

AGENDA  
COMMITTEE OF THE WHOLE SPECIAL MEETING  
March 19, 2019  
2200 Harnish Drive  
Village Board Room  
- AGENDA -  
7:45 P.M.

Trustee Glogowski– Chairperson  
Trustee Steigert  
Trustee Sosine  
Trustee Spella  
Trustee Jasper  
Trustee Brehmer  
President Schmitt

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. **Presentation of the Downtown Landscape Plan**
4. **Community Development**
  - A. Consider a Special Use Permit for Get Green Recycling
  - B. Consider a Planned Unit Development for Deli 4 You
  - C. Consider a Plat of Vacation for a Portion of Mound Street
  - D. Consider a Special Event Permit for Algonquin Library's 5K Run on October 27, 2019
  - E. Consider a Special Event Permit for Bold American Fare for Live Acoustic Music in the New Plaza Adjacent to the Restaurant on Tuesday, Wednesday, and Thursday Evenings Throughout 2019 the Summer Months
5. **General Administration**
6. **Public Works & Safety**
  - A. Consider an Agreement with HR Green for the Phase 1 & 2 Design Services for the Algonquin Lakes Section 1 Roadway Rehabilitation
  - B. Consider an Agreement with HR Green for the Phase 1 & 2 Design Services for the Lake South Drive Roadway Rehabilitation
  - C. Consider an Agreement with HR Green for the Phase 2 Design Services for the Scott, Schuett, and Souwanas Roadway Reconstruction
7. **Executive Session**
8. **Other Business**
9. **Adjournment**



**VILLAGE OF ALGONQUIN**  
*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 11, 2019

TO: Bob Mitchard, Public Works Director

FROM: Steven R. Ludwig, General Services Superintendent

SUBJECT: Downtown Landscape Plan Presentation

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Attached is the landscape design presentation for the Village Board meeting on the 19<sup>th</sup>. Christen Little from Moore Landscapes will be there to present the information and walk through the seasonal changes and plant material highlights. We are providing this information so the elected officials can see the coming plant palette. The presentation should take approximately 20 minutes. Please let me know if you have any questions.

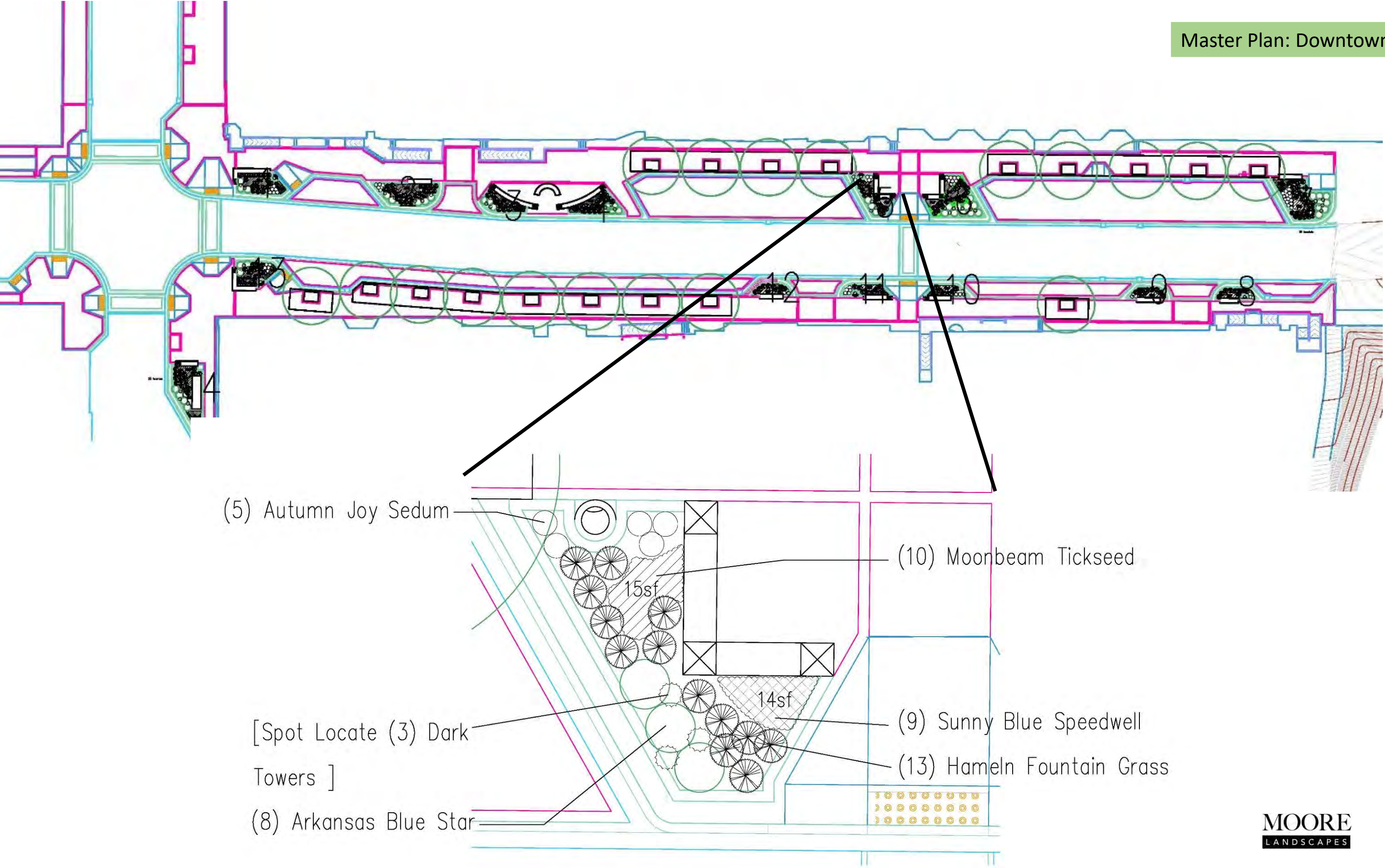


## Village of Algonquin

Main Street  
Algonquin, Illinois

Presented By:

**MOORE**  
**LANDSCAPES**  
Enhancing Environments  
Since 1948







## Concept: Street Planter Beds

Texture  
Color  
Seasonal Interest  
Structure  
Layers



Precedent Photo: Shapes, Colors, Layers



Street Planter Beds Plant Palette



Hameln Fountain Grass



Gardenview Scarlet Beebalm



Sunny Blue Speedwell



Moonbeam Coreopsis



Dark Towers Beardtongue

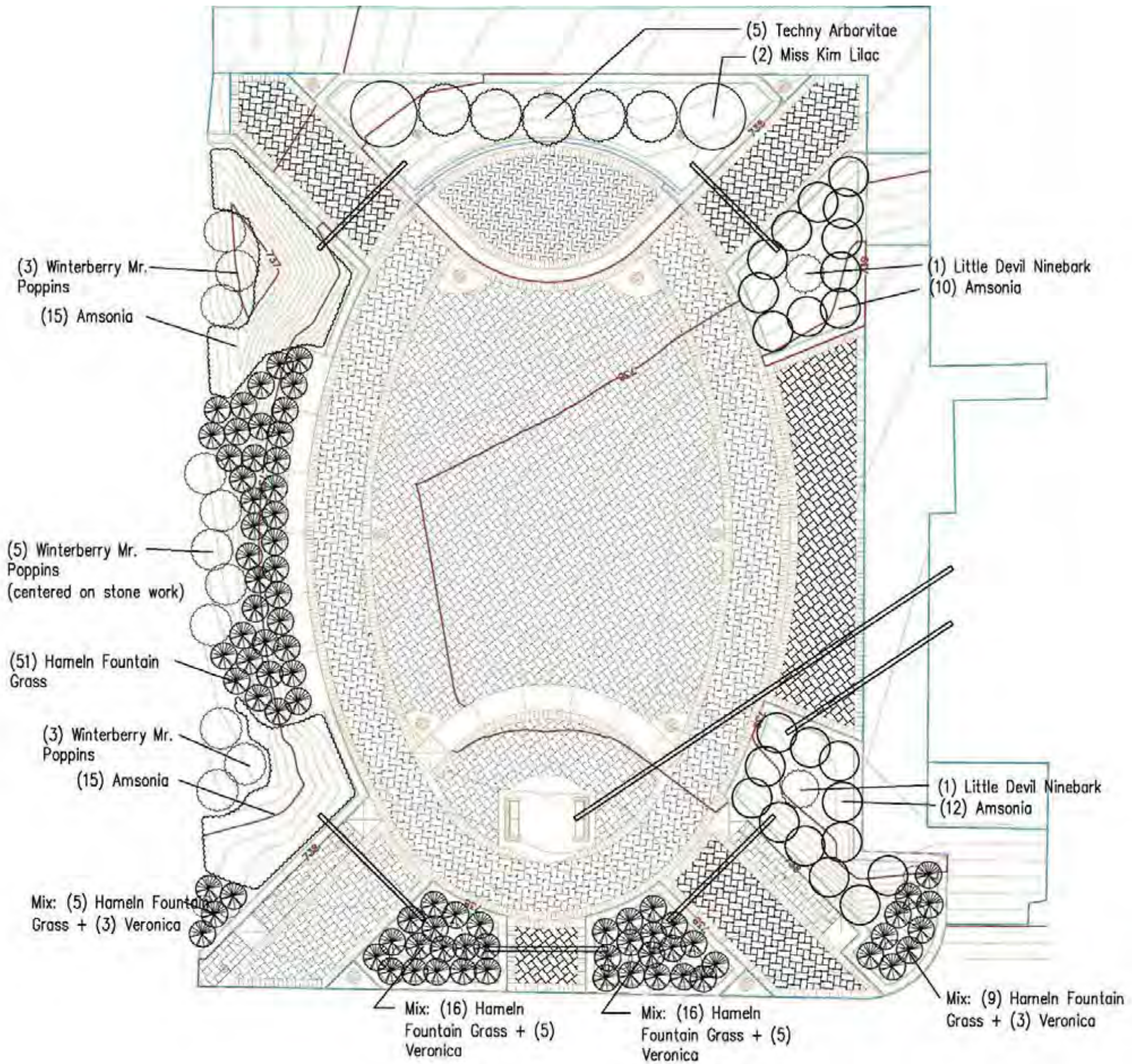


Autumn Joy Stonecrop



Arkansas Blue Star









Techny Arborvitae



Miss Kim Lilac



Winterberry



Arkansas Blue Star



Dwarf Ninebark



Hameln Fountain Grass



Sunny Blue Speedwell





Campania – Easton (22.5') in Ferro Rustico (Qty:15)  
Campania – Millbridge (26.5") in Ferro Rustico (Qty:9)

Total of 24 New Containers Added to Streetscape





Summer Flowers: Buckingham Fountain 2018



Summer Flowers: Navy Pier 2018



Summer Flowers: East Bank Club 2018





26.5" Campania



22.5" Campania

## Downtown Algonquin: Spring Flowers

**MOORE**  
LANDSCAPES



26.5" Campania



22.5" Campania

## Downtown Algonquin: Summer Flowers

**MOORE**  
LANDSCAPES





26.5" Campana



22.5" Campana

## Downtown Algonquin: Fall Flowers

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**MOORE**  
LANDSCAPES





26.5" Campana



22.5" Campana

## Downtown Algonquin: Winter Arrangement



Hanging Baskets



Option 2: Precedent Photo



30" Hanging Basket – 185 lb weight factor



Option 1: Precedent Photo





Option 1



Option 2

## Downtown Algonquin: Hanging Baskets

**MOORE**  
LANDSCAPES





**VILLAGE OF ALGONQUIN**  
*COMMUNITY DEVELOPMENT DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 19, 2019

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: **Case No. 2019-02. Get Green Recycling Center – Special Use Permit**

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Introduction

Danny Meyers, owner of Get Green Corporation, has submitted a petition for a Special Use Permit for a recycling drop-off center. The facility will be located at 1035 West Algonquin Road, in an existing building that formerly housed a manufacturing company. The map below shows the location of the site and the building that will be repurposed.



### Background

Some Committee members may recall this petition was previously considered by the Village several years ago, and a Special Use Permit for the proposed use at this property was originally issued in 2014. Plans to open and operate the business did not move forward at that time, and per Village Code: “No special use permit shall be valid for a period longer than 12 months unless such use is established within such period” (Chapter 21, Section 12).

The petitioner recently closed on purchase of the property and is applying for a new Special Use Permit to proceed with his plans to establish a recycling drop-off center facility within the existing building. Below is general information on the business and re-use of the existing building from the original 2013 staff report, to provide a refresher:

**Business**—Get Green Recycling is proposing to open a recycling buy-back center at 1035 West Algonquin Road. This would be a satellite location to the processing center located in Aurora. The drop-off center will accept all types of metals, white goods with a certificate that all Freon has been removed, and electronics. All operations, storage of materials and equipment, would all be contained within the building. The plan is that customers will drive into the building, park their car, unload the recyclables, and then drive out of the building. The building will contain a warehouse section to sort and store the materials and an office to process the paperwork. The proposed hours of operation are 8:00am to 5:00pm Monday through Friday and limited hours on Saturdays. There will be five employees who work at this site.

A recycling drop-off center is allowed in I-1 zoning districts with a special use permit. All materials are required to be stored inside the building and no processing of materials, other than bundling and bailing shall be permitted.

**Architecture**—The site has an existing metal warehouse building with an addition that was added in 1988. The property was used as Peters Micro Matic Products for over 20 years. The existing building will structurally remain the same; the front façade will receive a face lift. Brick will be added to the front façade and the northeast façade between the garage doors and the front of the offices. The brickwork will include decorative soldier course over the windows and doors with a keystone and projected brick rowlock around the window frames. A storage area will be removed and an additional garage door will be added. All the garage doors will be painted green to match the new metal canopy over the front doors and the metal coping and painted metal siding on the building. Building material samples have been submitted and will be available at the meeting.

**Signage**—A monument sign and a vertical wall sign have been proposed for the site. The monument sign shall be revised to comply with the Sign Code as to the number of items on the sign and the white background shall not illuminate at night. The monument sign shall be a maximum height of 8’ tall and include a brick base, surround and decorative cap. The wall sign is unique in that the orientation is vertical instead of horizontal. Due to the

architectural details of the building, a horizontal sign does not work. The illuminated, corner, vertical sign complies with all Sign Code requirements.

**Lighting**—The proposed lighting fixtures on the building will need to be revised so the bulb is flush with the housing and not hanging down. There are no lights proposed for the parking lot due to its small size.

**Engineering**—The existing parking lot will be paved and striped to clarify parking stalls, better define the entrance, and provide for semi-truck maneuvering. Parking stalls shall all be striped at 9' X 18' (16' x 18' for the ADA stall). Additional details shall be added to the engineering plans to show the details for ADA parking stall signage, location of which type of pavement, details on the proposed retaining walls, turn radius diagrams for vehicles exiting the rear of the building and trucks maneuvering to the loading dock, and grading plans. If a trash enclosure shall be located on site, plans shall be submitted to show the location and the details for the masonry dumpster enclosure with solid latchable gate. The developer has worked with McHenry County Division of Transportation for an access permit and a variance for the right-of-way dedication. The County has approved both and is ready to issue permits once the Village approves the project.

**Landscaping**—All gravel shall be removed prior to installing landscaping. The landscape plan shall be revised to include planting specifications, naming of all plant species, size of plant to be planted, and number of plants. The monument sign shall include plantings around the base that area equally attractive all year.

#### Planning and Zoning Recommendation

On March 19, 2019 the Planning and Zoning Commission considered the petition and unanimously recommended approval (7-0) of the request for Special Use Permit, subject to the conditions listed in the staff report.

#### Recommendation

Staff concurs with the Planning and Zoning Commission and recommends approval of the Special Use Permit, subject to the following conditions which were incorporated into the prior Special Use Ordinance 2014-O-19 for Get Green Recycling:

1. The site construction, utility installation and grading shall not commence until a Site Development Permit has been issued by the Village and all offsite and onsite utilities serving the subject property shall be underground, and water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency.
2. The recycling center shall comply with all code requirements and in accordance with this proposal and conditions contained herein. A set of building plans shall be submitted for review and approved by the Village's Building Department prior

- to any work being done in the space. A Certificate of Occupancy shall be issued before the business opens.
3. The Engineering Plans prepared by Land Technology, Inc., with the latest revision date of April 9, 2014, shall be revised to incorporate the future comments from staff and retained consultants. If a trash enclosure shall be located on site, plans shall be submitted to show the location and the details for the masonry dumpster enclosure with solid latchable gate. The existing parking lot will be paved and striped to clarify parking stalls, better define the entrance, and provide for semi-truck maneuvering. Parking stalls shall all be striped at 9' x 18' (16' x 18' for the ADA stall). Additional details shall be added to the engineering plans to show the details for ADA parking stall signage, location of which type of pavement, details on the proposed retaining walls, turn radius diagrams for trucks maneuvering to the loading dock, and grading plans. An access permit from McHenry County Division of Transportation shall be obtained.
  4. The Landscape Plan as prepared by Architects and Planners, Inc., dated November 10, 2012, shall be revised to incorporate the comments from the March 15, 2013, memorandum from Christopher Burke Engineering, the April 1, 2013, memorandum from Tom Jacobs, the March 25, 2013, memorandum from Diane LaCalamita, the March 19, 2013, memorandum from the Algonquin Lake in the Hills Fire Protection District, and the April 1, 2013, memorandum from Public Works. All gravel shall be removed prior to installing landscaping. The landscape plan shall be revised to include planting specifications, naming of all plant species, size of plants to be planted, and number of plants. The monument sign shall include plantings around the base that area equally attractive all year.
  5. The existing metal warehouse building with addition shall structurally remain the same; the front façade shall receive a face lift. Brick shall be added to the front façade and the northeast façade between the garage doors and the front of the offices. The brickwork shall include decorative soldier course over the windows and doors with a keystone and projected brick rowlock around the window frames. The storage area shall be removed and an additional garage door will be added. All the garage doors shall be painted green to match the new metal canopy over the front doors and the metal coping and painted metal siding on the building. All consistent with the architectural plans prepared by ALA Architects and Planners, Inc., with the latest revision date of February 7, 2013. Architectural plans shall be revised to address the comments in the March 15, 2013, memorandum from Christopher Burke Engineering, the April 1, 2013, memorandum from Tom Jacobs, the March 19, 2013, memorandum from the Algonquin Lake in the Hills Fire Protection District, and the April 1, 2013, memorandum from Public Works. A fire sprinkler system shall be installed in the building with a fire department connection at the front. The fire sprinkler system will be required to connect to water within three years of water being accessible to the building via West Algonquin Road.

