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## **Randall Road (FAP 336) CR V29**

County Line Road to Ackman Road

Section: 06-00329-01-PW

Art Van Furniture & Lake in the Hills Outreach Meeting

April 21, 2014

11:00 a.m.

### **Minutes of Meeting**

#### **Attendees:**

Lee Winter, Art Van Furniture  
Paul Mulcahy, Village of Lake in the Hills  
Gerald Sagona, Village of Lake in the Hills  
Dan Olson, Village of Lake in the Hills  
Gino DeVivo, Village of Lake in the Hills  
Fred Mullard, Village of Lake in the Hills  
Brian Fairwood, TranSystems  
Todd Bright, TranSystems  
Kyle Duffy, TranSystems

The purpose of the meeting was to respond to the concerns outlined by Art Van Furniture in their letter sent to the McHenry County Division of Transportation in mid-April. Art Van Furniture is a potential tenant of the former Dominick's location at the Northeast quadrant of the Randall Road and Algonquin Road intersection. The meeting also initiated a dialogue that will be ongoing throughout the next phase of the project.

The meeting began at 11:00 a.m.

#### **Introduction and Overview**

The meeting was held at the Lake in the Hills Village Hall. A Phase I exhibit showing the access points for a continuous flow intersection (CFI) and another showing access for a traditional intersection served as the primary discussion points for the meeting. A copy of these exhibits, as well as an existing aerial and a corridor-wide improvement exhibit were left with Mr. Winter for reference.

#### **Project Status**

The design team began working on the project in the middle of February 2014. They are taking a fresh look at what was originally proposed. Initial tasks have been reviewing existing studies, public outreach, and validating traffic forecasts. New traffic information is a focus, as it will be used to reevaluate the Randall and Algonquin intersection.



#### Art Van Furniture Issues/Concerns

- Mr. Winter stated that all existing access points on the property need to remain unchanged or else Art Van will not be interested in opening a store at this location.
- The concept of potentially realigning the access point located just west of the front of the store was discussed. Mr. Winter stated that he is not opposed to augmenting the current access, provided it is an improvement over the existing condition.
- Although Art Van would only use a portion of the available space at this location, Mr. Winter stated that the broker would be able to fill the remaining space with another tenant.
- Decisions are made very quickly regarding real estate development. Art Van is currently opening stores at a rapid pace in the Chicagoland area.
- Art Van Furniture will require an answer within 30 days as to whether or not all existing access points can remain open -- and will stay open for the duration of their lease -- or else they will not open a store at this location.

#### Village of Lake in the Hills Issues/Concerns

- Village President Paul Mulcahy is concerned that the amount of congestion is being overstated. Mr. Mulcahy believes that travel times on Randall Road and Algonquin Road are similar to what they were 20 years ago.
- Mr. Mulcahy feels that the CFI is a solution to a traffic issue that only occurs on for about five hours per week, mostly on Saturdays.
- When discussing other access points throughout the Randall Road Corridor, Mr. Mulcahy acknowledged that the current left-in at the entrance just south of the Verizon store is dangerous.
- If the access at the former Dominick's location is reduced, Mr. Mulcahy believes that this property will remain vacant for years to come. Mr. Gerald Sagona added that there is growing concern that the vacant five acre parcel north of the former Dominick's location will be difficult to sell if existing access is reduced.
- Mr. Mulcahy stressed the importance of the Northeast quadrant having an anchor store that can help support the existing smaller businesses that are currently there.

#### Next Steps

TranSystems will review the issues listed above. The design team will continue to coordinate with Art Van and the Village of Lake in the Hills. TranSystems offered to attend future meetings, if needed.

The meeting ended at approximately 12:20 p.m.

By: Kyle Duffy