

AGENDA
COMMITTEE OF THE WHOLE
November 16, 2021
2200 Harnish Drive
Village Board Room
7:45 P.M.

Trustee Smith - Chairperson
Trustee Brehmer
Trustee Auger
Trustee Spella
Trustee Glogowski
Trustee Dianis
President Sosine

- AGENDA -

1. **Roll Call – Establish Quorum**
2. **Public Comment – Audience Participation**
(Persons wishing to address the Committee must register with the Chair prior to roll call.)
3. **Community Development**
 - A. Consider an Ordinance Amending Section 6C.07, Operating Permits and Permit Conditions, and Section 25.01, Escrow Deposit and Reimbursement Agreement Required, and Appendix B of the Algonquin Municipal Code
 - B. Consider an Ordinance Amending Section 9.05, Reporting and Record Keeping of the Algonquin Municipal Code
 - C. Reinvestment into the Algonquin Commons, Presentation of Concept by Red Mountain Retail Group
4. **General Administration**
5. **Public Works & Safety**
6. **Executive Session**
7. **Other Business**
8. **Adjournment**



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

-MEMORANDUM-

Date: November 2, 2021

TO: Committee of the Whole

FROM: Jason C. Shallcross, AICP, Community Development Director

RE: Single Lot Residential – Review Fee and Escrow Fee Change

Zoning affairs impacting single lot residential properties currently require a Review Fee of \$600 and an Escrow Fee of \$2,000. The necessity to establish an escrow account in the amount of \$2,000 is burdensome for the owners of a single residential lot and is often-times returned in full. To address this, staff proposes to eliminate the Escrow Fee requirement entirely for single-lot residential requests.

Additionally, staff proposes moving the escrow fee table from Chapter 25 of the Village Code to Appendix B and to list the Development Review Fees in Appendix B as well. The Development Review Fees are only listed in the Development Packet at this time and are not codified. This change would consolidate the Development Review Fees and Escrow Fees into one location and prevents two different fees from accidentally being listed for the same activity.

The proposed text amendments are shown below. Modifications to the chapter are indicated as [additions](#) or [subtractions](#). The proposed text amendment meets all applicable standards.

6C.07 OPERATING PERMITS AND PERMIT CONDITIONS

A. General Conditions:

5. The application for an operating permit pursuant to the Chapter shall be on a form provided by the Village and shall be accompanied by a \$250 application fee and the escrow fee required in ~~Section 25.01~~ [Appendix B](#) of this Code.

25.01 ESCROW DEPOSIT AND REIMBURSEMENT AGREEMENT REQUIRED

1. For all matters up to final plat approval, including zoning matters, the escrow shall be [defined in Appendix B of this Code](#). ~~as follows:~~

Matter	Escrow Sum
Chapter 6C, Operating Permit	\$2,000
Chapter 6C, Appeals	\$2,000
Zoning variation	\$2,000
Special use permit (other than planned development)	\$2,000
Rezoning of Property	\$2,000
Annexation of Property	\$2,000
<i>Planned Development/Subdivision</i>	
Less than 1 acre (PUD only)	\$4,000
1 acre, up to 5 acres	\$6,000
5 acres, up to 10 acres	\$8,000
10 or more acres	\$10,000
<i>Subdivision or Consolidation:</i>	
Less than 1 acre	\$2,000
In the event a petitioner is seeking more than one action, such as annexation and zoning, only the higher escrow fee shall be paid.	

2. For any matters after a final plat of subdivision has been approved, such as inspections and supervision during construction, the escrow sum shall be 3 percent of the Village Engineer's estimated cost of public and private improvements. This deposit shall be made prior to the execution and recording of the final plat of subdivision. Any funds left from the preliminary plan escrow shall be credited to the final plat escrow. The requirement hereunder should not be construed to be a restriction on the amount of escrow required and developer shall be responsible for the total costs incurred by the Village.