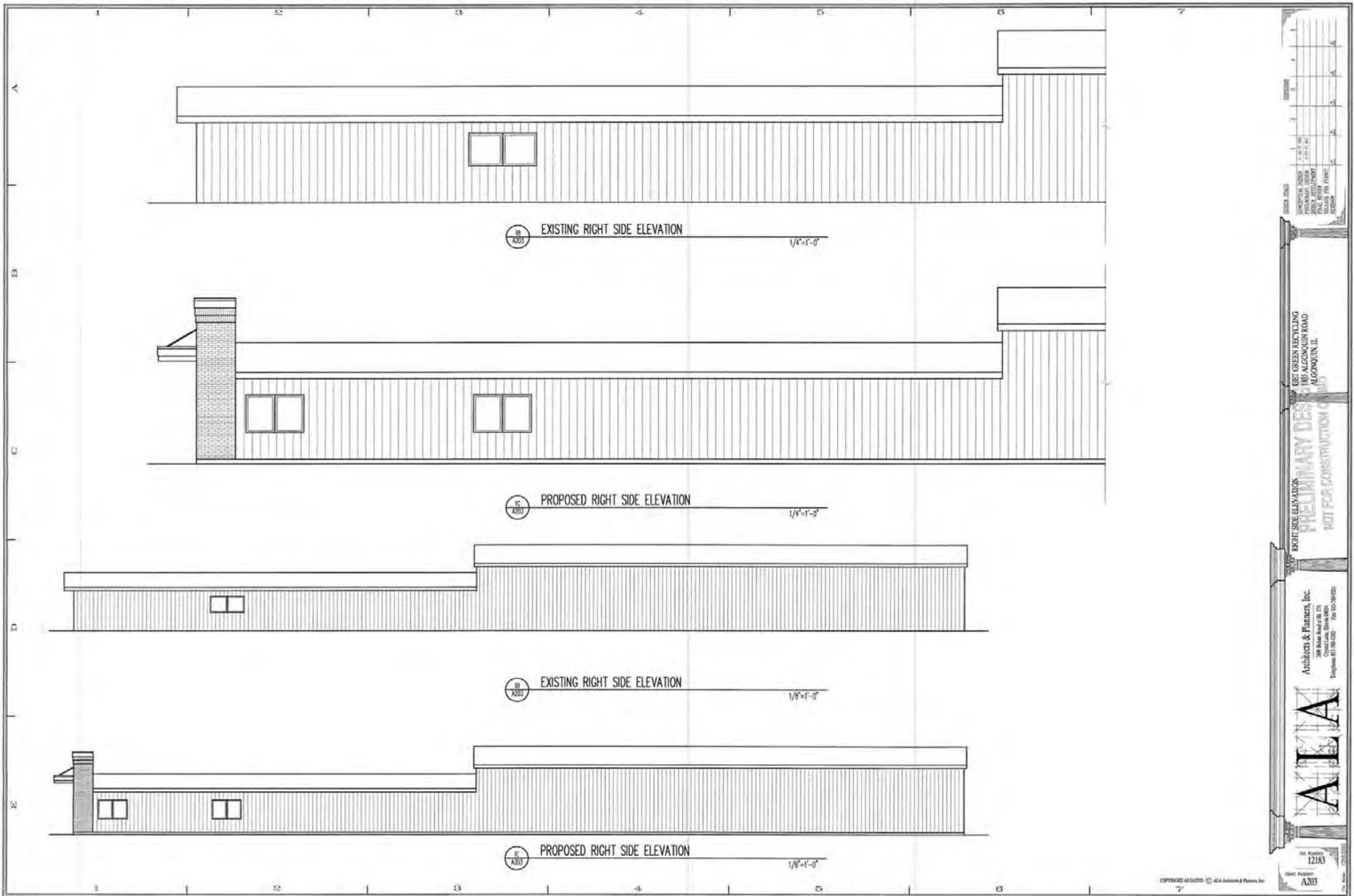


6. The Shades of Light-Seaside Nostalgia Outdoor Wall Light fixture shall be revised to address comments from the March 15, 2013, memorandum from Christopher Burke Engineering and the April 1, 2013, memorandum from Tom Jacobs. The light fixture shall be revised so the bulb is flush with the housing. The Village standards shall apply to the fixtures as follows: The light fixtures shall be consistent throughout the development and shall be metal halide or LED, downcast lights, and have bulbs flush with housing. No trespass light may leave the property.
7. The Sign Plan as prepared by Aurora Sign Company, dated February 9, 2013, shall be revised to address comments from the March 25, 2013, memorandum from Building Inspector Diane LaCalamita. One monument sign shall be allowed; the final placement of the sign shall be reviewed by Community Development staff to ensure sight lines are not blocked. The monument sign shall be framed in brick, have a brick base, decorative masonry cap and shall be a maximum of 8'tall and 8.5' wide. The brick shall match that of the building. The sign background shall be an approved color and material, per the Sign Code, and the wording on the sign shall comply with the Sign Code. The monument sign shall be landscaped per the Sign Code and Landscape Code requirements. The single-faced, illuminated, corner, vertical wall sign as submitted does meet the Sign Code requirements.
8. All roof-mounted or ground-located mechanical equipment shall be screened with an appropriate architectural element or landscaping.
9. The Private Property Enforcement Agreement shall be executed with the Algonquin Police Department prior to the issuance of any Certificate of Occupancies.
10. All materials and equipment shall be kept inside the building at all times.
11. No processing of the materials shall be done on site with the exception of sorting, shearing, bailing and bundling.
12. The property owner shall be required to submit a proposal for landscape improvements to the west and south sides of the building, for example to clean out undesirable plants or species, for review by Village Staff at the time of final plan approval.

Enclosures

Development Plans





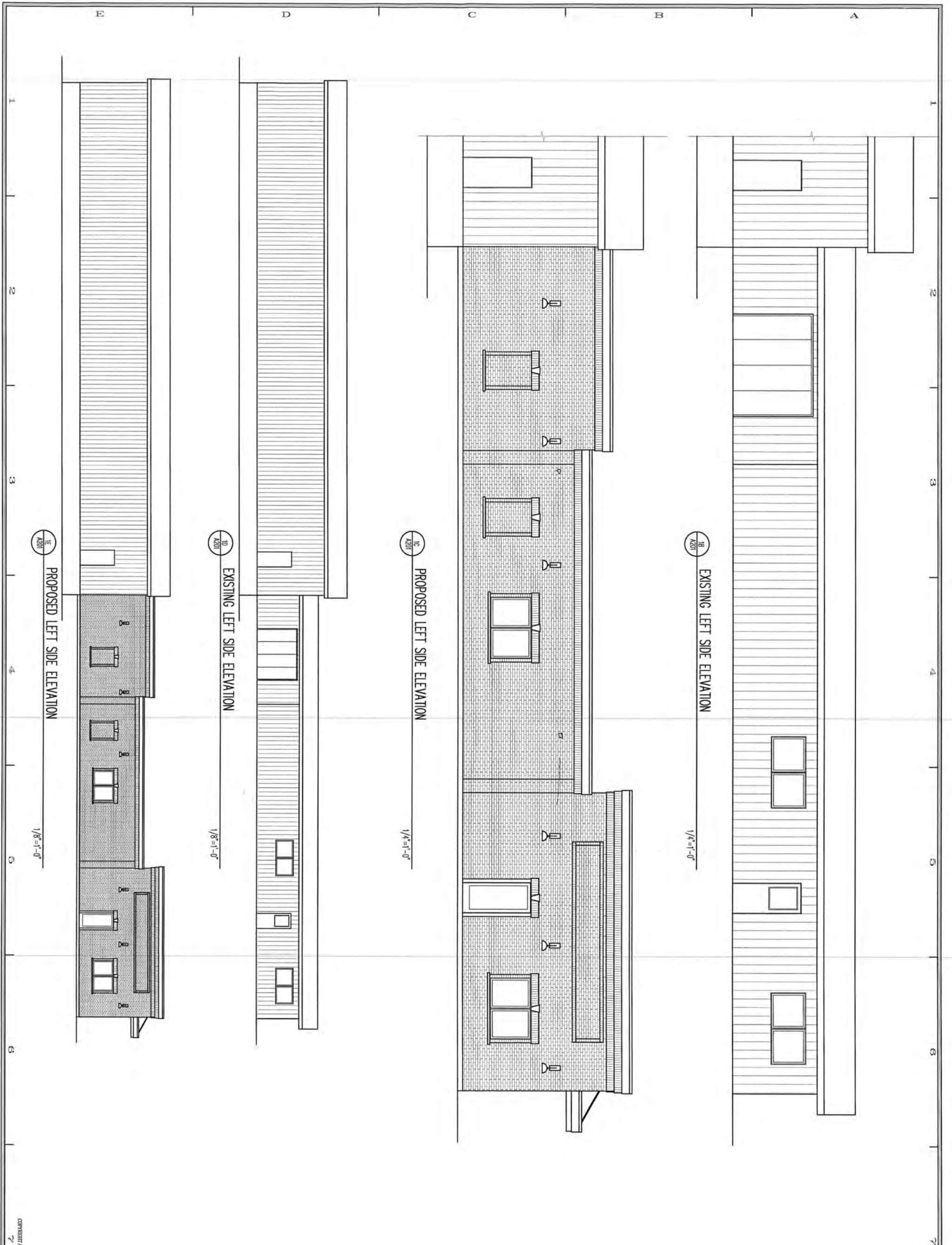
DESIGN STAGE

CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	FINAL DESIGN	CONSTRUCTION DOCUMENTS
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

GET GREEN RECYCLING  
185 ALGONQUIN ROAD  
ALGONQUIN, IL  
PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

Architects & Planners, Inc.  
300 Lake Road at 175  
Oakbrook, Illinois 60181  
Telephone: 630-584-5200 Fax: 630-584-5201

**ALA**  
Job Number: 12183  
Client: Project A203  
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Sheet Number  
A201  
12183  
File Name: 12183201



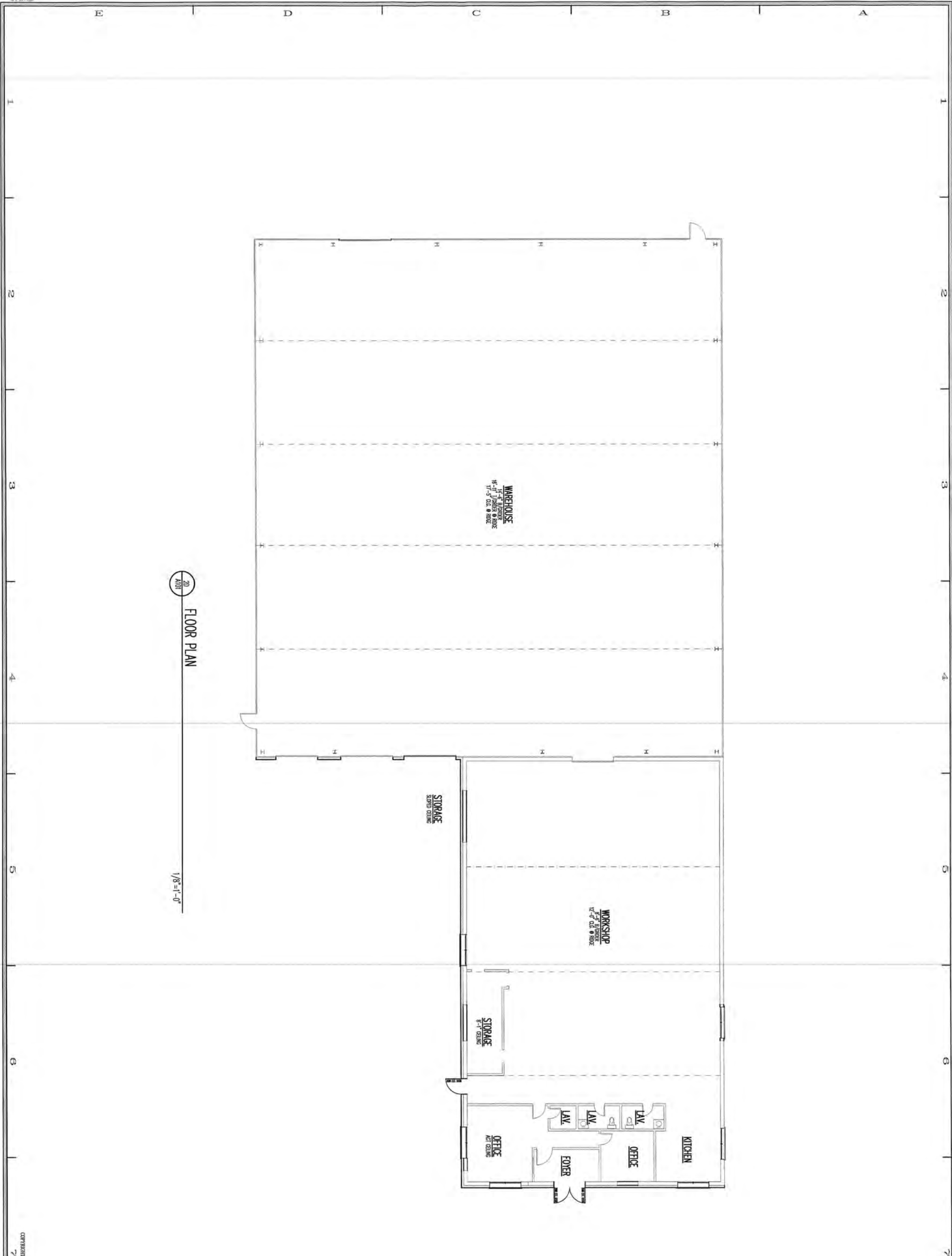
Architects & Planners, Inc.  
2609 Behan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-9200 Fax 815-788-9201

LEFT SIDE ELEVATION  
**PRELIMINARY DESIGN**  
NOT FOR CONSTRUCTION OR BID

GET GREEN RECYCLING  
1035 ALGONQUIN ROAD  
ALGONQUIN, IL

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN	10-10-12 BMD				
PRELIMINARY DESIGN	2-07-13 REC				
DESIGN DEVELOPMENT					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					





20  
A101  
FLOOR PLAN

1/8" = 1'-0"

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7

ALA  
Architects & Planners, Inc.  
2600 Belton Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-9200 Fax: 815-788-9201

ALA  
Architects & Planners, Inc.  
2600 Belton Road at Rt. 176  
Crystal Lake, Illinois 60014  
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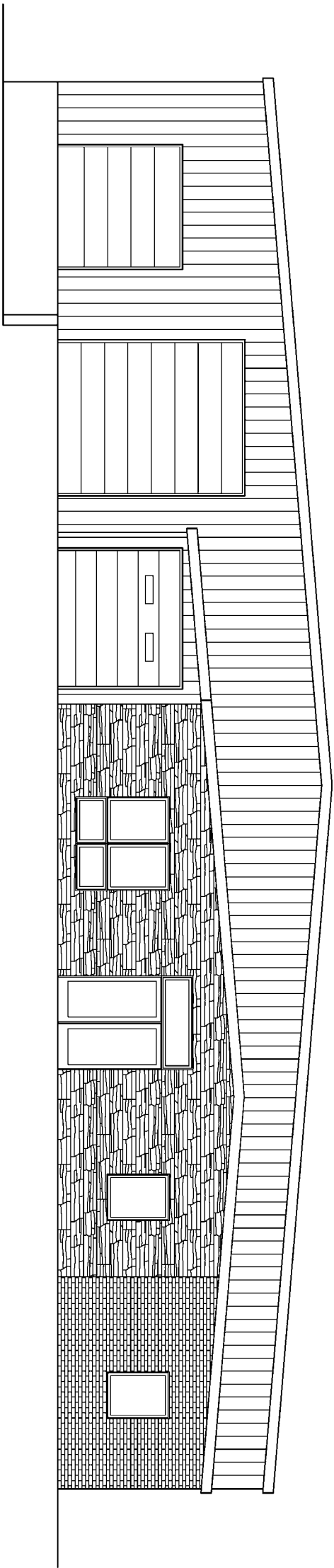
ALA  
Architects & Planners, Inc.  
2600 Belton Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-9200 Fax: 815-788-9201

FLOOR PLAN  
PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION OR BID

COMMERCIAL RENOVATIONS FOR:  
GET GREEN RECYCLING  
1035 W. ALGONQUIN ROAD  
ALGONQUIN, ILLINOIS

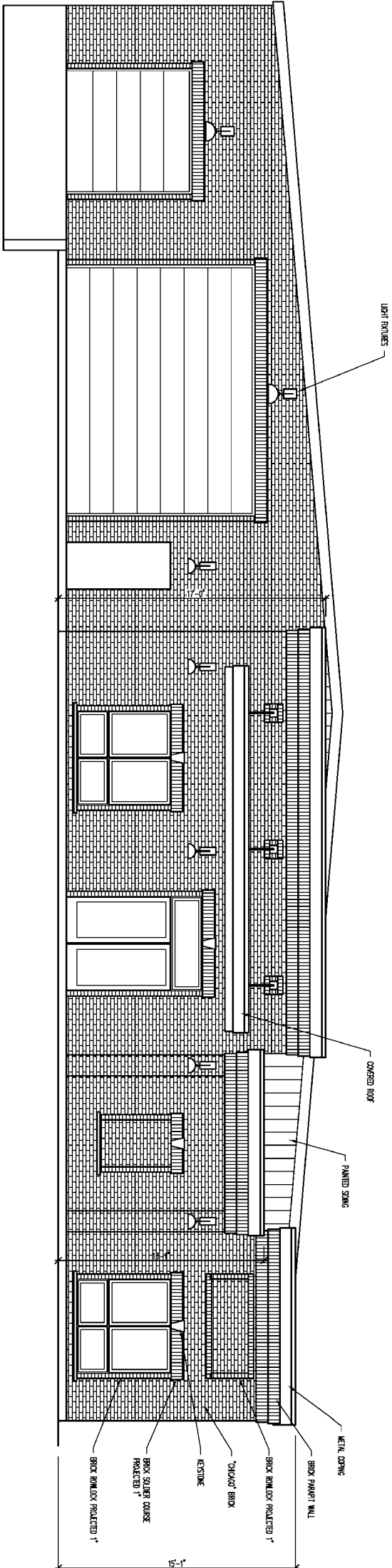
DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN	11-10-12 TWP				
PRELIMINARY DESIGN	2-10-13 MPT				
DESIGN DEVELOPMENT					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					





