

AGENDA
COMMITTEE OF THE WHOLE
May 21, 2019
2200 Harnish Drive
Village Board Room
- AGENDA -
7:45 P.M.

Trustee Spella – Chairperson
Trustee Sosine
Trustee Steigert
Trustee Jasper
Trustee Brehmer
Trustee Glogowski
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. **Community Development**
 - A. Consider a PUD Amendment for Orthollinois
 - B. Consider a Special Use Permit for 24 Hour Fitness
 - C. Consider a Special Use Permit for Proactive Adult Daycare
 - D. Consider a Final PUD for Spectrum Senior Living
 - E. Consider a Licensing Agreement for Cucina Bella Outdoor Serving Area
 - F. Consider a Special Event Permit for Art on the Fox
4. **General Administration**
5. **Public Works & Safety**
6. **Executive Session**
7. **Other Business**
8. **Adjournment**



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

- M E M O R A N D U M -

DATE: May 21, 2019

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: **Case No. 2019-07. OrthoIllinois Algonquin – Final PUD Amendment**

Background

OrthoIllinois Algonquin received Final PUD approval from the Village two years ago and opened their new orthopedic clinic at 650 South Randall Road in September 2018. The business has been very successful in its first year and is experiencing growth in both its staffing levels and number of patients seen on a daily basis. To accommodate the growing number of employees and visitors to their clinic, over this past winter OrthoIllinois hired McMahan Engineer and Architects to prepare a parking lot improvement study, of which a copy is enclosed.

While the building facility remains capable of handling the current growth of the business, on several occasions the existing parking lot has been fully occupied and customers have needed to park off-site across Sherman Road. The OrthoIllinois building is approximately 30,000 square feet and currently has a total of 123 spaces. The current parking meets village code requirements of 4 spaces per 1,000 square feet of building, however the business is requesting to expand the customer parking lot by an additional 59 spaces, for a total of 182 spaces to better accommodate existing and projected parking needs.

Additionally, the business has received suggestions and comments from some of its patients that the existing directional signage is difficult to see and OrthoIllinois is also requesting approval of a new ground sign on Sherman Road, similar in size to what Advocate Sherman recently installed on their lot immediately to the north.



Existing Ground Sign
– Randall Road

The original PUD approval in 2017 allowed OrthoIllinois one (1) ground sign which is the village's standard for a commercial lot, and above is a photograph of their existing ground sign on Randall Road.

The scope of the petitioner’s proposed modifications to the site, in particular the request for additional signage, require an Amendment to the Final PUD and staff offers the following comments.

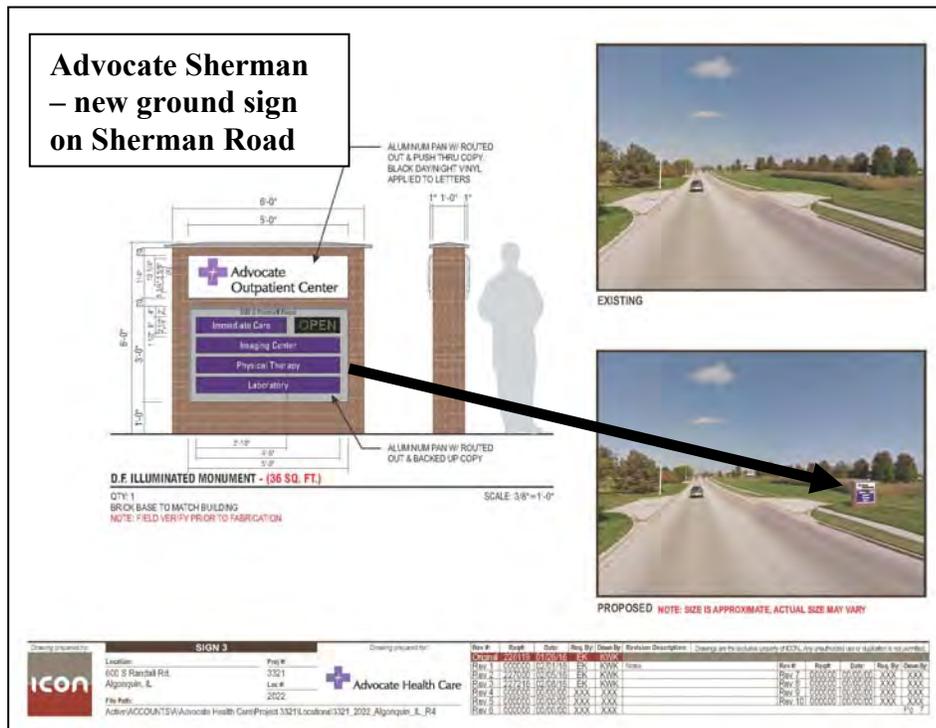
Site Plan/Landscaping – Enclosed are the proposed site and landscape plans, showing the expansion of the parking area directly south of the existing customer lot along Sherman Road. The Village Engineer and Public Works have reviewed the plans and enclosed are their comments outlining technical changes and updates that will be required to the drawings. The landscape plan shall be revised to show the specific locations on the site where the trees that will be impacted by the parking lot expansion are proposed for relocation elsewhere on the property. Any tree removal in excess of new installation shall be addressed according to the Village’s tree reforestation fee of \$100 per caliper inch removed.