[3. Single Lot Residential zoning matters shall be exempt from requiring escrow.](#)

26.03 SITE PLAN AND DEVELOPMENT REVIEW REQUIREMENTS - GENERAL PROVISIONS

D. Fees: Each application for a Site Plan and Development Permit shall be accompanied by payment of the applicable fee [as defined in Appendix B](#) ~~which shall be established by the Village Board from time to time~~. Payment of this fee shall not relieve the obligation of the applicant to pay any other permit fees required by this Code.

Appendix B PENALTY, SALARY, BONDS and FEES

Chapter 6C.07-A, Escrow Fees

Matter	Escrow Sum
Operating Permit	\$2,000
Appeals	\$2,000

Chapter 25, Escrow Fees

Matter	Escrow Sum
Zoning variation	\$2,000
Special use permit (other than planned development)	\$2,000
Rezoning of Property	\$2,000
Annexation of Property	\$2,000
<i>Planned Development/Subdivision</i>	
Less than 1 acre (PUD only)	\$4,000
1 acre, up to 5 acres	\$6,000
5 acres, up to 10 acres	\$8,000
10 or more acres	\$10,000
<i>Subdivision or Consolidation:</i>	
Less than 1 acre	\$2,000
Single Lot Residential zoning matters shall be exempt from requiring escrow.	
In the event a petitioner is seeking more than one action, such as annexation and zoning, only the higher escrow fee shall be paid.	

Chapter 26, Development Review Fees

Single Lot Residential Request		\$600
Annexation, Amendment to the Zoning Ordinance, Appeal, Variation, Zoning and Special Use		\$600
Plat of Subdivision	Up to 2.0 acres (flat fee)	\$500
	Each additional acre or part thereof above 2.0 acres	\$25/acre
Residential Planned Development and Planned Development Amendment	Up to 2.0 acres (flat fee)	\$1,000
	Each additional acre or part thereof above 2.0 acres up to 50.0 acres	\$25/acre
	Each additional acre above 50.0 acres	\$10/acre
Non-Residential Planned Development and Planned Development Amendment	Up to 2.0 acres (flat fee)	\$900
	Each additional acre or part thereof above 2.0 acres up to 50.0 acres	\$20/acre
	Each additional acre above 50.0 acres	\$10/acre



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

-MEMORANDUM-

Date: November 10, 2021

TO: Committee of the Whole

FROM: Jason C. Shallcross, AICP, Community Development Director

RE: An Ordinance Amending Section 9.05, Reporting and Record Keeping of the Algonquin Municipal Code.

The Community Development Department is recommending an amendment to the Algonquin Municipal Code pertaining to the Economic Development Commission (the “Commission”). Staff recommends that Section 9.05, Reporting and Record Keeping, be altered to change the meeting dates and time of the Commission. The Commission discussed and agreed at its October meeting to move to a quarterly schedule in 2022, whereas the Commission would meet on the second Thursday of each month immediately following the close of the quarter prior at 6:30 P.M. at the Ganek Municipal Center.

The Economic Development Commission would meet on January 13, 2022, April 14, 2022, July 14, 2022, and October 13, 2022 at 6:30 P.M. if approved.



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

-MEMORANDUM-

Date: November 11, 2021

TO: Committee of the Whole

FROM: Jason C. Shallcross, AICP, Community Development Director

RE: Reinvestment into the Algonquin Commons, Presentation of Concept by Red Mountain Retail Group

Red Mountain Retail Group (RMRG), the new ownership group of the Algonquin Commons, are proposing an almost \$50-million dollar reinvestment into the center. The proposed improvements would update the center and make it a destination for dining and entertainment in the region. Planned improvements include the creation of a 45,000 square-foot indoor café and entertainment area referred to as “The Link”, an almost half-acre outdoor entertainment area for children and adults alike known as “The Playground”, and a more than half-acre outdoor entertainment space known as “The Field”. Other proposed site improvements include the addition of several hundred new parking spaces and new development pads on what are now stormwater ponds. In total, the project creates a net increase in parking by 229 spaces and approximately 25,000 square feet of new tenant space. Conceptual plans are attached for your review and additional information about each of these three spaces is provided below.