18  
A200  
EXISTING FRONT ELEVATION

1/4"=1'-0"



19  
A200  
PROPOSED FRONT ELEVATION

1/4"=1'-0"

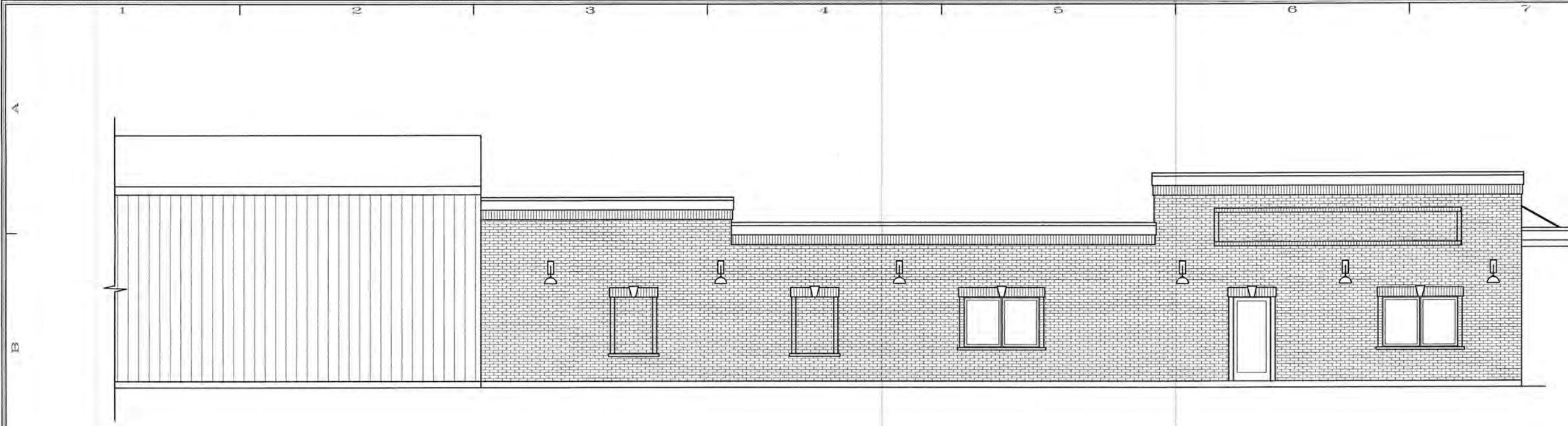
DESIGN STAGE	REVISIONS				
	1	2	3	4	5
CONCEPTUAL DESIGN	11-10-12 DM				
PRELIMINARY DESIGN	2-07-13 ME				
DESIGN DEVELOPMENT					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION	Δ	Δ	Δ	Δ	Δ

GET GREEN RECYCLING  
1035 ALGONQUIN ROAD  
ALGONQUIN, IL

FRONT ELEVATION

Architects & Planners, Inc.  
2600 Rehan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-9200 Fax: 815-788-9201





1C  
A201

LEFT SIDE ELEVATION

1/4"=1'-0"



1E  
A201

FRONT ELEVATION

1/4"=1'-0"

DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
FINAL DESIGN	4
RELEASE FOR PERMIT	5
REVISION	

GET GREEN RECYCLING  
1035 ALCONQUIN ROAD  
ALCONQUIN, IL

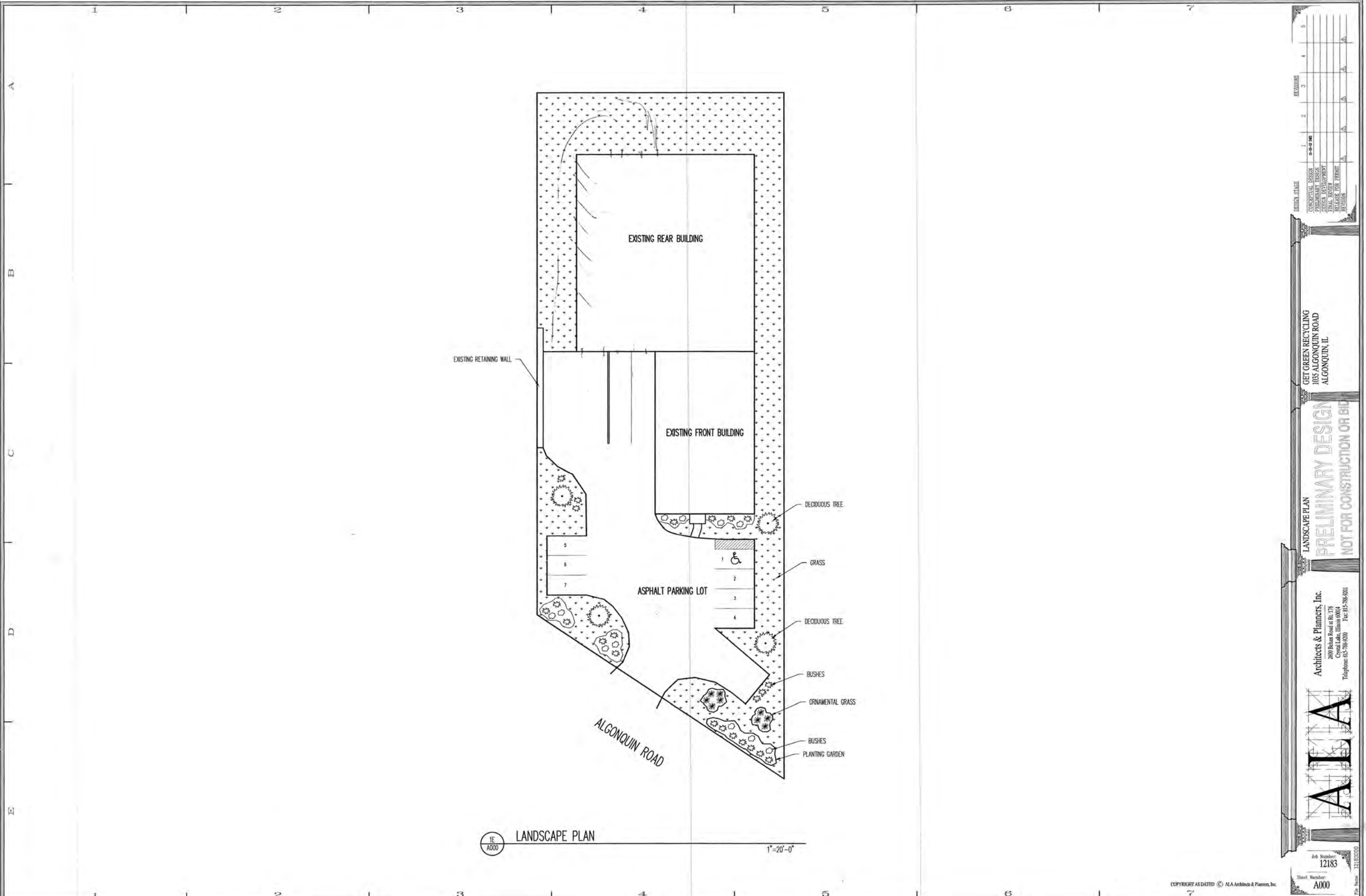
PROPOSED ELEVATIONS  
**PRELIMINARY DESIGN**  
NOT FOR CONSTRUCTION OR BUILDING

Architects & Planners, Inc.  
2000 Belus Road at Rt. 175  
Crystal Lake, Illinois 60014  
Telephone: 815-788-9200 Fax: 815-788-9201

**ALA**  
Job Number: 12183  
Sheet Number: A201  
File Name: 12183A201







1E  
A000

LANDSCAPE PLAN

1"=20'-0"

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Job Number  
12183  
Sheet Number  
A000  
File Name  
12183000

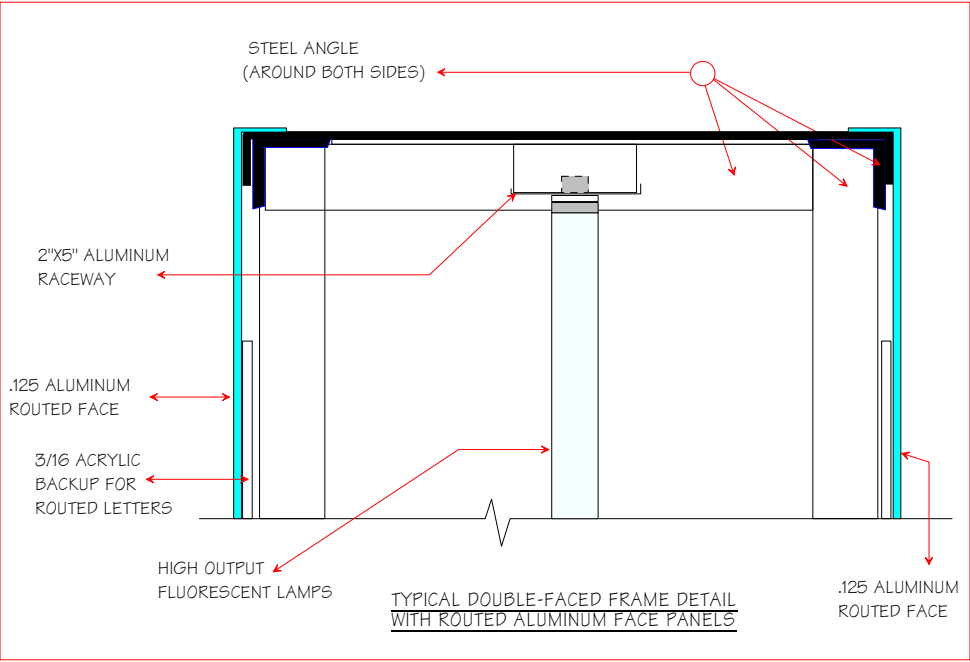
Architects & Planners, Inc.  
2600 Becken Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-8200 Fax: 815-788-2011

LANDSCAPE PLAN  
**PRELIMINARY DESIGN**  
NOT FOR CONSTRUCTION OR BID

GET GREEN RECYCLING  
1035 ALGONQUIN ROAD  
ALGONQUIN, IL

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					





DOUBLE-FACED ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND STEEL ANGLE.  
FACES TO BE ALUMINUM ROUTED FOR COPY AND BACKED WITH WHITE ACRYLIC  
COPY COLOR TO BE APPLIED FIRST SURFACE.  
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC P-OLYURETHANE.  
INTERNAL ILLUMINATION TO BE HIGH OUTPUT FLUORESCENT LAMPS.  
MASONRY TO BE PROVIDED BY OTHERS.  
SCALE - 1/2" = 1'

INSTALLATION INSTRUCTIONS

SET 5" X 13' STEEL PIPE IN CONCRETE FOOTING  
TO DEPTH OF 4.  
SIGN TO BE PERPENDICULAR TO ALGONQUIN RD.  
CONNECT TO ELECTRICAL SERVICE  
TO BE PROVIDED BY OTHERS  
PRIOR TO INSTALL.



BLUE - 286  
GREEN - 347

1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Prepared For:	GET GREEN RECYCLING	Address:	1035 W ALGONQUIN RD	Drwg:	213050	Sheet:	1	Design Date:	2/9/13	Rev 3:	Salesman:
	Location Name:		City/State:	ALGONQUIN, IL	Rev 1:						Rev 4:	Colors:
					Rev 2:						Rev 5:	Notes:





RIGHT END VIEW

INDIVIDUAL ILLUMINATED LETTERS ON RACEWAY  
WITH DECORATIVE ARCHITECHTURAL ELEMENTS

FABRICATE AND INSTALL LETTERS OF ALUMINUM AND ACRYLIC.

TOP ARROW AND LETTER FACES TO BE GREEN ACRYLIC.

LOWER ARROW FACE TO BE WHITE LEXAN WITH COPY APPLIED FIRST SURFACE.

ALL TRIMCAP TO BE WHITE. RETURNS TO BE WHITE.

TOWER TO HAVE BRUSHED ALUMINUM FINISH.

RACEWAY AND TRIM PIECES TO BE PAINTED TO MATCH RUSTED STEEL.

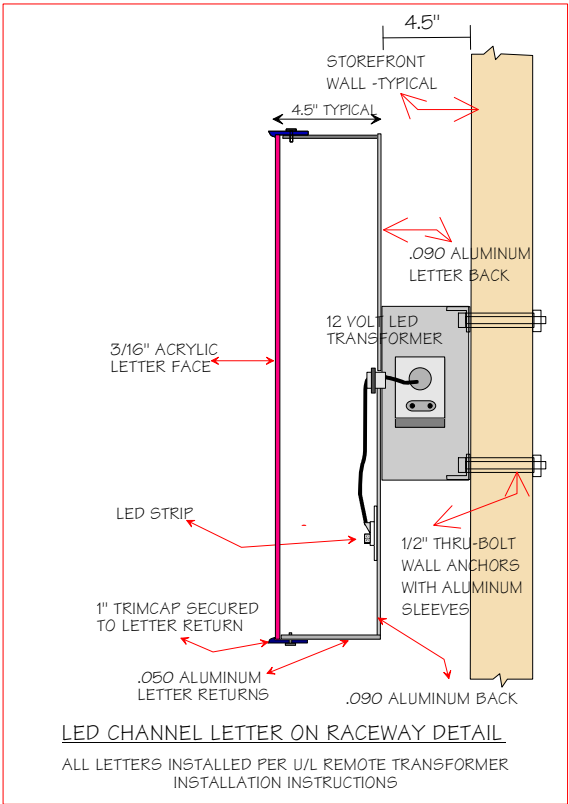
EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.

TOWER TO BE OF ALUMINUM AND ANGLE.

TRIM PIECES TO BE ALUMINUM TUBE.

INTERNAL ILLUMINATION TO BE WHITE LEDS.

SCALE - 1/4" = 1'



INSTALLATION INSTRUCTIONS

SIGN TO BE LEFT ALIGNED ON FACADE AS SHOWN.

TRIM TOWER TO BE ANCHORED TO FRONT CORNER

OF BUILDING AS SHOWN.

CONNECT TO ELECTRICAL SERVICE

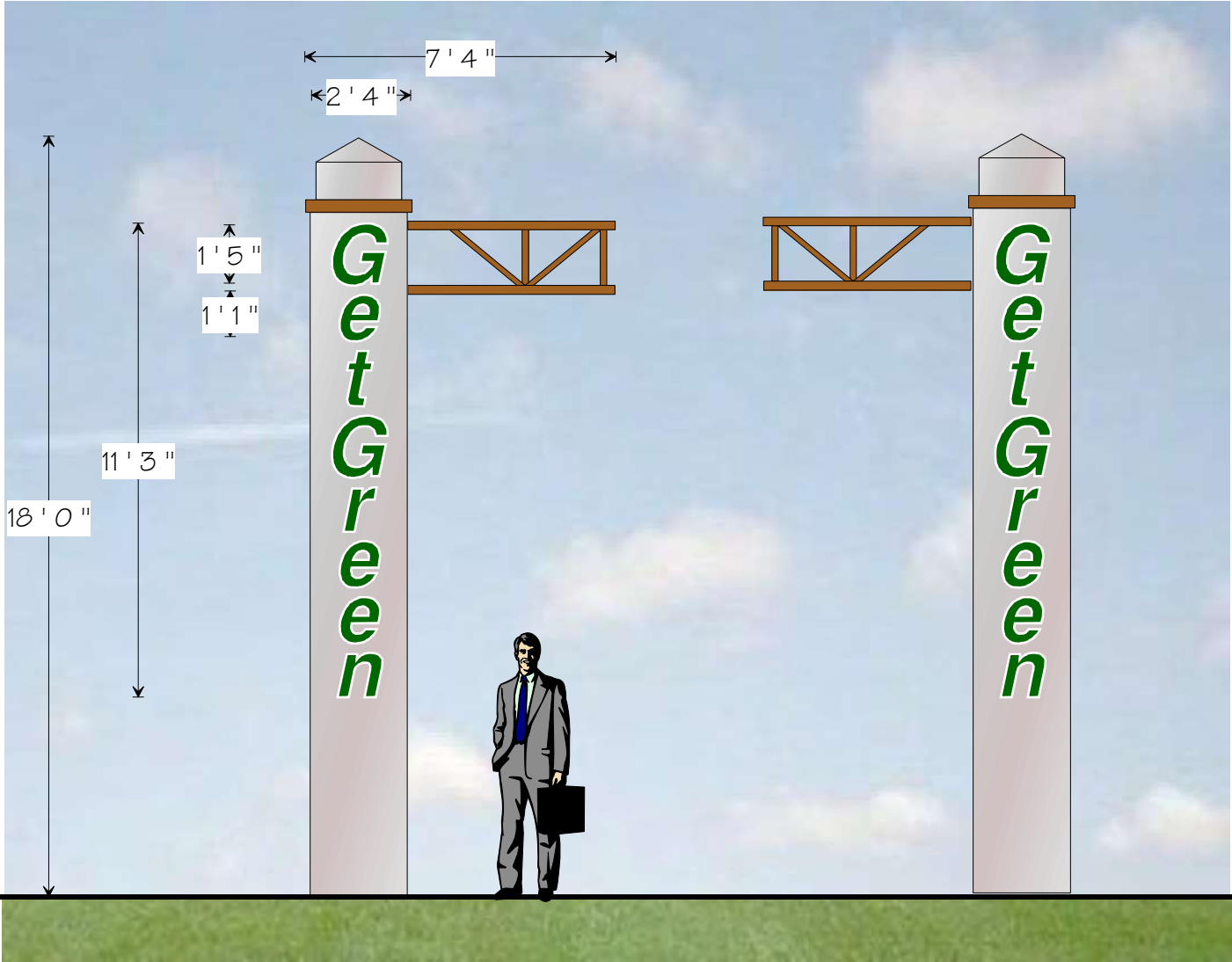
TO BE PROVIDED BY OTHERS

PRIOR TO INSTALL.



