed concerns over the proposed Lennar development.

AGENDA ITEM 3: Community Development

Mr. Knapp:

A. Consider a Preliminary Planned Development Plat, Preliminary Plan Development Plan, and a Zoning Map Amendment for the Algonquin Meadows Subdivision

CalAtlantic Group Inc, (a Lennar Corporation), the "Petitioner", applied for approval of a Preliminary Subdivision Plat, a Prelim Planned Development Plan, and a Zoning Map Amendment for the 77.65-acre property located north of Longmeadow Parkway, West of Westfield School, East of Randall Road, and south of Willoughby Farms Phase 3C/Willoughby Farms Park as shown in the Preliminary PUD Plat and PUD Plan as "Algonquin Meadows" referred herein as the "Subject Property". Proposed site improvements include 249 dwelling units (99 single-family home lots and 150 townhome units), on-site stormwater detention, a conservation corridor, and related infrastructure improvements.

The Planning and Zoning Commission reviewed the Request at the April 8, 2024, Planning and Zoning Commission Meeting. Six residents spoke against the project with their main concerns being: increased traffic on local roads, lack of landscape easement behind the existing homes, lack of park site in the Subject Property, wildlife impact, and the impact of the new Westfield access drive.

After discussion, the Planning and Zoning Commission accepted (approved 7-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval, as outlined in the staff report for case PZ-2024-01 and subject to staff's recommended conditions.

The Petitioner submitted revised plans at the beginning of May that incorporated comments from staff, the Planning and Zoning Public Hearing, and the Open House. The notable revisions include: • Increased landscaping behind proposed lots 17-23. This satisfies part of condition j.

- Adjusting the side lot lines of lots 17 to 23 to align with the existing lots behind these proposed lots. This satisfies part of condition f.
- Increasing the depth of lots 17 to 23.
- Rotating lots 46 and 47 to face Road B instead of Cosman Way. This was a recommendation from the Planning and Zoning Commission.

According to a Fiscal Analysis submitted by the Petitioner, the request is forecasted to generate \$385,600 of annual revenue into the Village's General Fund and \$1,800,000 in annual property tax revenue for School District 300.

The Village of Algonquin and the Petitioner are also in the process of negotiating a Redevelopment Agreement. The project will be subject to standard development fees as outlined in the Village's Subdivision Regulations. Staff recommends approval of an Ordinance approving the Preliminary PUD Plat titled "Preliminary Subdivision Plat and P.U.D. for Algonquin Meadows Subdivision", as prepared by Mackie Consultants, LLC, with the latest revision date of May 1, 2024, approve a Preliminary Planned Unit Development Plan, and approve a Zoning Map Amendment from R-1 to R-2 and R-4, for the Subject Property located North of Longmeadow Parkway, West of Westfield School, East of Randall Road, and South of Willoughby Farms Phase 3C referred to as "Algonquin Meadows," as outlined in the staff report for case PZ-2024-01, subject to the following conditions and final staff approval:

- a. That site construction, utility installation, and grading shall not commence until a Final Plat and Final PUD Plan have been approved by the Planning and Zoning Commission and the Village Board in substantial conformity to the Preliminary PUD Plan and Preliminary PUD Plat, a Grading Permit has been issued by the Village, and water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency;
- b. All traffic related to construction shall access the Subject Property from Longmeadow Parkway;
- c. Except for the model dwelling units, no building permits shall be issued until the Subject Property can be accessed from the intersection of Stonegate Road and Longmeadow Parkway; d. The Proposed Single Family Home Floorplans & Elevations, as prepared by Lennar, and last revised March 30, 2024. The Traditional Townhome Floorplans and Elevations, as prepared by Lennar, and last revised March 30, 2024. The Urban Townhome Floorplans and Elevations, as prepared by Lennar, last revised March 30, 2024. The Traditional & Urban Townhomes shall increase the front masonry on the first floor, add additional accents to the upper floors, vary the doorway designs, and add design elements like masonry, push-outs, and bay windows to key side elevations that face a public road;
- e. The Algonquin Meadows, Algonquin, IL – Model Court Sign Plan, as prepared by Lennar, last revised March 6, 2024. There shall be one (1) sign at the northeast corner of Longmeadow Parkway and Stonegate Road advertising the subdivision and there shall only be one (1) sign per model home lot. The sign on the model home lot and parking lot shall conform to the Village’s sign code;
- f. The Preliminary PUD Plat titled “Preliminary Subdivision Plat and P.U.D. for Algonquin Meadows Subdivision”, as prepared by Mackie Consultants, LLC, with the latest revision date of May 1, 2024. Street names are subject to final review and approval by the Public Works Director and the Fire Department. Lots 17-23 shall be adjusted to line up with the existing lot lines to the rear of these lots. If the Petitioner can include this property at the southwest corner of the Subject Project in the Final PUD submittal, staff is supportive of the addition of one (1) single-family home lot to the Final PUD and Plat. The lot would be west of lot 2 and would have a front yard facing Road A. All dwellings shall conform to the underlying zoning except for the front open porches on the initial ranch home construction. The front yard setback of only the front open porch can be reduced to twenty-five feet (25’);
- g. The Preliminary Site Plan Exhibit, as prepared by Mackie Consultants, LLC, and last revised May 2, 2024;
- h. The Proposed Zoning Exhibit titled, “Preliminary Proposed Zoning Exhibit for Algonquin Meadows Subdivision”, as prepared by Mackie Consultants, LLC, and last revised February 26, 2024;
- i. The Preliminary Engineering, as prepared by Mackie Consultants, LLC, and last revised May 2, 2024. The Village, School District 300, and the developer shall agree upon the design of the access drive to Westfield School prior to final approval;
- j. The Preliminary Landscape Plan, as prepared by Gary R. Weber Associates, Inc, and last revised May 3, 2024. If the Petitioner can include the property at the southwest corner of the Subject Project in the Final PUD submittal, staff is supportive of the subdivision identification sign moving closer to Longmeadow Parkway in their Final PUD submittal. The screening shall be increased to the maximum amount possible in the rear of lots 17-23;
- k. A backup Special Service Area shall be required for areas to be maintained by the subdivision's HOA.”

After lengthy discussion, it was the consensus of the Committee to move this on to the Village Board for approval with the following conditions, the HOA shall be restricted in the allowed percentage of rental units, there will be no HOA for the single family homes, more brick is needed for the townhouse fronts, front porch setbacks to be redefined and the service road going to Westfield School needs clarification requiring that the Village, Developer, and School District agree on a design prior to Final PUD approval, as to access and ownership control.

AGENDA ITEM 4: General Administration
None

AGENDA ITEM 5: Public Works & Safety
Mr. Badran:

A. Consider an Agreement with B&B Holiday Decorating, for the Rental, Installation, and Removal of the 2024 Holiday Decorations on South Main Street

Presented is a proposal from B&B Holiday Decorating, for the rental, installation, and removal of the 2024 holiday decorations along South Main Street. With the completion of the downtown streetscape project in 2019, the Village decided to contract out the downtown decorations for Main Street due to the intricate nature and time involved in installing, removing, and storing these items. B&B Holiday Decorating, out of Wheeling, Illinois has been performing this service for the past four seasons. Since they have been doing this, they have become very familiar with the process and the Village standards for our holiday aesthetics. Based on this experience,

the Village would like to continue with B&B Holiday Decorating. As they have provided an excellent product, excellent service, and have been very reliable.

The General Services budgeted \$43,000.00 for this work. The attached proposal is for \$40,963.65 which is under the budgeted amount for the holiday decorations for this season. We are excited for another season of holiday decorations. I, therefore, recommend the Committee of the Whole approve this, and pass it along to the Village Board, to award this work for \$40,963.65 to B&B Holiday Decorating out of Wheeling, Illinois.