The Link

The parking area between the two out-lot strip centers on the southern half of the Algonquin Commons currently housing tenants such as Bonfish Grill, Claire’s, uBreakiFix, and more would be redeveloped into an area known as the Link. RMRG proposes to construct a 45,000 square-foot roofed enclosure over this area and redevelop the area currently used for parking into a dining and entertainment destination. The space would contain two floors of dining and entertainment options and amenities such as a lounge space, table gaming area, creative office space, spaces to host corporate events and private parties, a stage, an exhibition kitchen area, and more than 10,000 square-feet in new leasable commercial space.

The Playground

The Playground, an approximate 0.4-acre area proposed between the Link and the strip center immediately to the west (where Torrid, Maurice's and more are located), provides an entertainment destination for both children and parents. Planned amenities include climbing structures for children, a koi pond, adult swing sets, and shaded areas for parents to sit under while their children explore everything the Playground has to offer. The Playground serves as a major pedestrian improvement for those walking the center and joins the Link to the rest of the center.

The Field

The Field, an approximate 0.6 acre-acre greenspace between the Link and Randall Road, will serve as an outdoor entertainment venue and have its own 4,500 square-foot café available for lease. Live concerts, outdoor movies, and sporting scrimmages would be programmed in this area during the summer, with a winter wonderland planned for the colder months.

Out-Lot Creation and Stormwater

RMRG is proposing to reduce the number of stormwater ponds on-site by redirecting stormwater from many ponds strewn across the center to a few individual ponds that would be expanded and improved. This improvement helps the site operate more efficiently, improves existing pond conditions, and creates areas for new commercial pads to be created along Randall Road, allowing an additional 5,000-10,000 square-feet of new leasable space in the center.

RMRG will provide additional detail and renderings at the Committee of the Whole Meeting on November 16th, 2021.

Signage

RMRG is proposing to create and locate several new multi-tenant monument signs for the center consistent with signage provided for regional shopping centers. Proposed materials include brick and stone. The signs are proposed to be located along Corporate Parkway, Randall Road, and County Line Road and would be placed near intersections and mid-block to provide visibility for tenants.

THE ALGONQUIN COMMONS REDEVELOPMENT

- INTRODUCTION
- EXISTING CONDITIONS
- OPPORTUNITIES AND VISION
- A NEW REGIONAL CENTER
- THE LINK, THE FIELD, THE PLAYGROUND
- SIGNAGE
- PONDS
- NEXT STEPS



INTRODUCTION



RED MOUNTAIN GROUP

SCHEMATIC DESIGN
NOVEMBER 16, 2021

ETHOS WORKSHOP
ARCHITECTS



EXISTING CONDITIONS



RED MOUNTAIN GROUP

SCHEMATIC DESIGN
NOVEMBER 16, 2021

ETHOS WORKSHOP
ARCHITECTS





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SCHEMATIC DESIGN
NOVEMBER 16, 2021

EXISTING CONDITIONS

ETHOS WORKSHOP
ARCHITECTS





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NOVEMBER 16, 2021

OPPORTUNITES

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A NEW REGIONAL CENTER



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SCHEMATIC DESIGN
NOVEMBER 16, 2021