1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Prepared For:	GET GREEN RECYCLING	Address:	1035 W ALGONQUIN RD	Drwg:	213050	Sheet:	2	Design Date:	2/9/13	Rev 3:		Salesman:	
	Location Name:		City/State:	ALGONQUIN, IL	Rev 1:						Rev 4:		Colors:	
					Rev 2:						Rev 5:		Notes:	





LEFT SIDE

SINGLE-FACED ILLUMINATED CORNER SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ANGLE.

FACES TO BE ALUMINUM ROUTED FOR COPY AND BACKED WITH PUSH-THRU ACRYLIC.

LETTER FACES TO HAVE GREEN VINYL APPLIED FIRST SURFACE.

TOWER TO HAVE BRUSHED ALUMINUM FINISH.

TRIM PIECES TO BE PAINTED TO MATCH RUSTED STEEL.

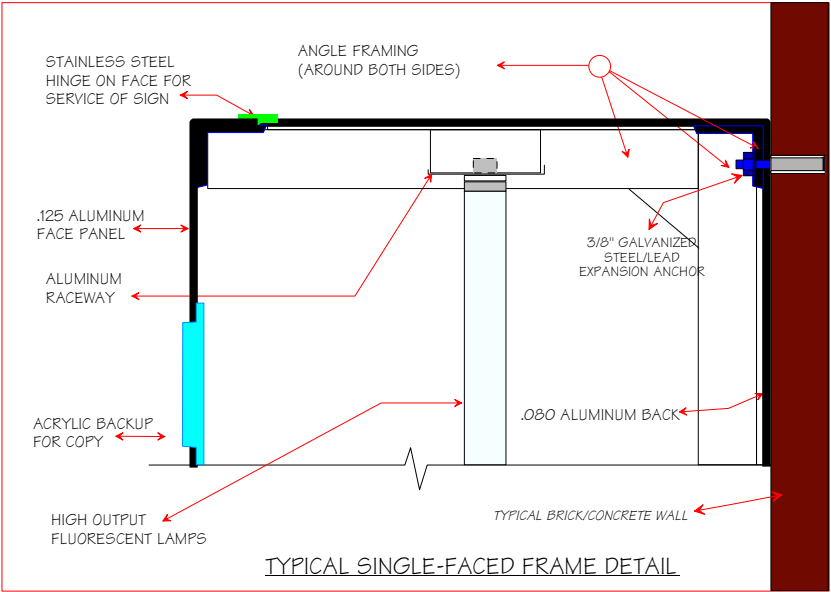
EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.

TOWER TO BE OF ALUMINUM AND ANGLE.

TRIM PIECES TO BE ALUMINUM TUBE.

INTERNAL ILLUMINATION TO BE HIGH OUTPUT FLUORESCENT LAMPS.

SCALE - 1/4" = 1'



INSTALLATION INSTRUCTIONS

SIGN TO BE LEFT CORNER OF FACADE AS SHOWN.

CONNECT TO ELECTRICAL SERVICE

TO BE PROVIDED BY OTHERS

PRIOR TO INSTALL.



1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Prepared For:	GET GREEN RECYCLING	Address:	1035 W ALGONQUIN RD	Drwg:	213050	Sheet:	3	Design Date:	2/9/13	Rev 3:		Salesman:	
	Location Name:		City/State:	ALGONQUIN, IL	Rev 1:						Rev 4:		Colors:	
					Rev 2:						Rev 5:		Notes:	



**VILLAGE OF ALGONQUIN**  
*COMMUNITY DEVELOPMENT DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 19, 2019

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: **Case No. 2019-01. Deli 4 You – Final PUD**

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Introduction

Mr. Piotr Filipek, Deli 4 You, has submitted a petition for Final Planned Unit Development, to construct a 21,000 square foot European grocery and deli building with additional leasable retail spaces. The subject property is located at 1601 S. Randall Road and is currently a vacant lot. The parcel is situated directly north of Bowlero. Deli 4 You will have its entrance at the northeast corner of the building, and the smaller retail spaces will have storefront entrances on the north end of the building.

Staff Comments

Attached are comments on the proposed plans from Public Works, Police Department and Christopher Burke Engineering.

**Site Plan/Engineering** – The subject property is an outlot (Lot 10) in Galleria shopping center, which was platted in 2003. Two access points serve the Galleria property on County Line Road, and the center has an additional access on Randall Road at the signalized intersection with Commons Drive. as the center's main entrance from Randall Road. The shopping center has cross-parking and cross-access, and the developer is proposing to construct the building on the existing grass pad and retain the surrounding parking. A pedestrian connection shall be added from the building pad south to the existing sidewalk located in front of Bowlero.

The developer and project architect have been very cooperative working with staff to add a masonry screening wall and landscaping to soften the appearance of the receiving area and trash enclosures at the rear of the building. Additional consideration shall be given to formalizing a clear and defined route whereby trucks will access the receiving area. For example, one-way entrance and exit access points would lessen potential conflict between deliveries and trash pick-up, and the adjacent frontage road immediately to the south. The developer shall provide a turning radius diagram to show how a vehicle entering the



receiving area would turn or back-up within the receiving area that does not encroach onto the adjacent drive aisle.

**Landscape Plan** – The plans provide for foundation and perimeter landscaping on all four sides of the building. The developer shall address the comments and revisions noted in the Public Works review memo, notably the incorporation of additional plant and species diversity. The existing landscape islands in the parking lot east of the building shall also be restored.

**Architecture** – The developer has provided color renderings of the building, which has a contemporary design with strong horizontal rooflines and prominent glass storefront entrances, in particular at the corner of the building which will serve as the entrance to Deli 4 You. The building is also compatible with the village's typical standards for face brick on all four sides and dark bronze window framing. Wood paneling accents are also incorporated on each elevation and lend additional interest to the building's design.

The west side of the building is proposed to include a half dozen exterior coolers that will be accessed from inside the grocery and a row of evergreen arborvitae is depicted on the plans to serve as screening. Staff is requesting photographs and specification sheets for the coolers to determine their exact size and appearance, and a masonry wall enclosure may be required to provide further screening of the units if necessary.

**Signage** – A monument sign is proposed along County Line Road but no drawings have been provided at this time. The monument sign shall comply with the Village's Sign Code as well as original Galleria PUD regulations, which included a maximum height of 7 feet from grade. The ground sign shall be made of masonry materials to match the building and have a decorative stone cap. Wall signage shall follow the Village's Sign Code, which permits one wall sign per tenant, and a maximum of two signs for a corner unit which would be defined in this development as the Deli 4 You space which has its entrance at the northeast corner of the building.

#### Planning and Zoning Recommendation

On March 11, 2019 the Planning and Zoning Commission considered the petition and unanimously recommended approval (7-0) of the request for Final PUD, subject to the conditions listed in the staff report.

#### Recommendation

Staff concurs with the Planning and Zoning Commission and recommends approval of the Final Planned Unit Development with the following conditions:

1. That site construction shall not commence until a site development permit has been issued by the Village.
2. The Site Plan as prepared by Antonio Fanizza Architects with a latest revision date of February 8, 2019 shall be revised to incorporate comments from the March 5, 2019

Christopher Burke memo, the February 26, 2019 Public Works memo, and February 22, 2019 Police Department memo.

3. The Engineering Plans as prepared by Damas Consulting Group with a latest revision date of February 4, 2019 shall be revised to incorporate comments from the March 5, 2019 Christopher Burke memo, the February 26, 2019 Public Works memo, and February 22, 2019 Police Department memo. A pedestrian connection shall be added from the building pad south to the existing sidewalk located in front of Bowlero. The developer shall provide a turning radius diagram to show how a vehicle entering the receiving area would turn or back-up within the receiving area that does not encroach onto the adjacent drive aisle.
4. The Landscape Plan as prepared by Antonio Fanizza Architects with a latest revision date of February 8, 2019 shall be revised to incorporate comments from the March 5, 2019 Christopher Burke memo and the February 26, 2019 Public Works memo.
5. The building shall be constructed consistent with the architectural elevations prepared by Antonio Fanizza Architects with a latest revision date of February 8, 2019. The brick and mortar may not be painted at any point in the future. All roof mounted or ground located mechanical/electrical equipment shall be fully screened with an appropriate architectural element or landscaping. The trash enclosures shall match the design of the building, consist of a masonry exterior, and include space for recycling containers.
6. A maximum of one monument sign is permitted and shall comply with the Village's Sign Code as well as original Galleria PUD regulations, which included a maximum height of 7 feet from grade. The ground sign shall be made of masonry materials to match the building and have a decorative stone cap.
7. Wall signage shall follow the Village's Sign Code, which permits one wall sign per tenant, and a maximum of two signs for a corner unit which would be defined in this development as the Deli 4 You space which has its entrance at the northeast corner of the building.
8. As noted on the plans, no truck parking and /or outdoor storage of any products shall be permitted in the receiving area.
9. The developer shall submit for Community Development Department review, photographs and specification sheets for the proposed exterior cooler units. A masonry wall enclosure may be required to provide further screening of the units if it is determined by staff that the proposed landscaping would not be sufficient to screen the units from the street.



10. Any wall-mounted light fixtures shall meet Village Code requirements and be downcast and have the bulbs flush with the housing. Specification sheets shall be submitted for Community Development Department review, prior to construction.

Enclosures

Subject Property Map

Staff Review Memos

Developer Plan Submittal

# Property in Question Map







# VILLAGE OF ALGONQUIN

## PUBLIC WORKS DEPARTMENT

### – M E M O R A N D U M –

DATE: *Tuesday, February 26, 2019*  
TO: *Ben Mason*  
FROM: *Shawn M. Hurtig*  
SUBJECT: *Public Works Review # 1*  
*Deli 4 You (CD2019-01)*

Please find below the Village of Algonquin comments, concerns, and issues regarding the subject project.

#### Project Document Status:

1. Ph. 1 Environmental Report (Preliminary Site Assessment – PSI) = Not Submitted
2. Ecological Reports = Not Submitted
3. Geotechnical Report = Not Submitted
4. Stormwater Report = Not Submitted
5. Water Customer Data Sheet = Not Submitted
  - a. Fill out and return attached form
6. Grease Trap Sizing Calculation = Not Submitted
  - a. Fill out and return
7. Plat = Not Submitted
  - a. Plat shall include
    - i. All Private Utility Easement (PUE), Village Utility Easements (VUE), Drainage Easements (DE), or other easements necessary to convey the intent of the design and perform maintenance on said improvements, shall be indicated on plat.
    - ii. Plat shall include building set back lines
    - iii. Plat shall include PLS stamp and signature

#### Plan Review Comments:

<u>PAGE</u>	<u>ISSUE</u>
-------------	--------------

Cover	A cover page is required that includes the address of the location, a vicinity map, name of project, developer contact info, revision chart, JULIE info, etc...
Existing Cnd	An existing conditions page is required indicating the site as is. Including location of curbs, lights, grades of lot, trees, sidewalks, etc... Please note that a site visit indicated that there are parking light lots on the south side of the north drive (north of the building), whereas the plans indicate in some locations those lights are on the north side of the drive.
C1.0	This plan does not match the T-1 & L-1 sheets in the architectural set. Notably is the SW corner of the site where a sidewalk exists the building
C1.0	We see no reason to add a new ADA ramp in the NW corner of the site when there is an ADA ramp only 15' feet west of the proposed location

- C1.0 Update all existing crosswalks to the current ADA standard
- C1.0 It is highly recommended that the curb in the NE corner of the site be a full B6:12 curb to keep from cars short cutting the corner. Keeping it fully depressed means that the ADA access across entire radius would require tactile warning and bollards to keep traffic off sidewalk. Whereas if you installed ramps only at location indicated with detectable warning tiles, you could protect pedestrians and have a compliant ramp.
- C1.0 Plan indicates a landscape area along the south side of building just west of the refuse area at the SE corner of building, however there is no curbing indicated. Also this area is shown as pavement in the architectural plan set.
- C1.0 There is a new M2:12 curb shown heading south out of the proposed refuse area at the SE corner of the building, it is preferred this is a B6:12 curb to protect the landscape area East of the curb line
- C1.0 The walk along the East side of the building should continue south and provide a crossing to the walkway existing on the south side of the drive that is south of the building.
- C3.0 Per IDPH a single water service is to enter the building. This water service shall supply the domestic and fire supplies. As this building is indicated to have 4 other retail buildings, it is required that a meter riser (5 meter minimum) be installed to serve these stores. As such, and considering the need for a fire sprinkler equipment, we highly recommend a sprinkler room be installed with an exterior door for Village and Fire Dept access. Further, it is recommended that the grocery store have a separate water service and sprinkler room apart from the 4 Retail buildings. This configuration allows the 4 retail buildings to have service that does not run through the grocery store, while also providing easier access to meters and sprinkler equipment for the landlord for these spaces.
- C3.0 Water service connection (likely 6") shall have a valve located in an accessible location (location shown is appropriate) and be in a vault
- C3.0 Water connection to existing system shall be noted as a cut in tee, which requires a Village approved shut down.
- C3.0 Indication location of the Fire Department Connection. It should be noted that a hydrant must be within 100 feet of this connection point.
- C3.0 It is recommended that the 4 retail buildings be serviced off a separate sanitary sewer service. This ensures that those units do not have sewer under the grocery store. The sanitary service shall be a cut in tee-wye off the Village main and have and inspection manhole within 10 feet of the building.
- Misc. Provide a removal plan (tree, curb, pavement, topsoil, lights, etc...)
- Misc. Tree removal plan shall have species, dbh, and condition



- Misc. Provide an erosion control plan (silt fence, inlet filter baskets, contractor parking, equipment storage, site protection fencing, construction entrance, etc...)
- Misc. Provide a protection plan for existing conditions that are to remain (trees, landscape beds, sidewalks, curbs, etc...)
- Misc. It is recommended that the parking lot within the parcel be reviewed for rehabilitation. At a minimum a crack seal, seal coating, and pavement marking refresh should be conducted.
- Misc. The driveway and loading area seems very unorganized. It appears as though loading trucks will constantly be blocking the driveway. Is there a better configuration?
- Misc. The Village would like to make the developer aware of planned improvements the Village is planning on County Line Road directly north of the project site. The Village has roadway reconstruction plans which include the addition of landscape medians as well as the elimination of the right hand turn lane that currently provides access to the far East entrance to the Galleria Center. While these impacts do not directly impact your project, we felt that complete transparency on these improvements is necessary.
- L-1 Legend symbols callouts do not match plan callouts. For example in the legend FRG is indicated and this is also called out in the plan, but there are also callouts FG which are not identified in the legend
- L-1 Beds on the North side of the building should be moved against the building. Locations at the curb line will be impacted by lot salting as well as sidewalk salt run off. Additionally, doors should not open directly on to the “through” walking surface.
- L-1 Site requires more diversity (not necessarily more plants). Add at least 2 more varieties of shrubs, and 2 more varieties of flowering perennials
- L-1 The west foundation plantings need to be varied, add sections of shrubs and perennials
- L-1 Add a tree to the planned center landscape island north of the building
- L-1 It is requested that the first row of existing parking lot islands that are East of the building be brought back to standard (see attached landscape plan info)
- L-1 It is requested that the existing landscape beds West of the building be brought back to standard (see attached landscape plan info)
- Cc: Project File (listed in footer)
- Attachments: Galleria Landscape Excerpts (3 pgs)



# Village Of Algonquin Police Department

~MEMORANDUM~



DATE February 22, 2019  
TO Ben Mason, Senior Planner  
FROM Sergeant Robert Salazar  
SUBJECT Case No. 2019-01 Deli 4 You

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The plans for Deli 4 You and there are no objections to the plans submitted to the police department.

As a reminder, the handicap parking fine should be displayed as \$500 to conform with the Village of Algonquin parking ordinance. (I did not see any handicapped signage in the proposal, but there are adjacent parking spots.)

[Email](#)

[Print Form](#)





**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

March 5, 2019

Village of Algonquin  
2200 Harnish Drive  
Algonquin, IL 60102

Attention: Ben Mason, Senior Planner

Subject: Deli 4 You – FIRST REVIEW  
Algonquin Case No. 2019-01  
(CBBEL Project No. 07-0272.00115)

Dear Ben:

We have reviewed the following documents related to this project:

- Engineering Plans prepared by Damas Consulting Group bearing a revision date of February 4, 2019
- Architectural Plans prepared by Antonio Fanizza bearing a revision date of February 8, 2019

It is our understanding that this project will be presented to the Planning and Zoning Commission later this month. We offer the following comments for their consideration:

**ENGINEERING PLANS**

Sheet C1.0

1. The proposed top of ground elevations along the west wall of the structure (920.70) are higher than the proposed finished floor elevation (920.40). The T/F along the west wall will need to be adjusted to provide a brick reveal along that side of the building.
2. We question the need for the proposed ADA ramp located along the north access drive near the northwest corner of the building. It is located 20 feet to the east of the existing curb ramp for the north-south sidewalk. It is not located near any ADA parking stalls and its location may encourage a car to drop off a passenger there which is approximately one car length beyond the corner. This ramp does not appear on the Architectural plans. The two drawing sets shall be coordinated and revised as required.