Additionally, the petitioner is requesting placement of a small portion of the proposed new ground sign along Sherman Road within a 10-foot wide public utility easement. If approved, the petitioner shall revise the site plan to shift the sign footprint outside of the 10-foot wide public utility easement or sign a Village of Algonquin Property Owner Release and Waiver of Liability form to acknowledge placement within a village easement is done at the owner’s risk.

Signage – OrthoIllinois was originally permitted one (1) monument sign on Randall Road and two (2) smaller directional / entrance signs along Sherman Road in 2017 as part of their Final PUD approval. At right is a picture of one of the entrances on Sherman Road, and the directional entrance signs have the typical 2-foot tall posts with a 1-foot tall by 3-foot wide surface area.



Committee members might recall Advocate Sherman had requested and received approval for some additional ground signs for their property immediately to the north, as part of their building addition a few years ago. Last year Advocate installed a ground sign at their new entrance on Sherman Road, and the sign rendering is on the following page. Staff supported Advocate’s request in part because that business has multiple points of ingress / egress to their property, from Randall Road, Sherman Road and also Bunker Hill Drive.



While OrthoIllinois does not have an entrance on Randall Road, their preference was to place their initial ground sign within the Randall Road frontage of their property, similar to the majority of businesses and commercial outlots throughout the corridor.

Concerning the comments OrthoIllinois has received from their patients that their entrance is difficult to find, staff believes patients will become more accustomed to where the entrances are for the respective medical buildings after their first visit, and the initial success of the OrthoIllinois practice indicates a lack of signage is not necessarily a critical issue impacting the business.

In light of the fact OrthoIllinois is re-investing in their property through a large parking expansion and anticipates a growing number of patients and employees over the coming years, staff supports the requested ground sign on Sherman Road to provide their practice with an entrance more compatible to and visually consistent with the Advocate Sherman facility immediately north.

Enclosed are renderings of the OrthoIllinois ground sign proposal from their contractor Signs Now, and consistent with the Advocate sign it shall have a maximum height of 6 feet from grade and maximum width of 6 feet. The brick and masonry materials shall match the building, and the tenant panels shall have an opaque background. The two existing 3-foot tall directional / entrance signs on Sherman Road shall be removed immediately following construction of the proposed new ground sign.

Planning and Zoning Recommendation

On May 13, 2019 the Planning and Zoning Commission considered the petition and unanimously recommended approval (5-0) of the request for Final Planned Unit Development Amendment for the parking lot expansion and Sherman Road ground sign, subject to the findings of fact and conditions listed by staff.