A NEW REGIONAL CENTER

ETHOS WORKSHOP
ARCHITECTS





A PLACE FOR EVERYBODY

ALSO ACQUIRED LAND ACROSS CORPORATE DRIVE



RED MOUNTAIN GROUP

SCHEMATIC DESIGN
NOVEMBER 16, 2021

A NEW REGIONAL CENTER

ETHOS WORKSHOP ARCHITECTS



THE LINK



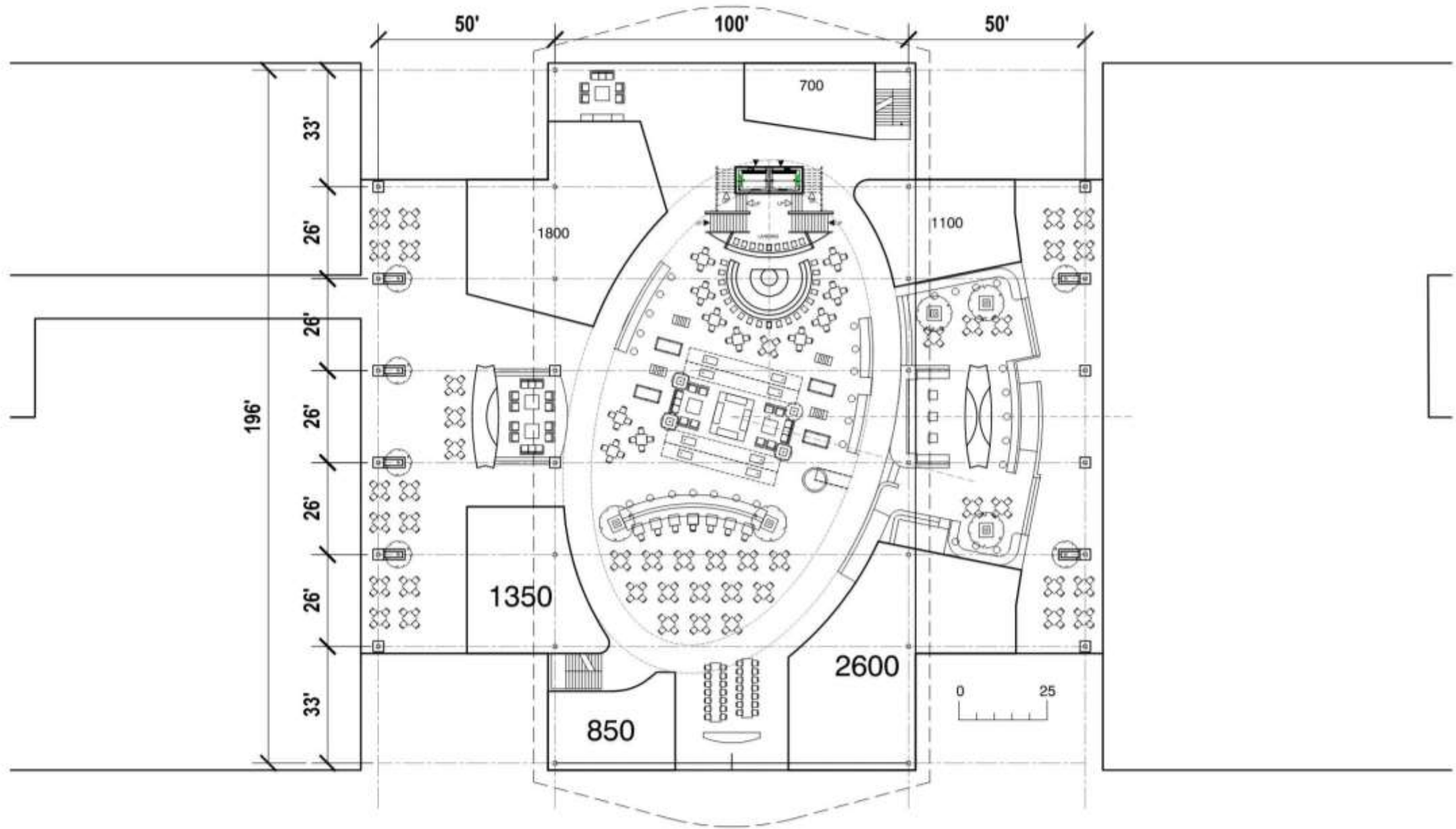
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SCHEMATIC DESIGN
NOVEMBER 16, 2021