3. The striping for the ADA stalls located to the southeast of the southeast corner of the building are depicted as proposed (darkened lines) but are existing per a 2018 Google Earth image. The engineer should clarify if the striping is to be refreshed with the proposed improvements.

#### Sheet C2.0

4. The striping for the four (4) ADA stalls located near the northeast corner of the building will need to be shown as proposed (lines darkened) as the striping currently does not exist.

#### Sheet C3.0

5. The dual water services shall be eliminated. A combined fire/domestic water service line shall be run to the building and the domestic service line split off inside the building.
6. The location of the fire department connection (FDC) shall be indicated if the building is to have a fire suppression system.
7. There are no fire hydrants near the new structure. Assuming the FDC will be on the west side of the building, a new hydrant will need to be installed on the west side of the north-south access road within the required distance limitation to the fire department connection of the applicable fire protection district.
8. The plan sheet shows an existing watermain running parallel to the east side of the proposed building under the existing parking lot, but no hydrants are noted or visible on Google Earth images. The fire district may require the installation of an additional hydrant on this main to provide redundant coverage from the hydrant requested earlier.
9. The proposed sanitary inspection manhole shall be moved westward so that it is not within the proposed sidewalk. If food preparation and cooking will occur within the new deli, then a grease trap may be needed for the sanitary discharge.
10. The single sanitary stub to the building implies that the waste plumbing for the four retail units shall be combined with that of the delicatessen. Village should provide direction if it wishes to have each unit plumbed separately to outside the building wall and if it wishes to have inspection manholes for each.



## ARCHITECTURAL PLANS

### Sheet L-1

11. The grass area along the west side of the building may need to be used for Stormwater retention and the landscaping revised to support this use (see Stormwater Management comments).

## STORMWATER COMMENTS

12. A review of Google Earth images reveals that the Galleria development was constructed in 2006-2007 with a detention pond constructed at the southeast corner of County Line and Randall Roads. The applicant will need to obtain the original Stormwater calculations for the project to verify that the lot coverage for the proposed development is in conformance with the assumptions for the original Stormwater design.
13. The project may have to provide retention storage if it was not included with the original project design. The engineer will need to calculate the proposed new impervious surface to determine the volume, if any, that needs to be provided. If retention is required, we recommend that the engineer locate it within the landscape area along the west side of the building and incorporate it into the overall site landscape design. The downspouts for the building could be piped directly to this location at minimal expense.

## OUTSIDE PERMITTING AGENCIES

14. A permit will be required from the IEPA if the proposed sanitary discharge will be more than 1500 gallons per day.
15. A permit will be required from the IEPA for the site disturbance associated with this project. ***NO RESPONSE REQUIRED***

## GENERAL COMMENTS

16. The final engineering plans shall include an existing conditions/removal sheet.
17. The final engineering plans shall include all applicable utility, pavement, and SESC specifications and standard details.
18. The architectural plans do not indicate if any building-mounted lighting will be included with the development. It is also our understanding that no modifications

to the existing pole-mounted lighting is being proposed. It is likely that some downlighting will be included adjacent to the entrance and the rear receiving and refuse areas. Considering that the new building is located within an existing shopping center, we do not feel that the submission of a photometric plan will be required, provided that any new building-mounted lighting has concealed luminaires that direct the light downward and not horizontally.

19. The submission did not include a traffic study for the new development. The proposed development is the construction of a proposed retail store in a footprint that was reserved for a retail/commercial use when the surrounding shopping center was permitted and constructed. As the proposed use is consistent with the previously intended use and includes no drive-thru facilities, we do not believe that the development will generate more traffic than was anticipated when the initial shopping center was permitted by the Village. The original traffic study for this development (2003) noted that the proposed development included an estimated 1,144,000 SF of leasable space. The proposed development represents only 2% of this value. We also note that the external street improvements to both County Line Road and Randall Road identified as necessary in the 2003 study to accommodate this development and the others located at the other quadrants of the intersection are now in place.

Sincerely,



Paul R. Bourke, PE CFM CPMSM  
Assistant Head, Municipal Department

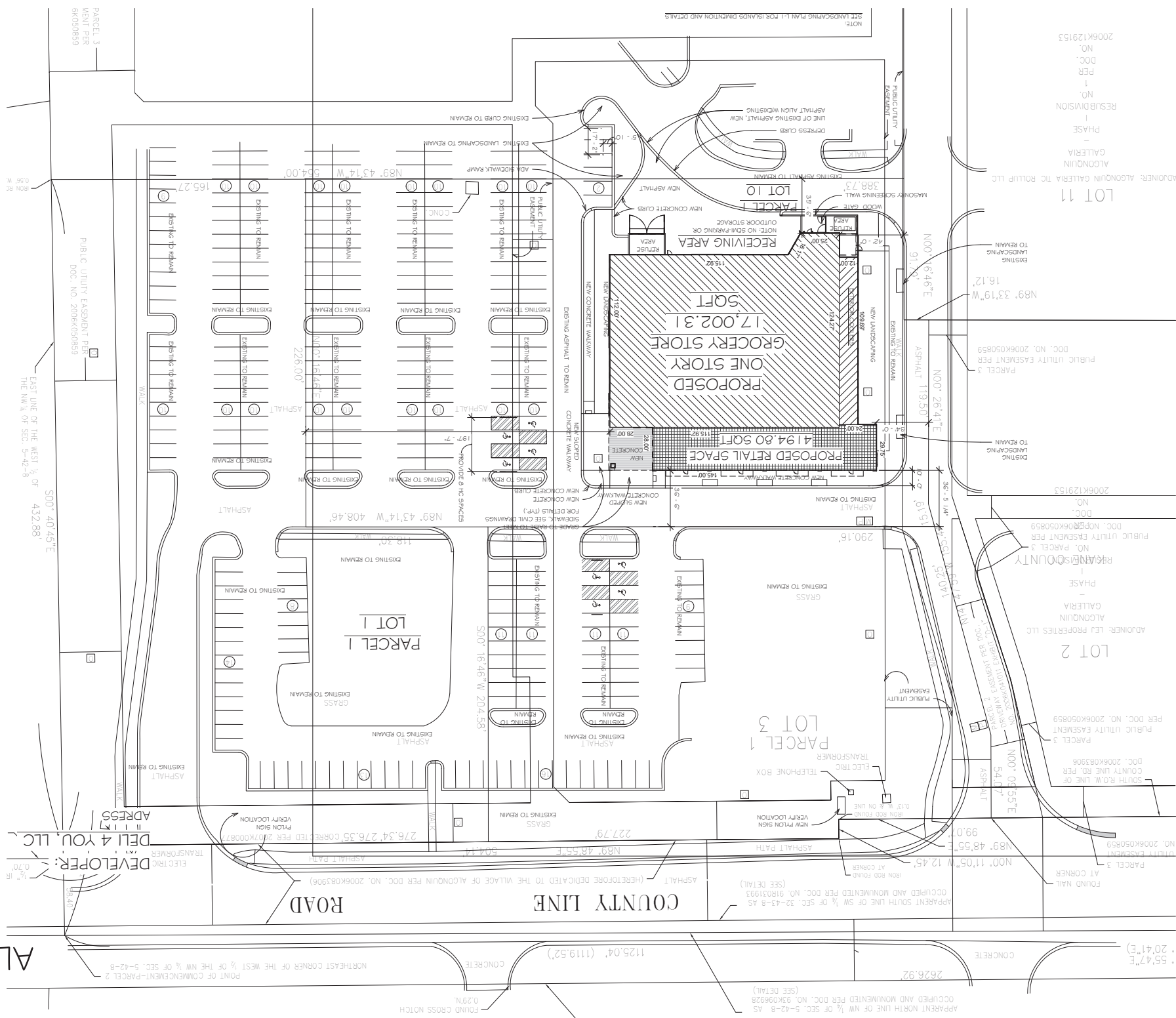


Michael E. Kerr, PE  
Executive Vice President



# NEW GROCERY STORE

RANDALL RD



1. PROVIDE QUALITY INSURANCE BOND (HEREINAFTER ASSUMED UNDER THE FOLLOWING AGREEMENT):

THE CONTRACTOR SHALL MAINTAIN CONTRACTOR AND ANY SUB-CONTRACTOR, INSURANCE AND SAFE WORKER AND ARCHITECT AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, AND DAMAGE TO OR LOSS OF, EQUIPMENT, TOOLS, AND MATERIALS, AND FINANCIAL LOSS, AND TO THE CONTRACTOR AND ANY SUB-CONTRACTOR, THEIR PARTNERS, AGENTS, AND EMPLOYEES, AND TO THE ARCHITECT AND THEIR PARTNERS, AGENTS, AND EMPLOYEES, ARISING UNDER THE SO CALLED "STRUCTURAL" WORK FOR THIS PROJECT (SHALL UNDERSTAND THAT A RESPONSIBILITY ON OPERATIONS AT PROJECT SITES WHETHER WITH OWNERS OR NOT, THAT THEY HAVE INCURRED AS AGREEMENT TO THE ABOVE LISTED, AND OTHER MATERIALS AGREEMENT AND ITS SPECIFIC PROVISIONS).

2. THE FOLLOWING MATERIALS SHALL ALSO BE ASSURED WITH LIABILITY UNDER CONTRACTOR AND OTHER CONTRACTORS, THEIR PARTNERS, AGENTS, AND EMPLOYEES, ARISING UNDER THE SO CALLED "STRUCTURAL" WORK FOR THIS PROJECT (SHALL UNDERSTAND THAT A RESPONSIBILITY ON OPERATIONS AT PROJECT SITES WHETHER WITH OWNERS OR NOT, THAT THEY HAVE INCURRED AS AGREEMENT TO THE ABOVE LISTED, AND OTHER MATERIALS AGREEMENT AND ITS SPECIFIC PROVISIONS).

3. THE CONTRACTOR SHALL MAINTAIN CONTRACTOR AND ANY SUB-CONTRACTOR, INSURANCE AND SAFE WORKER AND ARCHITECT AND THEIR PARTNERS, AGENTS, AND EMPLOYEES, AND TO THE ARCHITECT AND THEIR PARTNERS, AGENTS, AND EMPLOYEES, ARISING UNDER THE SO CALLED "STRUCTURAL" WORK FOR THIS PROJECT (SHALL UNDERSTAND THAT A RESPONSIBILITY ON OPERATIONS AT PROJECT SITES WHETHER WITH OWNERS OR NOT, THAT THEY HAVE INCURRED AS AGREEMENT TO THE ABOVE LISTED, AND OTHER MATERIALS AGREEMENT AND ITS SPECIFIC PROVISIONS).

NOTE:  
SURVEYOR AND OR CIVIL ENGINEER TO VERIFY ALL REQUIRED SET  
BACK BY GOVERNING CODES AND ORDINANCE PRIOR OF STACKING  
THE NEW CONSTRUCTION,  
ANTONIO FANIZZA ASSOC. DOES NOT GUARANTEE SET BACKS

[illegible]

1	T-1
SITE PLAN	1" = 30'-0"

COVER SHEET / SITE PLAN

NEW GROCERY STORE "DELI 4 YOU"

ALCONQUIN IL 60102

**ANTONIO FANIZZA LTD.**  
**ARCHITECTS**  
2363 LECHNER LANE  
DES PLAINES, ILLINOIS 60016  
TEL. (847) 823-5664  
email = antonio.fanizza@comcast.net

CERTIFICATION AND SEAL	
REVISIONS / DATE	NO.

Project Number	1852
Scale	AS SHOWN
Date	02.08.2019
Drawn By	AB
Checked By	AF

1-1





ANTONIO FANIZZA LTD.

ARCHITECTS  
2303 LECHNIE

ARCHITECTS  
2363 LECHNER LANE  
DES PLAINES, ILLINOIS 60016  
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NO.	REVISIONS / DATE

**CERTIFICATION AND SEAL**

SHEET NAME  
3D VIEWS

NEW GROCERY STORE "DELI 4 YOU"

ALGONQUIN IL 60102

Project Number 1852

Scale AS SHOWN

Date 02.08.2019

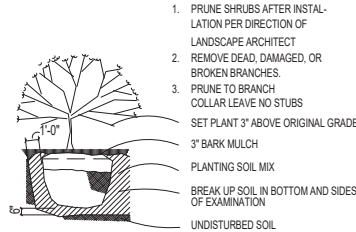
Drawn By AB

Checked By AF

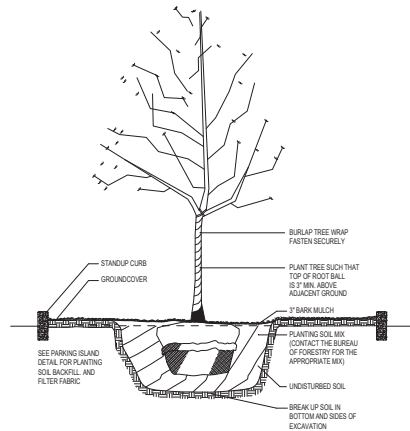
SHEET

# T-2





SHRUB PLANTING SECTION  
N.T.S.



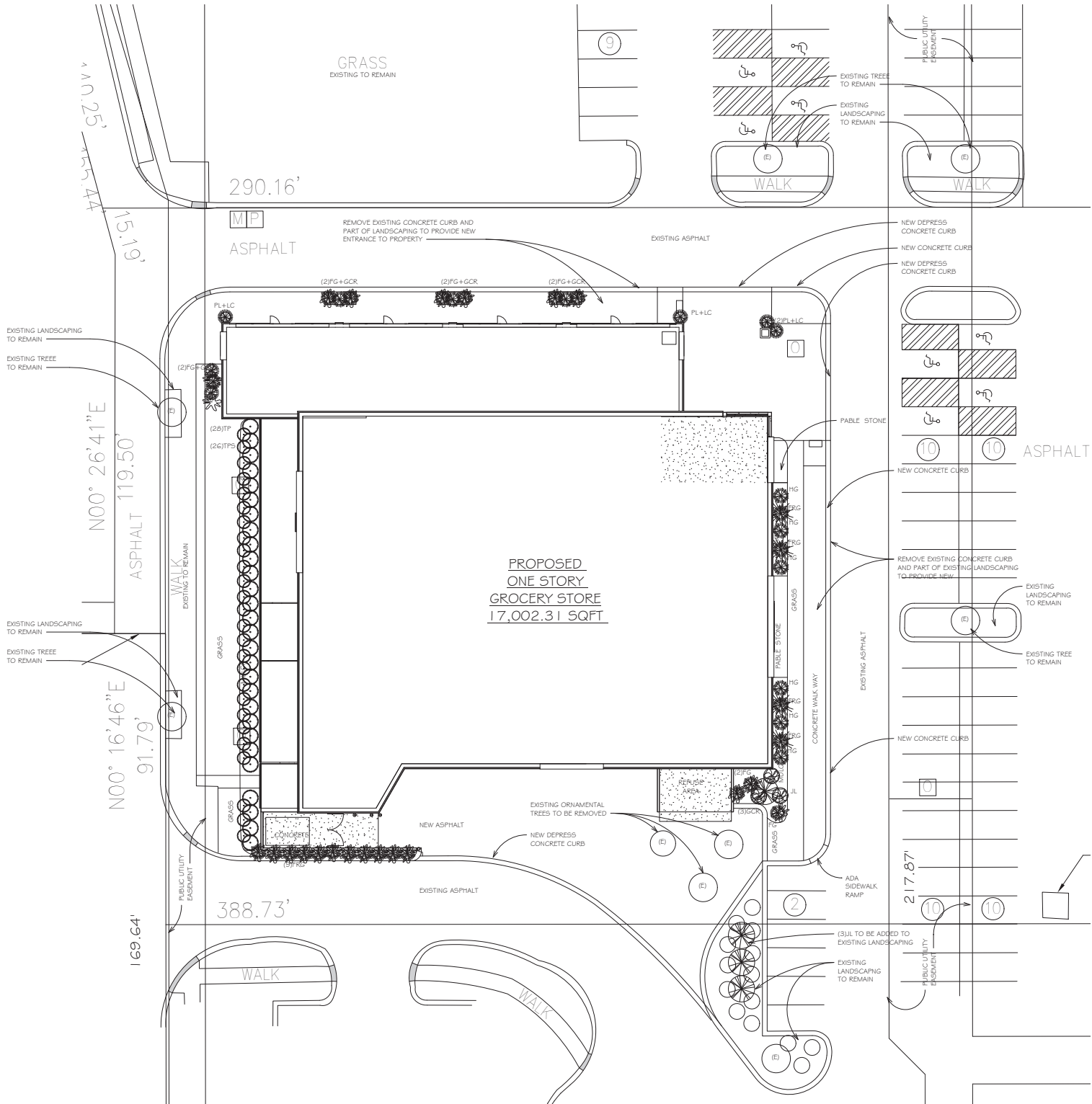
TREE PLANTING SECTION  
N.T.S.