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

B. Consider an Agreement with Utility Service Co. for the Jacobs Water Tower Mixing System Installation

To date, Utility Service Co., Inc. has successfully renovated the Countryside Standpipe and Copper Oaks Tower, and this year, our focus is on the Huntington Standpipe. With a total of seven water towers, we are systematically restoring one tower each fiscal year to baseline condition and integrating it into our annual maintenance program to ensure the safety and reliability of our water supply. Although Jacobs Tower is not scheduled for restoration until fiscal year 2028-2029, we are proposing to install a mixing system this year, given its central location in our largest service zone in Algonquin. The installation of a mixing system in our water tower is designed to enhance water quality and stabilize chemical levels throughout the structure. This upgrade addresses issues that lead to temperature disparities and uneven chlorine distribution, thereby improving the overall efficiency and safety of our water supply system. Currently, the Water and Sewer Operating Fund (Maintenance Storage Facility) has allocated \$43,000.00 for the Jacobs Water Tower Mixing System. 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 Jacobs Water Tower Mixing System installation in the amount of \$42,369.00 to Utility Service Co., Inc. C. Consider an Agreement with ME Simpson for the Meter Testing Program

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

C. Consider an Agreement with ME Simpson for the Meter Testing Program

Proposed is the launch of our Large Water Meter Evaluation, Testing, and Calibration Program within the Village. We have been extremely proactive by testing approximately 100 large meters throughout our system annually to ensure accuracy, prevent deficiencies, and maintain peak performance.

Testing all large water meters annually is crucial for several reasons:

Accuracy in Billing:

- Ensures customers are billed correctly for their water usage.
- Prevents dissatisfaction and financial discrepancies.

Revenue Protection:

- Accurately measures all water usage, protecting the municipality's revenue.
- Prevents significant financial losses due to under-recorded water usage.

Water Conservation:

- Promotes water conservation by providing users with accurate consumption data.
- Encourages users to take steps to reduce wastage.

Leak Detection:

- Identifies leaks in the system through regular testing.
- Prevents water loss, saves money, and protects infrastructure from damage.

Customer Trust:

- Builds trust with residents and businesses through consistently accurate water meters.
- Fosters good relationships by maintaining transparency in water usage and billing.

Currently, the Water and Sewer Operating Fund (Professional Services) has allocated \$46,000.00 specifically for the Large Water Meter Testing Program. 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 Meter Testing Program in the amount of (not to exceed) \$43,500.00 to the Villages preferred contractor M.E. Simpson Co., Inc.

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

D. Consider a Memorandum of Understanding with Northport for the Conveyance of Outlots A and B

Per the approved Landscape Plan prepared by Manhard Consulting, Northpoint was to naturalize the detentions on outlots A&B. These outlots are then supposed to be dedicated to the Village after the successful establishment of the native and wetland planting. The specifications in the landscape plan call for 3 years of maintenance after the basins are planted.

Northpoint has planted these basins, and the Village has determined that the native seeding has started to grow successfully. Northpoint does not want to manage the 3-year maintenance period for full establishment of these outlots. Instead, they would like to pay the Village for the 3 years of maintenance and monitoring. They are also going to give us money for overseeding as a precaution should the seeding fail for any reason. The Village got a cost for the 3-year maintenance and monitoring period plus the overseeding from RES (Resource Environmental Solutions). This cost is \$166,388.50
The Village proposed this to NorthPoint and they would like to pay this, turn the outlets over to the Village for ownership and be absolved of any further maintenance and establishment of the naturalized detention basins because they are going to pay the Village to hire a contractor to do this and have the Village take responsibility for the establishment and meeting of the planting and establishment specifications.

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
Trustee Brehmer asked all attending the Founders Day brunch to please RSVP your attendance.

AGENDA ITEM 8: Adjournment
There being no further business, Chairperson Spella adjourned the meeting at 9:48 p.m.

Submitted: _____
Fred Martin, Village Clerk