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ARCHITECTS

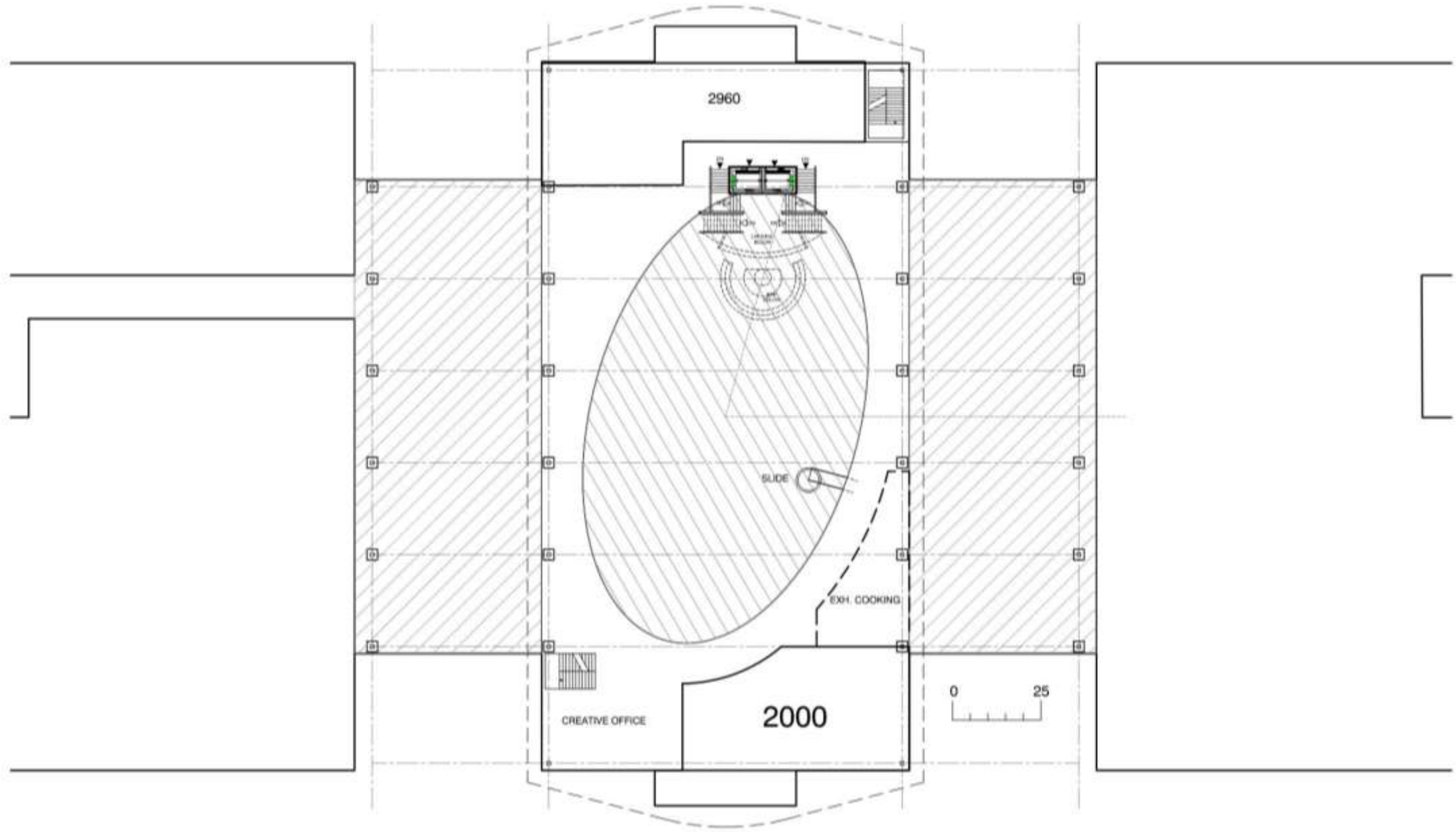






THE LINK | ENTRY LEVEL





THE LINK | UPPER LEVEL





RED MOUNTAIN GROUP

SCHEMATIC DESIGN
NOVEMBER 16, 2021

THE LINK

ETHOS WORKSHOP
ARCHITECTS





RED MOUNTAIN GROUP

SCHEMATIC DESIGN
NOVEMBER 16, 2021

THE LINK

ETHOS WORKSHOP