LEGEND	SYMBOL	NO.	LATIN	ENGLISH	HEIGHT	INSTALLATION SIZE
	JL	4	SYRINGA RETICULATA	IVORY SILK JAPANESE TREE LILAC	12	MIN 3" DIA. CALIPER
	TP	2B	THUJA OCCIDENTALIS	THUJA PUCATA 'GREEN GIANT'	12 FT	3 GAL
	TPS	2C	THUJA OCCIDENTALIS	THUJA PUCATA 'GREEN GIANT'	8 FT	3 GAL
	HG	6	HYDRANGEA PANICULATA	HYDRANGEA 'LIMELIGHT'	4 FT	3 GAL
	FRG	22	CALAMAGOSTIS KARL FORESTER	FEATHER RED GRASS KARL FORESTER	3 FT	3 GAL
	GCR	4	ROSA	GROUND COVER ROSE	2.5 FT	3 GAL
	PL+LC	8	JUNIPERUS CHINENSIS	MINT JULEP JUNIPER	2.5 FT	3 GAL

NOTE:  
ALL SHRUBS MUST BE A MINIMUM HEIGHTS OF 24\"/>

GENERAL NOTES

1. PRUNE TREES AFTER INSTALLATION PER DIRECTION OF LANDSCAPE ARCHITECT
2. REPLACE FOLIAGE BY MIN. 25%, REMOVE WHOLE BRANCHES NOT TIPS. REMOVE DOUBLE LEADERS, NARROW V CROTCHES, RUBBING BRANCHES AND REMOVE DEAD DAMAGED, OF BROKEN BRANCHES.
3. PRUNE AT BRANCH COLLARS. LEAVE NO STUBS
4. TREES MAY REQUIRE STAGING OF GUYING AFTER PLANTING
5. SEED TO BE KENTUCKY BLUEGRASS BLEND
6. ALL TREES AND SHRUBS SHALL BE MULCHED WITH A MINIMUM OF FOUR (4) HIGH DEPTH SHREDDED BARK WOOD CHIPS OR OTHER ALL ORGANIC MATERIAL. ALL FLOWERS AND GROUND COVER BEDS SHALL BE MULCHED WITH A MINIMUM (2) INCH DEPTH SHREDDED BARK OR OTHER ALL ORGANIC MULCH.
7. NO LANDSCAPE MATERIAL SHALL BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS OR OTHER ABOVE GROUND UTILITIES



LANDSCAPING PLAN  
L-1  
1/16" = 1'-0"

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ADVISED THAT OF OWNERS USE, ALL THE USER  
SHALL BE RESPONSIBLE FOR ALL COSTS AND  
LEGAL FEES.

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION  
WAS PREPARED BY ME OR UNDER MY DIRECT  
SUPERVISION AND THAT I AM A duly REGISTERED  
ARCHITECT. UNDER THE LAWS OF THE STATE OF  
ILLINOIS. I HAVE BEEN ISSUED AN ARCHITECTURAL  
LICENSE NO. 001234567. I HAVE BEEN ISSUED AN  
APPLICABLE CODES INCLUDING THE CITY OF  
MICHIGAN CODE AND CONSTRUCTION, ENVIRONMENTAL  
DESIGNER ACT AND THE LAND ACCESSIBILITY CODE  
IS ISSUED BY MY FIRM AND SEAL.

NO.	REVISIONS / DATE

CERTIFICATION AND SEAL

SHEET NAME  
LANDSCAPING PLAN & DETAILS

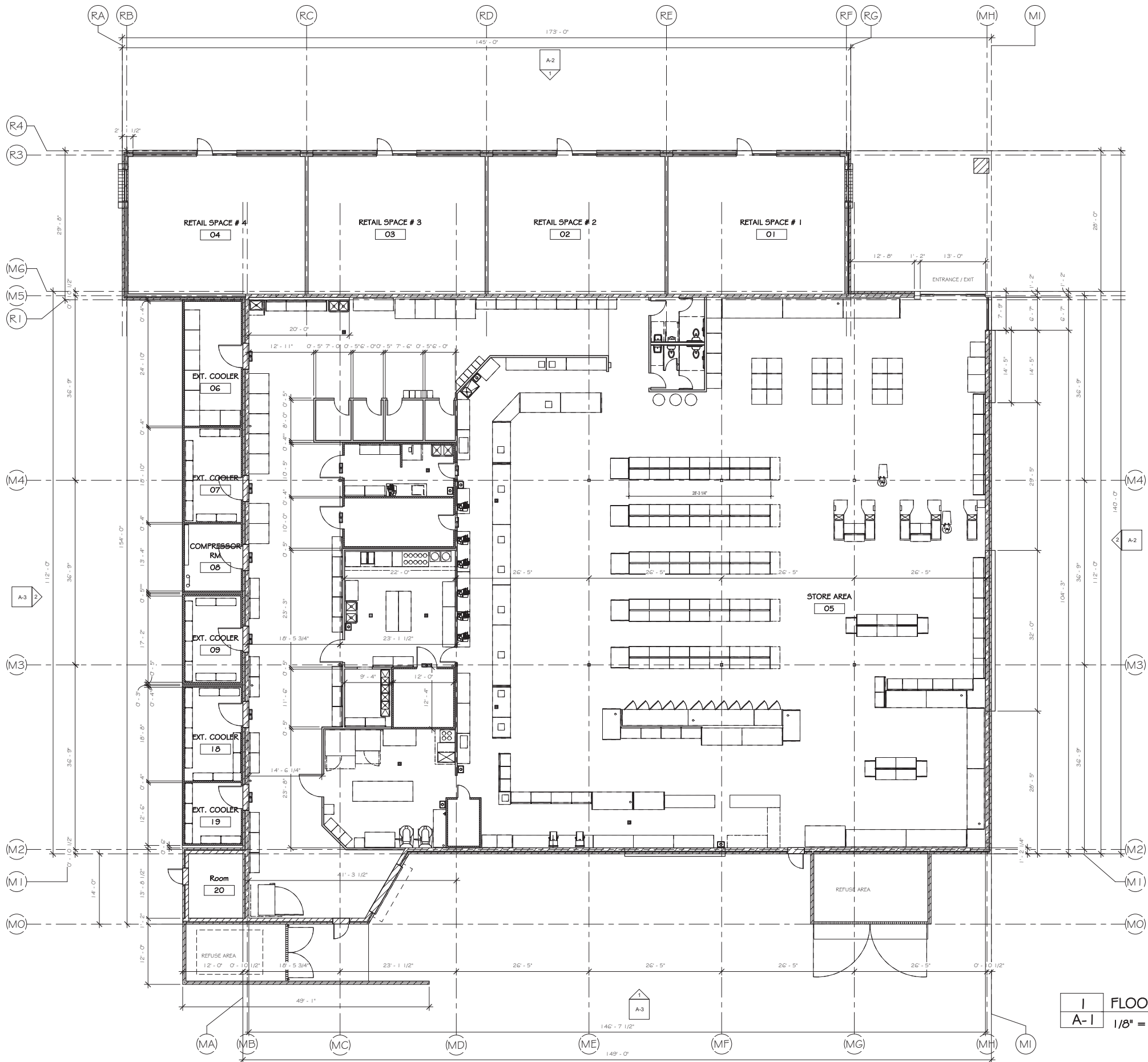
NEW GROCERY STORE "DELI 4 YOU"

ALCONQUIN IL 60102

Project Number: 1852  
Scale: AS SHOWN  
Date: 02.08.2019  
Drawn By: AB  
Checked By: AF

SHEET

L-1



1 FLOOR PLAN  
A-1 1/8" = 1'-0"

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NO.	REVISIONS / DATE

CERTIFICATION AND SEAL

SHEET NAME

FLOOR PLAN

NEW GROCERY STORE "DELI 4 YOU"

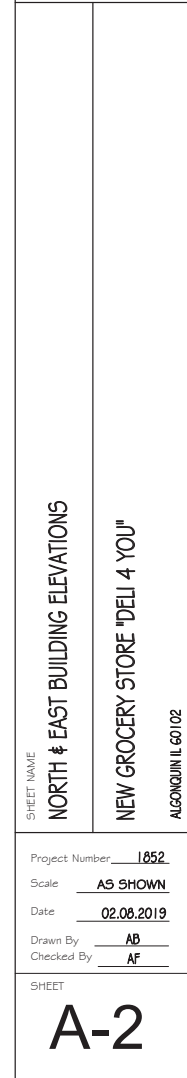
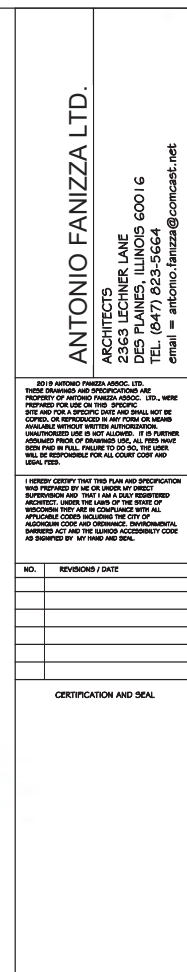
ALCONQUIN IL 60102

Project Number 1852  
Scale AS SHOWN  
Date 02.08.2019  
Drawn By AB  
Checked By AF

SHEET

A-1

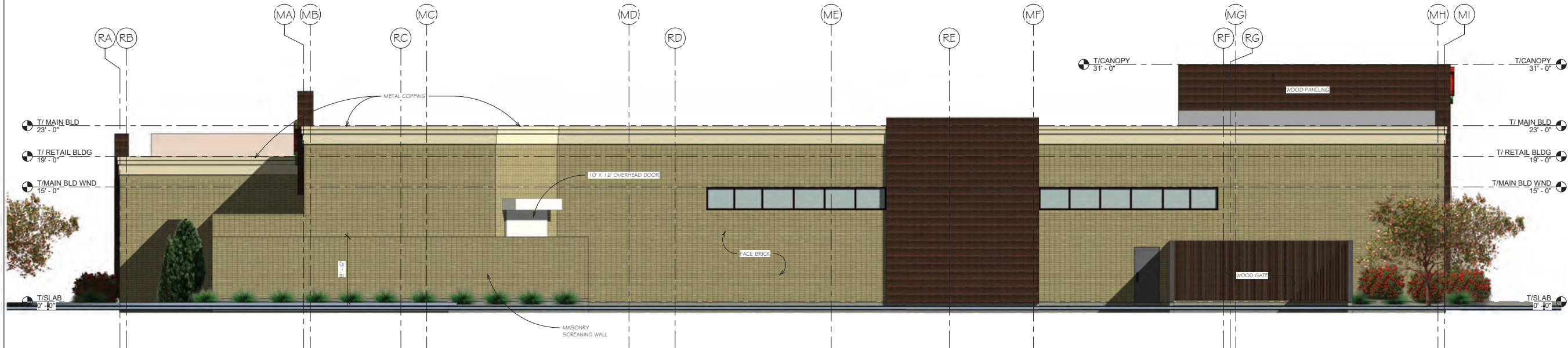




***Deli 4 You***

2	EAST ELEVATION
A-2	3/16" = 1'-0"





1 SOUTH ELEVATION  
A-3 3/16" = 1'-0"



2 WEST ELEVATION  
A-3 3/16" = 1'-0"

**Deli 4 You**

ANTONIO FANIZZA LTD.

ARCHITECTS  
2363 LECHNER LANE  
DES PLAINES, ILLINOIS 60016  
TEL (847) 823-5664  
email = antonio.fanizza@comcast.net

THIS IS AN UNREVISED ARCHITECTURAL DRAWING. IT IS THE PROPERTY OF ANTONIO FANIZZA LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANTONIO FANIZZA LTD. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND THE USER SHALL BE RESPONSIBLE FOR ALL COSTS AND LEGAL FEES.

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly registered ARCHITECT. UNDER THE LAWS OF THE STATE OF ILLINOIS, THE SEAL AND SIGNATURE OF AN ARCHITECT IS REQUIRED FOR ANY ARCHITECTURAL WORK. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND THE USER SHALL BE RESPONSIBLE FOR ALL COSTS AND LEGAL FEES.

NO.	REVISIONS / DATE

CERTIFICATION AND SEAL

SHEET NAME  
SOUTH & WEST BUILDING ELEVATIONS

NEW GROCERY STORE "DELI 4 YOU"

ALCONQUIN IL 60102

Project Number 1852  
Scale AS SHOWN  
Date 02.08.2019  
Drawn By Author  
Checked By Checker

SHEET  
A-3





**VILLAGE OF ALGONQUIN**  
*COMMUNITY DEVELOPMENT DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 19, 2019

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: Mound Street – Plat of Vacation

---

The owner of 214 Mound Street, Al Grzybek, recently purchased the residential property and is proposing to make some improvements to the lot, specifically a new garage addition on the north side of the home adjacent to unimproved Mound Street right-of-way.

Typically, the required building setback requirement for a house or garage is 7½ feet from the side yard lot line, however this property is defined as a corner lot since it sits at the “intersection” of Edward and Mound Streets. Corner lots have a more restrictive 30-foot setback from the side yard lot line, consistent with the village’s 30-foot standard for front yard setbacks, as corner lots essentially have dual street frontages.

The existing footprint of the home on the property currently conforms with the 30-foot front and side yard setback requirements, however there is limited opportunity to construct an addition further toward the Mound Street right-of-way due to the more restrictive setbacks for residential corner lots. Other areas on the subject property are less suitable for an addition due to more significant hillside slopes at the south and east sides of the property.

Staff initially discussed with the property owner the possibility of applying for a zoning variance, to permit an addition on the north side of the home to encroach into the side yard setback. In an effort to address the unique conditions presented by this property and its surroundings through a more permanent resolution, Staff ultimately suggested Mr. Grzybek hire a surveyor to draw up a plat of vacation for that portion of Mound Street adjacent to his property. The reasons staff support this course of action is that there are no current or future plans for the village to improve Mound Street with a public road – the grade of the land is very steep and the majority of adjacent property is almost entirely village-owned open space – and by vacating that portion of Mound Street, unneeded public right of way can be converted to a more productive use and join the tax rolls at 214 Mound Street.

When right-of-way is vacated, oftentimes it is divided down the center, with 50 percent deeded to the owner on each side; such an approach is acceptable to the property owner

and supported by village staff. Under this proposal, that would involve the southern 30-foot portion deeded to the owner at 214 Mound Street and the northern 30-foot portion deeded to the village, since we own the land on the far (north side) of Mound Street. Please see the map on the following page that highlights the owner's property in relation to Mound Street as well as the village's open space.

Enclosed is the plat of vacation that was prepared by the owner's surveyor Marchese Surveying, Inc, which staff has reviewed and finds to be acceptable. Public Works has called out several items for the property owner's awareness and information related to potential conflicts should the property be subdivided in the future, though those comments do not impact the plat of vacation.

Staff recommends the Committee forward the plat of vacation to the next Village Board meeting for approval. Staff as well as the property owner will be in attendance and available to answer any questions at Tuesday's meeting.







PRELIMINARY FOR REVIEW ONLY

PLAT OF VACATION  
MARCHESE SURVEYING, INC.  
RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane  
Bartlett, Illinois 60103

Phone: (630) 830-1570  
Fax: (630) 830-1844  
E-Mail: marchesesurveying@gmail.com

PROPERTY DESCRIPTION

THAT PART OF MOUND STREET LYING BETWEEN BLOCKS 15 AND 16 IN THE ORIGINAL TOWN OF ALGONQUIN, (FORMERLY OCEOLA) A SUBDIVISION OF PART OF THE EAST FRACTIONAL OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22 (ON THE WEST SIDE OF THE FOX RIVER) IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1846 IN BOOK "G" OF DEEDS, PAGE 294, IN MCHENRY COUNTY, ILLINOIS.

CONTAINING 15,840.00 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

PLEASE RETURN TO:  
VILLAGE OF ALGONQUIN 2200 HARNISH DRIVE  
ALGONQUIN, ILLINOIS 60102  
(847) 558-2700

SUBMITTED BY: CITY OF ALGONQUIN  
(MR. BEN MASON)  
2200 HARNISH DRIVE  
ALGONQUIN, ILLINOIS 60102

MARCHESE SURVEYING, INC. GRANTS THE OWNERS AS STATED AND SHOWN HEREON AND / OR THE CITY OF ALGONQUIN THE RIGHTS TO RECORD THIS PLAT AT THE COUNTY RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS. FURTHER WE GRANT THE RIGHTS AND PRIVILEGES TO MCHENRY COUNTY, ILLINOIS TO REPRODUCE THIS PLAT WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

SCALE: ONE INCH = FORTY FEET

ORDER NO.: 19-19198

ORDERED BY: MR. AL GRZYBEK

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS  
COUNTY OF DUPAGE S.S.

I, ROCCO J. MARCHESE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003039 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF MOUND STREET LYING BETWEEN THE SOUTHERLY LINE AND NORTHERLY LINES OF BLOCKS 15 AND 16 IN THE ORIGINAL TOWN OF ALGONQUIN, (FORMERLY OCEOLA) A SUBDIVISION OF PART OF THE EAST FRACTIONAL OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22 (ON THE WEST SIDE OF THE FOX RIVER) IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1846 IN BOOK "G" OF DEEDS, PAGE 294, IN MCHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 7 IN SAID BLOCK 16, THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 16, HAVING AN ASSUMED BEARING OF SOUTH 38 DEGREES, 00 MINUTES, 00 SECONDS WEST A DISTANCE OF 264.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 IN SAID BLOCK 16; THENCE NORTHWESTERLY ON A PROLONGATION WESTERLY OF THE SOUTHERLY LINE OF SAID BLOCK 16, HAVING AN ASSUMED BEARING OF NORTH 51 DEGREES, 39 MINUTES, 00 SECONDS WEST ON SAID PROLONGATION, A DISTANCE OF 60.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 IN SAID BLOCK 15; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID BLOCK 15, HAVING AN ASSUMED BEARING OF NORTH 38 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 264.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 8 IN SAID BLOCK 15; THENCE SOUTHEASTERLY ON THE PROLONGATION EASTERLY OF THE NORTHERLY LINE OF SAID BLOCK 15, HAVING AN ASSUMED BEARING OF SOUTH 51 DEGREES, 39 MINUTES, 00 SECONDS EAST ON SAID PROLONGATION, A DISTANCE OF 60.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 7 IN SAID BLOCK 16 SAID POINT BEING THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. IT IS FURTHER CERTIFIED THAT THE LANDS INCLUDED IN THIS ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ALGONQUIN, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT ARE NOT SITUATED WITHIN 500.00 FEET OF ANY SURFACE DRAIN AND WATER COURSE SERVING A TRIBUTARY AREA OF 640.00 ACRES, OR MORE.

I FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP  
PANEL NO. 170059-003C, DATED MARCH 15, 1984 ZONE "C".  
NOTE: THIS DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.

