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Government

Riverside Plaza Developer Shares Views on Downtown Plan

Village recognizes steering committee as a member reminds board to be flexible.

By [Gloria Casas](#) | [Email the author](#) | March 21, 2013

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John Breugelmans is realistic about [Algonquin's Downtown Planning Study](#).

The recently adopted plan, a vision for the downtown's revitalization, needs to be flexible as does the village, he said.

"It's developers who build downtowns," he said. "Developers can only work in what the market is."

Breugelmans was among the developers, businesses owners, community leaders and residents who served on the Downtown Planning Study Steering Committee that worked on the Downtown Plan.

The committee helped contribute to the ideas and goals in the study. Algonquin officials presented the plan to [Chicago Metropolitan Agency for Planning \(CMAP\)](#), which helped fund it.

This week, the village thanked committee members including Breugelmans.

But he told the village board that revitalization "doesn't just happen because we have a plan."

There are other factors that need to be taken into account, he said, adding a plan is as flexible as the village wants it to be.

He cited his [Riverside Plaza Development](#) as an example. When he was looking for financing for the project, banks would not sign off on a condo project because of the still recovering housing market, he said. The rental market is doing well and Riverside Plaza will be high-end rentals, he said.

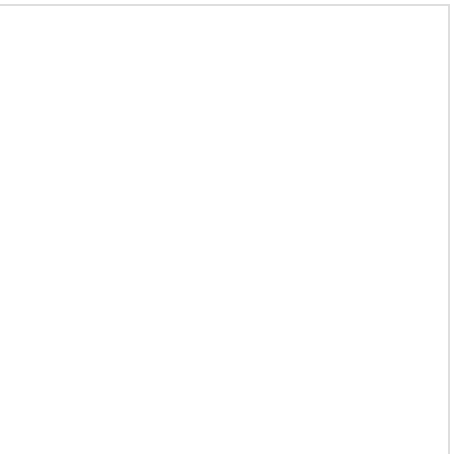
Breugelmans attended steering committee meetings and voiced his opinion on different aspects of the plan.

The Downtown Planning Study Steering Committee Members recognized were:

- Tony Bellino, Re/Max Realtors
- Howard Brinn, Jefferson Street Investments
- Jim Dawson, Dawson Insurance Agency
- Jeffrey Kroeger, Algonquin State Bank
- Sara Mason, Algonquin resident
- Wade Merritt, Café Firefly
- Ed Mudra, Algonquin Historic Commission
- Gabriele Reego, Doerner Jewelers
- Debby Sosine, Village Trustee
- Ed Wolowiec, Port Edward Restaurant



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