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THE LINK

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THE LINK

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THE FIELD



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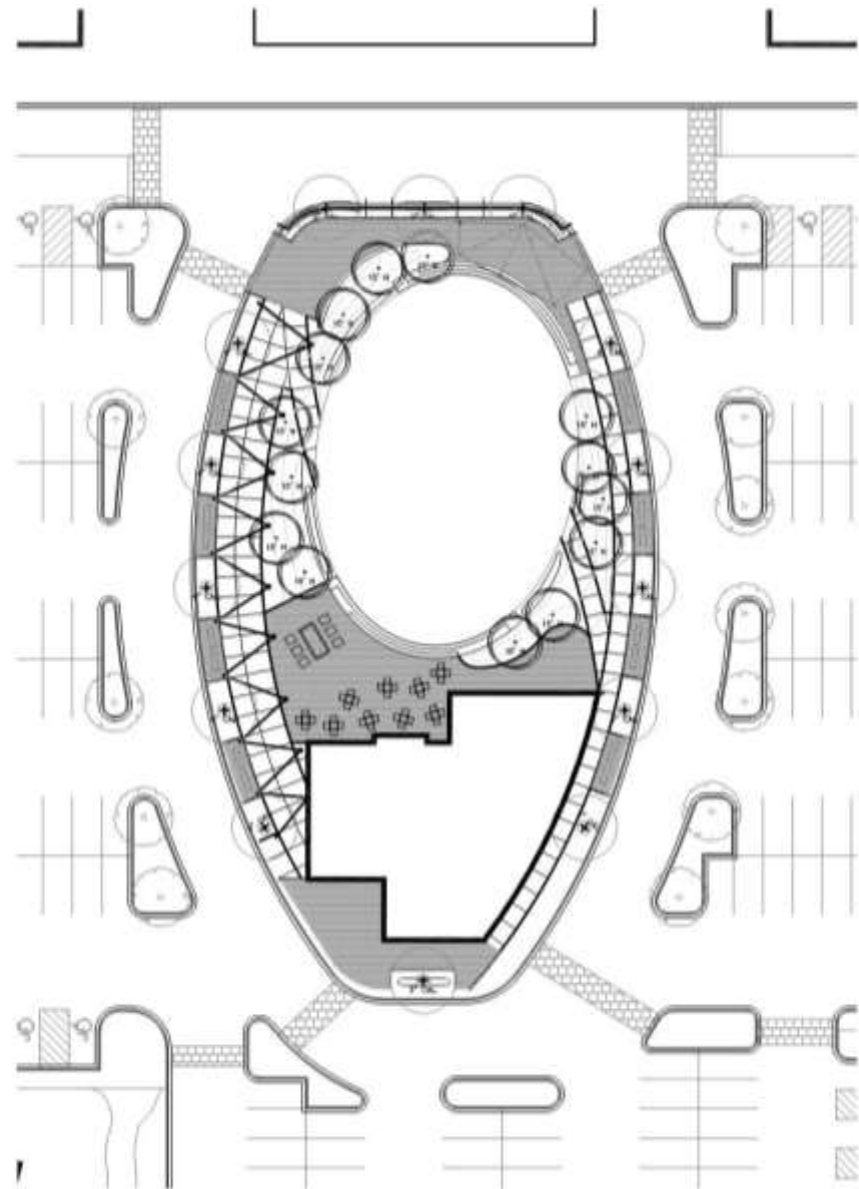
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NOVEMBER 16, 2021