I, FURTHER CERTIFY THAT UPON COMPLETION OF RECORDING/CONSTRUCTION, CONCRETE MONUMENTS, AND/OR IRON PIPES SHALL BE SET AT ALL LOT CORNERS AND ALL POINTS OF CURVATURE AND TANGENCY, AND WHERE FURTHER NOTED ON THE ANNEXED PLAT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A PLAT OF VACATION SURVEY.

DATED AT BARTLETT, FEBRUARY 12, 2019

X-X-X

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039  
MY LICENSE EXPIRES ON NOVEMBER 30, 2018

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

DRAWN BY: R.J.M.  
CHECK BY: R.J.M.

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ S.S.

THIS PLAT OF CONSOLIDATION IS APPROVED BY THE CITY ENGINEER OF THE CITY OF ALGONQUIN, MCHENRY COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018

CITY ENGINEER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF MCHENRY S.S.

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALGONQUIN,

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019

BY: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF MCHENRY S.S.

I, \_\_\_\_\_ COLLECTOR OF THE CITY OF ALGONQUIN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT ALGONQUIN, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.

BY: \_\_\_\_\_ CITY COLLECTOR

RECORDER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF MCHENRY S.S.

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

IN MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_

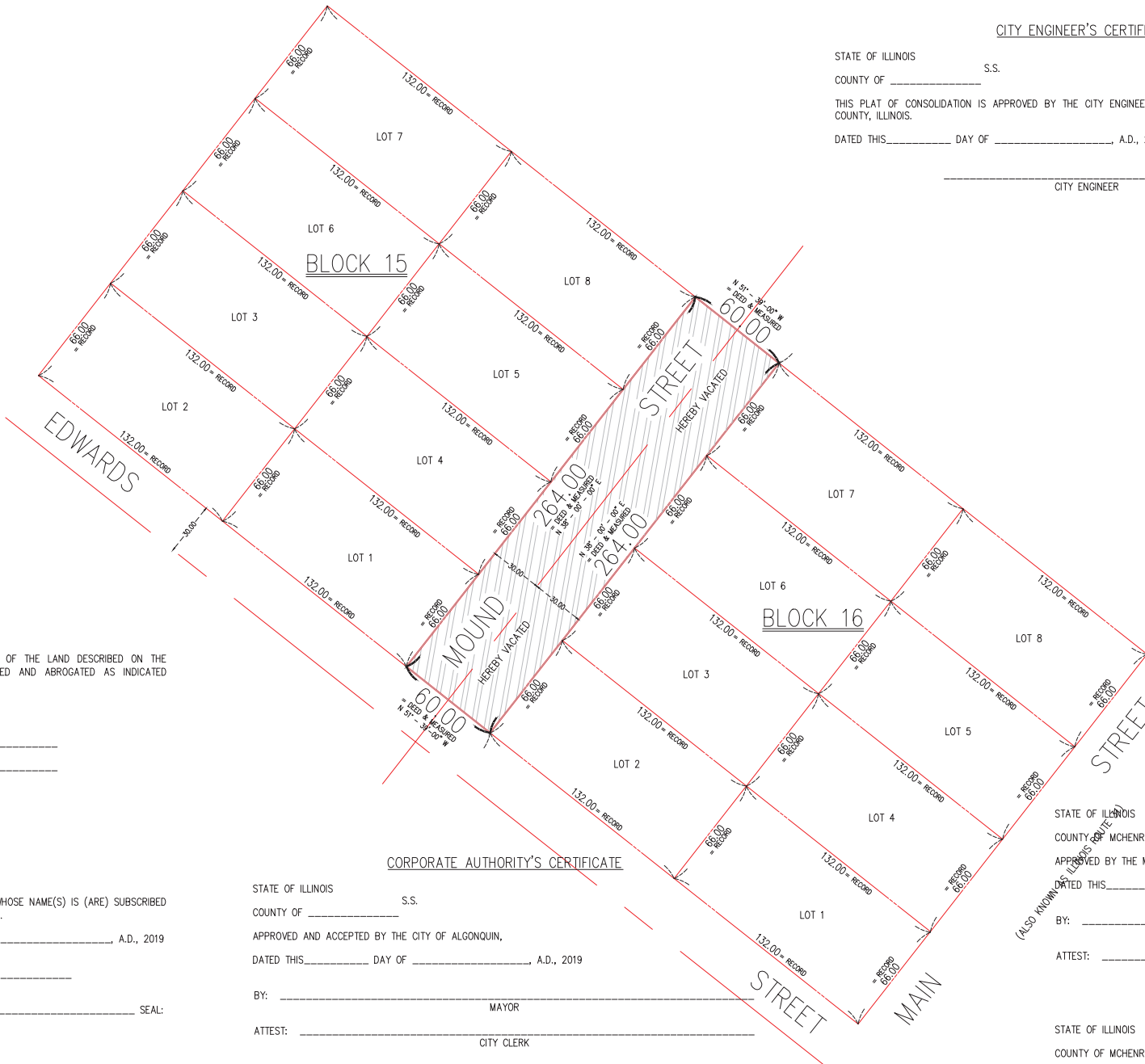
BY: \_\_\_\_\_ COUNTY RECORDER

REVISIONS SCHEDULE	
REVISION	DATE

UNOFFICIAL  
FOR OFFICE USE ONLY



NOT VALID UNLESS SEAL IS IN RED INK.



(1) OWNER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ S.S.

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ABROGATED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019

OWNER(S)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ S.S.

I HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019

BY: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_ SEAL:

(2) OWNER'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ S.S.

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ABROGATED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019

OWNER(S)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ S.S.

I HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019

BY: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_ SEAL:

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ S.S.

APPROVED AND ACCEPTED BY THE CITY OF ALGONQUIN,

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019

BY: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ S.S.

REVIEWED BY THE PLAN COMMISSION OF THE CITY OF ALGONQUIN IN MCHENRY COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019

BY: \_\_\_\_\_ PLAN COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_ PLAN COMMISSION SECRETARY

PLAN COMMISSION CERTIFICATE

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_ S.S.

I, \_\_\_\_\_ COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT. GIVEN UNDER MY HAND AND SEAL AT MCHENRY COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019

BY: \_\_\_\_\_ COUNTY CLERK





# VILLAGE OF ALGONQUIN

## PUBLIC WORKS DEPARTMENT

### – M E M O R A N D U M –

DATE: *Friday, March 1, 2019*  
TO: *Ben Mason*  
FROM: *Shawn M. Hurtig*  
SUBJECT: *Public Works Review # 1 – Preliminary Plat of Vacation*  
*Mound Street North of Edward*

Please find below the Village of Algonquin comments, concerns, and issues regarding the subject project.

#### Plan Review Comments:

<u>PAGE</u>	<u>ISSUE</u>
Misc.	Plat of Vacation of Right of Way of Mound Street north of Edward is acceptable

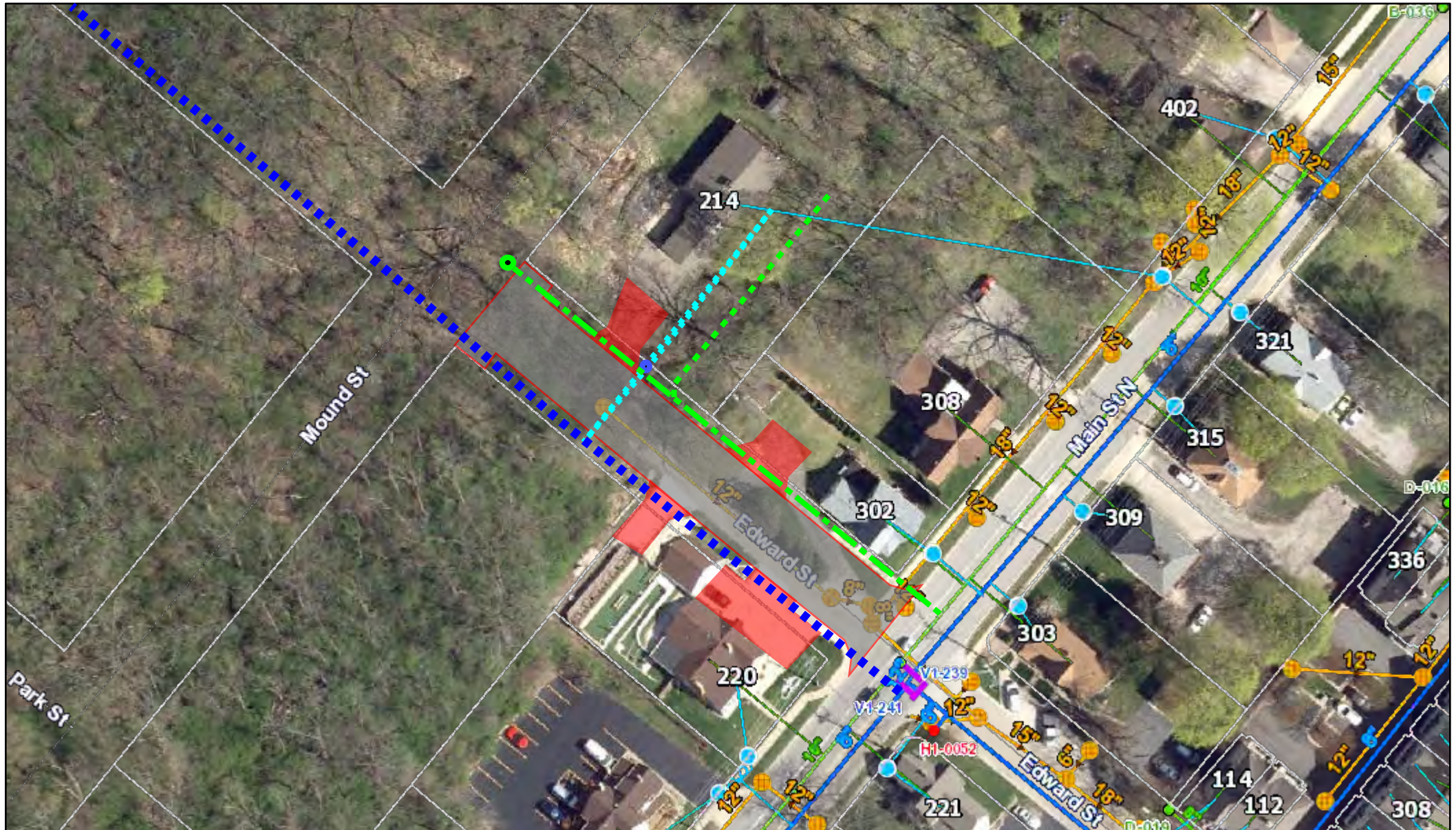
Misc. Other items to consider

- PW is concerned with the possibility of this property being subdivided. It is plausible that this could occur, which would make for a property fronting on Main with the other (existing building property) fronting on Edward. If that was permitted, the current water and sewer services would need to be adjusted or added, as they current run out to Main St. via the property fronting Main. As such the following considerations should be made
  - PW has master planned a watermain up the Edward St. ROW (West of Main) to provide a secondary feed to the Arrowhead subdivision. It may be requested that the 214 Mound St property have water service come off this main, which would require the private property owner to rerun the service on the private property
  - There is no plan for extending the sanitary main up Edward St. ROW (West of Main), thus should the property be subdivided, the property owner would need to extend the Village main to the west property line of 214 Mound and rerun the service on the private property to connect to this new main.
  - PW has concept plans for developing the Edward St. ROW (West of Main), this work would include formalizing driveway access (max widths & qty), and providing formalized storm sewer drainage system. In order for the ROW to be full developed tree removal, grading, and many other improvements would need to be made. These improvements shall be considered should any development occur on the 214 Mound St. lot.

Cc: Project File (listed in footer)

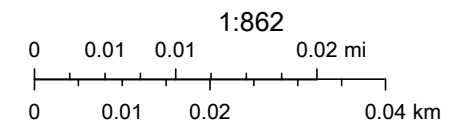
Attachments: Exhibits

# Village of Algonquin



3/1/2019 8:22:02 AM

- Storm Gravity Mains
- Catchbasin
- Storm Structures
- Inlet
- <all other values>
- Manhole
- Storm Ceptor







**VILLAGE OF ALGONQUIN**  
*COMMUNITY DEVELOPMENT DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 14, 2019

TO: Committee of the Whole

FROM: Russell Farnum, AICP, Community Development Director

SUBJECT: *Consideration of Library Loop 5k Event*

---

Community Development has received a request by the Algonquin Area Public Library District for approval of a Special Event, the Library Loop 5k, planned for October 27.

Because the request includes the use of public land (right of way), Board approval is required. There is a new route this year, due to the bulk of road reconstruction projects in the area. The new route will begin at the Library on Harnish, heading north on Golden Eagle, west on Bunker Hill, south on Woods Creek Lane, around Fenview Court, and following the same route back to the Library (see enclosed map).

The Library always coordinates this event with District 300 and obtains permission to use the parking lots, roadways and other facilities. As well, the Library is very good about notifying neighbors of the event in order to minimize disruptions.

Concurrence to move this event to the Board for approval is recommended.

RECEIVED

FEB 01 2019

COMMUNITY  
DEVELOPMENT



Village of Algonquin  
PUBLIC EVENT APPLICATION

A. Application Information (Groups, Organizations, etc.)

B. Sponsoring Organization: Algonquin Area Public Library District

Address: 2600 Harnish Drive

City, State, Zip: Algonquin, IL 60102

Phone: 847-458-6060

2. Name of Contact Person: Theresa Therens

Address: 915 Harper Drive

City, State, Zip: Algonquin, IL 60102

Daytime Ph: 847-458-3133

Evening Ph: 847-915-5410

C. Application Information (Individual Applicant)

1. Full Name: Theresa L. Therens

2. Home Address: 915 Harper Drive

City, State, Zip: Algonquin, IL 60102

3. Home Ph: 847-915-5410

Daytime Ph.: 847-915-5410

D. Special Event Information:

1. Date(s) of Event: October 27, 2019

2. Time(s) of Event: 8:00am - 10:00am, setup starts at 6:00am

3. Duration of Event: 2 hours

4. Location of Event: 2600 Harnish Drive

5. Name of Event: AAPLD Library Loop 5K

6. Maximum Number of Attendees/Participants at a Given Time: 100+

7. Describe the Nature of the Public Event:

A community 5K race

8. Describe Provided Security, including who is providing the security, hours, and a detailed security plan:

The Algonquin Police Department for traffic control.

9. Describe Parking or Traffic Control, including the location of extra parking and the # of spaces allocated, and how overflow parking will be handled:

Traffic control at Harnish and Bunker Hill then re-routed to Einecke for the end of the race. Parking will be at D300 Administration Building 2550 Harnish Drive.

D. Affidavit of Applicant:

I, the undersigned applicant, or authorized agent of the above noted organization, swear or affirm that the matters stated in the foregoing application are true and correct upon my personal knowledge and information for the purpose of requesting the Village of Algonquin to issue the permit herein applied for, that I am qualified and eligible to obtain the permit applied for and agree to pay all fees, to meet all requirements of the Algonquin Municipal Code, and any additional regulations, conditions, or restrictions set forth in the permit and to comply with the laws of the Village of Algonquin, the State of Illinois, and the United States of America in the conduct of the Public Event described herein. In addition, Applicant certifies, by signing the application, that, pursuant to 430 ILCS 85/2-20, no child sex offenders or persons convicted of a felony in the past five years or convicted of any offense under Article 9 (Homicide) of the Illinois Criminal Code are employed by the carnival operator, and that no carnival employees are fugitives from Illinois or any other state's law enforcement agencies. I (or the above named organization) further agree(s) to hold harmless and indemnify the Village, its officials, employees and successors and assigns, for any and all liability, damages, suits, claims and demands for damages at law or in equity it incurs as a result and arising either directly or indirectly out of the public event noted above including but not limited to damages and attorney's fees.

