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Randall Road (FAP 336) CR V29
County Line Road to Ackman Road
Section: 06-00329-01-PW
National Shopping Plazas Outreach Meeting
May 7, 2014
10:30 a.m.

Minutes of Meeting

Attendees:

Refer to Attached Attendance Roster

Mr. George Hanus scheduled the meeting to obtain a project status update and discuss concerns identified by the property owners related to the proposed Randall Road improvements. The meeting initiated a dialogue that will be ongoing throughout the next phase of the project.

The meeting began at 10:30 a.m.

Introduction and Overview

The meeting was held at the National Shopping Plazas downtown office. Stakeholders from all four quadrants of the Randall Road and Algonquin Road intersection attended this meeting, as well as the Village of Algonquin and the Village of Lake in the Hills. National Shopping Plazas represents the northwest quadrant, Edgemark Asset Management represents the northeast quadrant, Craig/Steven Development represents the southeast quadrant, and the southwest quadrant was represented by Joe Caputo & Sons Fruit Market.

Project Website

A concern shared by all stakeholders at the meeting was that the old Phase I exhibits need to be removed from the Randall Road Project Website. The developers are concerned that because the Phase I exhibits are the official current plan, this is what potential tenants see and will be hesitant to move forward under this plan.

Mr. Brian Fairwood stated that the website has been updated to no longer show any of the Phase I information on the main page. However, in order to satisfy the need to maintain transparency throughout the project, a link to the old Phase I information can still be found at the bottom corner of the main page. He also noted that a general statement has been added to the homepage explaining that design alternatives are being reevaluated to balance the needs of traffic flow, safety and access. The website was opened during the meeting and the statement was reviewed. The stakeholders generally found the statement to be acceptable.

This website will continue to be updated as the design progresses. A link to the website can be found at <http://www.randallroad.info/>

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. The revised design will take into account: (1) safety, (2) ingress and egress, and (3) traffic.

National Shopping Plazas Issues/Concerns

- Mr. Hanus began the meeting by questioning if traffic volumes and past accident history justified the need to improve the Randall and Algonquin intersection. He has not seen data indicating that there is a problem at this location.
- Mr. Hanus is concerned that the County will only consider transportation issues and not property impacts.
- If the old plan that was on the project website were put into place it would cause a ripple effect of vacancy, abandonment, and reduced sales taxes.
- Mr. Hanus believes that if material access is reduced at any property, those businesses will have the right to compensation. He would like to see the County include a line item for these potential legal cases which he estimates will total \$50 million.
- Another concern expressed by Mr. Hanus was that the Phase I study and corresponding Continuous Flow Intersection (CFI) design ignored consumer psychology. Consumers will not patronize a business that is difficult to get to. The original design had users driving past stores in order to gain access. He finds this circuitous routing unacceptable.

Village of Algonquin Issues/Concerns

- President John Schmitt noted that the Village recognizes the need to improve the intersection. He stated that the Village will support this project until the County says that they are unable to provide reasonable access to the businesses.
- President Schmitt added that if the Phase I plan, which severely restricts access, stays in place the project will not be supported by the Village of Algonquin.
- Mr. Tim Schloneger pointed out three actions he feels speak loudly to the positive direction the County is heading with this project: (1) The County has hired new engineers. (2) The Phase II budget allows for many of the Phase I tasks to be revisited. (3) The fact that representatives from all four quadrants, both Villages, and designers are meeting and working together to develop a solution.

Village of Lake in the Hills Issues/Concerns

- Regarding the CFI, Mr. Gerald Sagona has operational concerns. He also feels that a portion of the population may avoid this intersection due to the complexity and potential confusion that may be associated with a new intersection type.
- **It was discussed that the outdated project website, with access restricted exhibits, may have caused Art Van Furniture to back out of moving into the former Dominick's property.** President Paul Mulcahy stated that as a result of the recent meeting with Mr. Lee Winter, Real Estate Director on April 21, 2014, he believes that Art Van is aware the Phase I design will not be implemented and a more access friendly design is being developed. Mr. Winter appreciated the ongoing efforts to improve ingress and egress, but wanted an immediate guarantee that the current entrances would be maintained for the duration of their lease.

Discussion

Mr. Todd Bright noted that when stakeholders have been questioned in more detail, there is concern about confusion/complexity with the CFI, but the real issue is loss of access. Most seem to attribute the access



impacts to the CFI design and were unaware that the current Phase I CFI and Conventional intersection designs have similar impacts on access. The County has asked the design team to review access to each property for both intersection types.

Based on recent individual meetings Mr. Monte Struisner, Mr. Art Contreras, President Mulcahy, and President Schmitt feel the design team has a good understanding of the need to maintain ingress and egress. They asked that the design team be given a chance to reevaluate the project with a fresh look at their concerns about access. The designers will develop a new plan and all look forward to reviewing the revised drawings.

Walgreens was unable to attend the meeting, but the design team had met with Todd Frank, Senior Real Estate Manager and Steve Ernsteen, Store Manager on April 29, 2014. They appreciated receiving a project status update, current information and understanding that access to their store is being reevaluated.

The County Board is funding the project and will ultimately decide which improvements are constructed. The design team has been directed to work with the impacted communities and property owners to provide the best design.

Next Steps

TranSystems agreed to provide a status update on June 1st to all attendees.

Positively promote the new intersection improvements to attract and maintain retail. Mr. Schloneger suggested publishing a press release highlighting the positive effects of the businesses, Villages and design team sitting down and discussing the issues that concern everyone so that they can be addressed in the new design.

TranSystems will review the issues listed above. All attendee are committed to meeting again after the design has been further developed.

The meeting ended at approximately 12:05 p.m.

By: Kyle Duffy