THE FIELD

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THE FIELD



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THE FIELD

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THE PLAYGROUND



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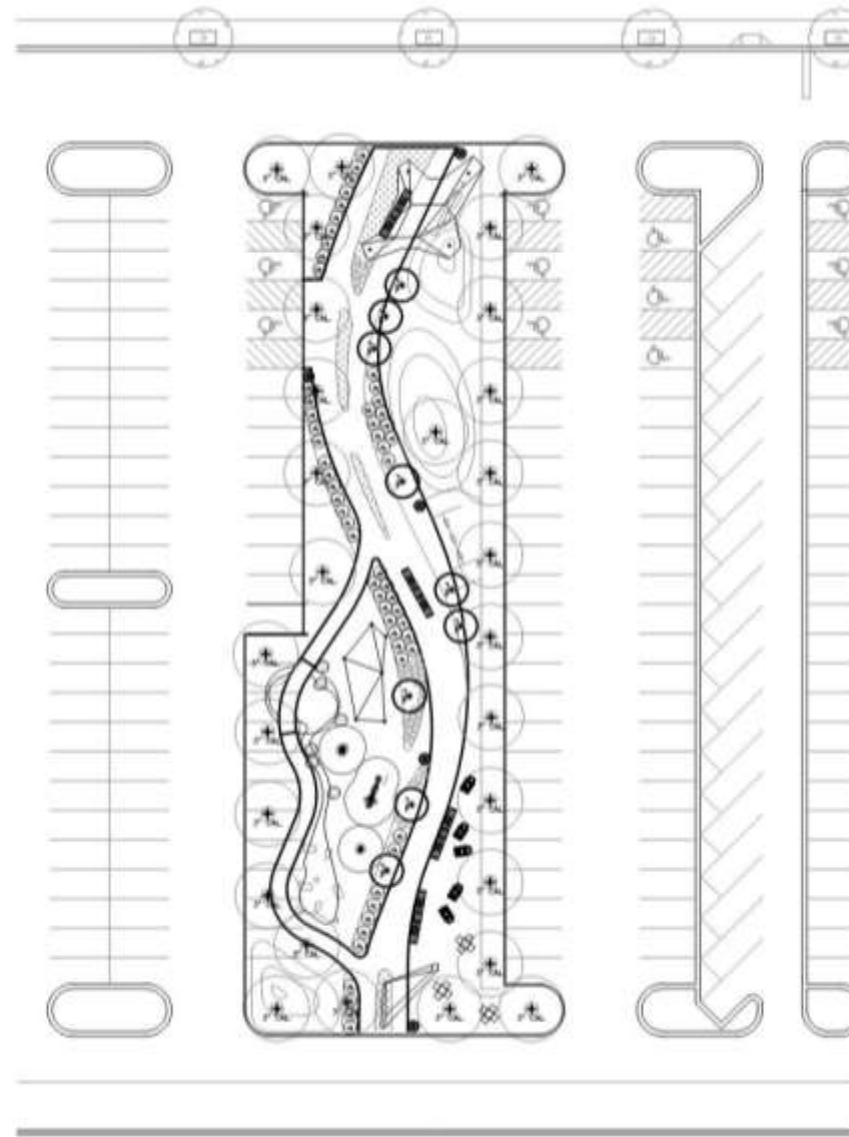
RED MOUNTAIN GROUP

SCHEMATIC DESIGN
NOVEMBER 16, 2021

THE PLAYGROUND

ETHOS WORKSHOP
ARCHITECTS





THE PLAYGROUND

RED MOUNTAIN GROUP

SCHEMATIC DESIGN
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RED MOUNTAIN GROUP

SCHEMATIC DESIGN
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THE PLAYGROUND

ETHOS WORKSHOP
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SIGNAGE



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SIGNAGE

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SIGNAGE

ETHOS WORKSHOP
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PONDS



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PONDS - EXISTING

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PONDS - NEW

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NEXT STEPS



RED MOUNTAIN GROUP

SCHEMATIC DESIGN
NOVEMBER 16, 2021

ETHOS WORKSHOP
ARCHITECTS