*Theresa L. Therens*

Signature of Applicant

1/22/2019

Date

FOR INTERNAL USE ONLY:

Copy of Application Sent to: Village Manager, Police Department, Public Works, Fire District





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/9/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Dawson Insurance Agency 303 E. Main St. Ste. 203 Barrington IL 60010		<b>CONTACT NAME:</b> Tim <b>PHONE (A/C, No, Ext):</b> 847-658-5644 <b>E-MAIL ADDRESS:</b> t.burke@dawsoninsure.com <b>FAX (A/C, No):</b> 847-658-1283	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>NAIC #</b>	
<b>INSURED</b> Alg. Area Public Library Dist. 2600 Harnish Dr Algonquin IL 60102		<b>INSURER A:</b> Utica National Insurance Co.	
		<b>INSURER B:</b> The Hanover Insurance Group	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:** 427040192**REVISION NUMBER:**

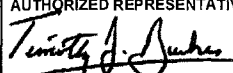
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC		CPP4659482	7/13/2017	7/13/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		4663295	7/13/2017	7/13/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CULP4659483	7/13/2017	7/13/2018	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A	N/A	WZC A983557	7/13/2017	7/13/2018	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

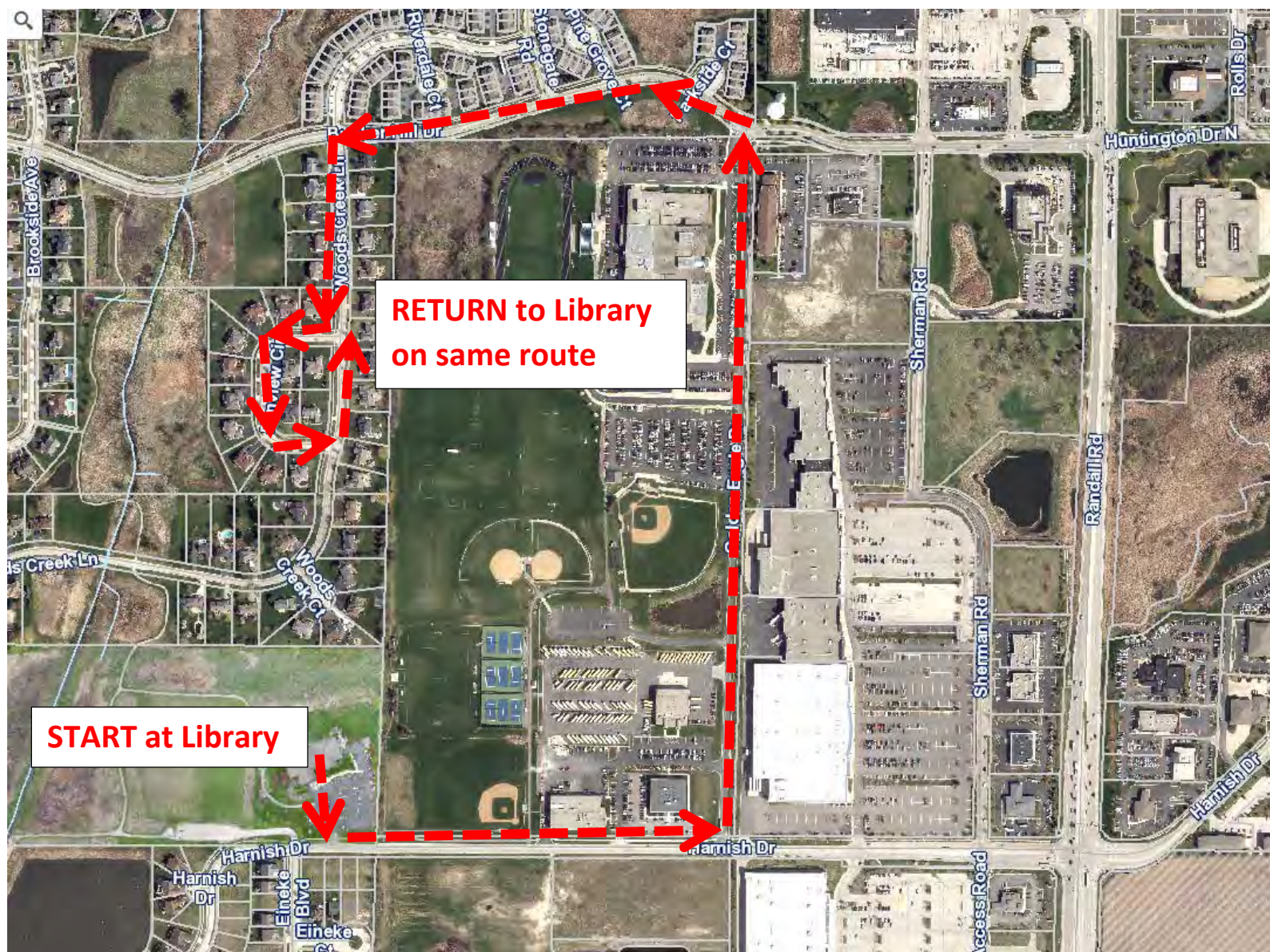
**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The Village of Algonquin is, and has been, endorsed as an additional insured under the above reference policy number on a primary and non-contributory basis for general liability coverage of the AAPLD Library Loop 5K on October 22, 2018 taking place at 2600 Harnish Drive, Algonquin, IL 60102.

**CERTIFICATE HOLDER****CANCELLATION**

Village of Algonquin 2600 Harnish Drive Algonquin IL 60102	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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**VILLAGE OF ALGONQUIN**  
*COMMUNITY DEVELOPMENT DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 14, 2019

TO: Committee of the Whole

FROM: Russell Farnum, AICP, Community Development Director

SUBJECT: *Consideration of Bold American Fare request for music in the Plaza*

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Community Development has received a request by Bold American Fare to sponsor live acoustic music in the Plaza between Bold and Historic Village Hall, on Tuesday, Wednesday and Thursday nights throughout the summer.

The music is acoustic but would be amplified, and the artists' music would also be "piped in" to the Bold restaurant, patio and deck. The Plaza would remain open to the public for these performances, and Bold is not asking to serve drinks or food on the Plaza. Bold's concept is to add ambience and music to the surroundings of the restaurant, enhancing their patron experience, and adding events that help draw more people downtown.

Because this request involves the use of public property, Board approval is required. Staff have reviewed this request and have no issues or concerns with the proposal. The anticipated dates are April 30 to September 30, and each night would be weather-dependent, and events could not begin until the Plaza construction is actually completed.

Committee concurrence to move this forward for Board approval is recommended.



Village of Algonquin  
PUBLIC EVENT APPLICATION

A. Application Information (Groups, Organizations, etc.)

B. Sponsoring Organization: Bad American Fair LLC  
Address: 8 South Main  
City, State, Zip: Wauconda IL Phone: 847658-5600  
2. Name of Contact Person: Greg Garsel  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ Daytime Ph: \_\_\_\_\_ Evening Ph: \_\_\_\_\_

C. Application Information (Individual Applicant)

1. Full Name: Greg Garsel  
2. Home Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
3. Home Ph: \_\_\_\_\_ Daytime Ph: \_\_\_\_\_

D. Special Event Information:

1. Date(s) of Event: TUE, WED TH - Summer  
2. Time(s) of Event: 7-10  
3. Duration of Event: 7-10  
4. Location of Event: Old Town Park  
5. Name of Event: Bad Acoustic Show  
6. Maximum Number of Attendees/Participants at a Given Time: Public Event ??  
7. Describe the Nature of the Public Event: Live Music (Acoustic) in Park for Bad and Public  
8. Describe Provided Security, including who is providing the security, hours, and a detailed security plan: N/A  
9. Describe Parking or Traffic Control, including the location of extra parking and the # of spaces allocated, and how overflow parking will be handled: N/A

D. Affidavit of Applicant:

I, the undersigned applicant, or authorized agent of the above noted organization, swear or affirm that the matters stated in the foregoing application are true and correct upon my personal knowledge and information for the purpose of requesting the Village of Algonquin to issue the permit herein applied for, that I am qualified and eligible to obtain the permit applied for and agree to pay all fees, to meet all requirements of the Algonquin Municipal Code, and any additional regulations, conditions, or restrictions set forth in the permit and to comply with the laws of the Village of Algonquin, the State of Illinois, and the United States of America in the conduct of the Public Event described herein. In addition, Applicant certifies, by signing the application, that, pursuant to 430 ILCS 85/2-20, no child sex offenders or persons convicted of a felony in the past five years or convicted of any offense under Article 9 (Homicide) of the Illinois Criminal Code are employed by the carnival operator, and that no carnival employees are fugitives from Illinois or any other state's law enforcement agencies. I (or the above named organization) further agree(s) to hold harmless and indemnify the Village, its officials, employees and successors and assigns, for any and all liability, damages, suits, claims and demands for damages at law or in equity it incurs as a result and arising either directly or indirectly out of the public event noted above including but not limited to damages and attorney's fees.

Signature of Applicant

Date

2/8/19

FOR INTERNAL USE ONLY:

Copy of Application Sent to: Village Manager, Police Department, Public Works, Fire District





**VILLAGE OF ALGONQUIN**  
**PUBLIC WORKS DEPARTMENT**

**– M E M O R A N D U M –**

DATE: Wednesday, March 13, 2019  
TO: Mr. Robert Mitchard, II  
FROM: Mr. Shawn M. Hurtig  
SUBJECT: *Letter of Recommendation – Civil Engineering Ph. 1&2 Design Services*  
*Algonquin Lakes Section 1 Roadway Rehabilitation*

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Bob,

I have reviewed the Proposals for the Phase 1 & 2 Design Engineering Services as indicated in the Request for Proposal for the Algonquin Lakes Section 1 Roadway Rehabilitation (VoA16-12-06C) project in the Village of Algonquin. Each proposal was reviewed with an emphasis on the firm's qualifications, expertise, work load, team makeup, and value. With that I have the following comments and recommendation.

The RFP was delivered to each company & contact listed below:

<u>Firm Name</u>	<u>First Name</u>	<u>Last Name</u>	<u>Street Address</u>	<u>Sub Address</u>	<u>City</u>	<u>State</u>
Chastain & Associates	Steve	Frerichs	120 W. Center Ct		Schaumburg	IL
Christopher B. Burke Engineering, Ltd.	Mike	Kerr	9575 W. Higgins Rd.	Suite 500	Rosemont	IL
Engineering Enterprise, Inc.	Julie	Morrison	52 Wheeler Road		Sugar Grove	IL
HR Green	Akram	Chaudhry	420 N. Front St	Suite 100	McHenry	IL
Strand	Tony	Standish	1170 S. Houbolt Rd		Joliet	IL
V3 Engineering	Tom	Valaitis	7325 Janes Ave		Woodridge	IL

The following 5 firms have responded:

<u>Firm Name</u>	<u>Price</u>	<u>Attach C</u>	<u>Attach D</u>
Chastain & Associates	57,242.60	Yes	Yes
Christopher B. Burke	50,860.00	Yes	Yes
HR Green	40,642.00	Yes	Yes
Strand	55,400.00	Yes	Yes
V3 Engineering	73,300.00	Yes	Yes

**Proposal Review:**

Following is the criteria I used for my recommendation in addition to those detailed in the RFP.

1) Reviewed each proposal for conformance to the RFP requirements:

All firms supplied the necessary background experience, forms, and scope adherence. All necessary signatures and cost information has been submitted by each firm as well.

2) Reviewed the cost of each proposal to meet the scope of services outlined in RFP:

Each firm appropriately filled out the proposal form and there were no calculation errors. The average cost of the proposals received was \$56,688.90. When throwing out the high and low proposals the average was \$54,500.87 with a 12% spread. The three low proposals average is \$48,967.33. with a 30% spread. It should be noted that the low proposer was a little over 10k cheaper than the next low proposal. Looking at the other proposals vs that 10k, a 7k difference in the survey work stuck out. I went back into the proposal to ensure they correctly identified the survey work listed in the scope of work, and it is clear that they have properly scoped the work, seemingly they are vastly more efficient in this realm than their counterparts.

3) Reviewed the technical aspects of the proposals, including any sub-consultants:

Each of the proposal firms have worked with the Village previously and have the full complement of personnel necessary to design the project. All firms have reported that they will use internal staff of survey and all design elements. However, Chastain has listed Midland Standard Engineering (MSET), a Geotechnical Engineering firm, as a sub-consultant for pavement design parameters, most likely precautionary as MSET conducted the Village geotechnical report for this project which included pavement design information that was shared as part of this Request for Proposal. HR Green listed Winston Engineering, an Environmental Engineering firm, as a sub-consultant for addressing the high pH detected in the soil borings on the project. This high pH, while a concern, is not likely to need further investigation by experts and can be handled by proper design and construction techniques.

4) Other items:

Strand took a few exceptions to the standard contract language, in particular with the arbitration vs mediation. HR Green proposal noted that efficiencies have been added to their bid, but only should they receive both this project as well as the Lake Drive South project.



### **Budget Analysis**

The Village has budgeted \$25,000.00 in the 2018/19 FY Capital Improvement fund code 04900300 - 42232. Public Works has also requested a budgeted amount of \$60,000.00 for the 2019/20 FY for this project in fund code 04900300-42232. Providing an overall total of \$85,000.00 for this project.

This line item has been utilized for geotechnical services in the total amount of \$20,802.00. Thus leaving a total budget for Design Services in the amount of \$64,198.00, comfortably within the average cost of proposal prices received.

### **Recommendation**

The Village has the great comfort of having worked with each of these firms on previous roadway rehabilitation projects, and in turn these firms have a solid understanding of the Village expectations. When considering the fiscal savings that is evident and the generally good experience the Village has had working with HR Green, there does not seem to be much downside selecting them to perform this work. Therefore the recommendation is that **HR Green** be considered by the COTW in the amount of **\$40,642.00** . This cost is based on the schedule of fees provided and hourly rate sheet for 2019.

The project is scheduled for award by the Village Board on April 2<sup>nd</sup>, 2019. Thus, the recommendation should go before the Committee of the Whole on March 19<sup>th</sup>, 2019.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.



**VILLAGE OF ALGONQUIN**  
**PUBLIC WORKS DEPARTMENT**

**– M E M O R A N D U M –**

DATE: Wednesday, March 13, 2019  
TO: Mr. Robert Mitchard, II  
FROM: Mr. Shawn M. Hurtig  
SUBJECT: *Letter of Recommendation – Civil Engineering Ph. 1&2 Design Services  
Lake Drive South Roadway Rehabilitation*

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Bob,

I have reviewed the Proposals for the Phase 1 & 2 Design Engineering Services as indicated in the Request for Proposal for the Lake Drive South Roadway Rehabilitation (VoA16-02-06B) project in the Village of Algonquin. Each proposal was reviewed with an emphasis on the firm's qualifications, expertise, work load, team makeup, and value. With that I have the following comments and recommendation.

The RFP was delivered to each company & contact listed below:

<u>Firm Name</u>	<u>First Name</u>	<u>Last Name</u>	<u>Street Address</u>	<u>Sub Address</u>	<u>City</u>	<u>State</u>
Chastain & Associates	Steve	Frerichs	120 W. Center Ct		Schaumburg	IL
Christopher B. Burke Engineering, Ltd.	Mike	Kerr	9575 W. Higgins Rd.	Suite 500	Rosemont	IL
HR Green	Akram	Chaudhry	420 N. Front St	Suite 100	McHenry	IL
Strand	Tony	Standish	1170 S. Houbolt Rd		Joliet	IL

The following 3 firms have responded:

<u>Firm Name</u>	<u>Price</u>	<u>Attach C</u>	<u>Attach D</u>
Chastain & Associates	43,096.90	Yes	Yes
Christopher B. Burke	32,606.00	Yes	Yes
HR Green	28,832.00	Yes	Yes

**Proposal Review:**

Following is the criteria I used for my recommendation in addition to criteria mentioned in the RFP.

1) Reviewed each proposal for conformance to the RFP requirements:

All firms supplied the necessary background experience, forms, and scope adherence. All necessary signatures and cost information has been submitted by each firm as well.



2) Reviewed the cost of each proposal to meet the scope of services outlined in RFP:

Each firm appropriately filled out the proposal form and there were no calculation errors. The average cost of the proposals received was \$34,844.97. When throwing out the high proposal the average was \$30,719.00 with a 12% spread. There were not any single items within the proposal of the low bidder that stuck out compared to other proposals received, in general the prices of most line items were just a bit lower than other proposals.

3) Reviewed the technical aspects of the proposals, including any sub-consultants:

Each of the proposal firms have worked with the Village previously and have the full complement of personnel necessary to design the project. All firms have reported that they will use internal staff of survey and all design elements. However, Chastain has listed Midland Standard Engineering (MSET), a Geotechnical Engineering firm, as a sub-consultant for pavement design parameters, most likely precautionary as MSET conducted the Village geotechnical report for this project which included pavement design information that was shared as part of this Request for Proposal.

4) Other items:

HR Green proposal noted that efficiencies have been added to their bid, but only should they receive both this project as well as the Algonquin Lakes Section 1 project.

### **Budget Analysis**

The Village has budgeted \$15,000.00 in the 2018/19 FY Capital Improvement fund code 04900300 - 42232. Public Works has also requested a budgeted amount of \$45,000.00 for the 2019/20 FY for this project in fund code 04900300-42232. Providing an overall total of \$60,000.00 for this project. Thus the budget is appropriate for funding this design work.

### **Recommendation**

The Village has the great comfort of having worked with each of these firms on previous roadway rehabilitation projects, and in turn these firms have a solid understanding of the Village expectations. When considering the fiscal savings that is evident and the generally good experience the Village has had working with HR Green, there does not seem to be much downside selecting them to perform this work. Therefore the recommendation is that **HR Green** be considered by the COTW in the amount of **\$28,832.00**. This cost is based on the schedule of fees provided and hourly rate sheet for 2019.

The project is scheduled for award by the Village Board on April 2<sup>nd</sup>, 2019. Thus, the recommendation should go before the Committee of the Whole on March 19<sup>th</sup>, 2019.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.





VILLAGE OF ALGONQUIN  
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: Wednesday, March 13, 2019  
TO: Mr. Robert Mitchard, II  
FROM: Mr. Shawn M. Hurtig  
SUBJECT: *Letter of Recommendation – Civil Engineering Ph. 2 Design Services  
Scott, Souwanas, & Schuett Rdwy Rehab*

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Bob,

I have reviewed the proposal for the Phase 2 Design Engineering Services as indicated in the Request for Proposal for the Scott, Souwanas, & Schuett Roadway Rehabilitation (VoA16-07-07B) project in the Village of Algonquin. This proposal was provided only to the design engineering firm utilized in Phase 1 as they have an intimate knowledge of the projects scope and status.

The RFP was delivered to each company & contact listed below:

<u>Firm Name</u>	<u>First Name</u>	<u>Last Name</u>	<u>Street Address</u>	<u>Sub Address</u>	<u>City</u>	<u>State</u>
HR Green	Akram	Chaudry	420 N. Front St.	Suite 100	McHenry	IL

**Recommendation:**

The cost of the proposal is a **Not to Exceed** total of **\$67,193.00**. The Village has budgeted \$200,000.00 in the 2018/19 FY Capital Improvement fund code 04900300 - 42232. Public Works has also requested a budgeted amount of \$20,000.00 for the 2019/20 FY for this project in fund code 04900300-42232. Providing an overall total of \$220,000.00 for this project. The large discrepancy in budget vs proposal is due to the significant shift in the requirements of the project. This project started out with aspirations of being approved for funds issued by the McHenry County Council of Mayors. As such, there were significant requirements that had to be implemented into the plans to make them compliant for this funding. However, recent restructuring of that program along with Village electing to remove elements of the project that would score highly in said program, has led us to scoping a project that is more in line with requirements based on our in house capital improvements program. Therefore, I believe this amount is consistent with the projects current requirements, and it is my recommendation that you consider **HR Green** for this project.

The project is scheduled for award by the Village Board on April 2<sup>nd</sup>, 2019. Thus, the recommendation should go before the Committee of the Whole on March 19<sup>th</sup>, 2019.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.