Recommendation

Staff concurs with the Planning and Zoning Commission and recommends approval of the request for Final Planned Unit Development Amendment for the parking lot expansion and Sherman Road ground sign, subject to the following conditions:

1. That all offsite and onsite utilities serving the Subject Property shall be underground and that site construction, utility installation and grading shall not commence until the final planned development amendment has been approved by the Village Board and permits are issued.
2. The Engineering Plans as prepared by McMahon Engineer and Architects, with a latest revision date of April 15, 2019 shall be revised to incorporate comments from the April 24, 2019 Christopher Burke memo and the April 29, 2019 Public Works memo. The new parking lot light fixtures shall comply with village standards, and match existing black painted posts in current parking lot, with a maximum pole height of 25 feet, downcast lights, bulbs flush with housing, and zero cut-off at the property line.
3. The Landscape Plans as prepared by McMahon Engineer and Architects, with a latest revision date of April 15, 2019 shall be revised to incorporate comments from the April 24, 2019 Christopher Burke memo and the April 29, 2019 Public Works memo. The landscape plan shall be revised to show the specific locations on the site where the trees proposed for relocation will be moved. Any tree removal in excess of new installation shall be addressed according to the Village's tree reforestation fee of \$100 per caliper inch removed.
4. The ground sign shall be constructed consistent with the Signage Plans as prepared by Signs Now with a date stamped received April 15, 2019, with a maximum height of 6 feet from grade and maximum width of 6 feet. The brick and masonry materials shall match the building, and the tenant panels shall have an opaque background. The petitioner shall be required to apply for and obtain a sign permit from the Community Development Department prior to installation. The two existing 3-foot tall directional / entrance signs on Sherman Road shall be removed immediately following construction of the proposed new ground sign.
5. The proposed ground sign on Sherman Road shall not be constructed until the petitioner revises the site plan to shift the sign footprint outside of the 10-foot wide public utility easement or signs a Village of Algonquin Property Owner Release and Waiver of Liability form to acknowledge placement within a village easement is done at the owner's risk and they indemnify the village from any damage to the sign due to maintenance or work that is necessary within the village easement.

Enclosures: P&Z Minutes
 Staff Comments
 Petitioner Submittal

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
May 13, 2019**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Community Development Director Russ Farnum called the meeting to order at 7:30 pm.

Farnum called the roll, Commissioners present were: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent were Patrician and Neuhalfen.

Staff Members present were: Russ Farnum, Community Development Director and Ben Mason, Senior Planner

Noting that neither Chair Patrician nor Vice-Chair Neuhalfen were present, Farnum asked for a motion to appoint an Acting Chair. Commissioner Sturznickel made a motion to appoint Commissioner Hoferle Acting Chair. Motion was seconded by Commissioner Szpekowski and passed by voice vote, with no nays.

AGENDA ITEM 2: Approval of Minutes from the April 8, 2019 Meeting.

Acting Chair Hoferle asked for a motion on the minutes of the April 8, 2019 meeting. Commissioner Laipert made a motion, seconded by Szpekowski, to approve the minutes. Motion passed by voice vote, with no nays.

AGENDA ITEM 3: Public Comment

Acting Chair Hoferle called for any public comment, being none, Hoferle closed public comment.

AGENDA ITEM 4: Request for Amended Final Planned Unit Development

Case No. 2019-07 OrthoIllinois Algonquin, 650 South Randall Road

Petitioner: Matthew Watson

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Hoferle opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent: Patrician and Neuhalfen. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Hoferle asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. Petitioner Matthew Watson from OrthoIllinois presented their request. They have continued growth and need to expand the parking lot, and they get a lot of customer complaints about pulling into the wrong parking lot, so they are asking for a larger, clearer sign on the Sherman Road frontage.

STAFF COMMENTS

There being no Commission questions of the petitioner, Acting Chair Hoferle asked Senior Planner Mason for his staff report. Mason gave an overview of the request and noted that OrthoIllinois was proposing 59 stall expansion of the parking lot and a new sign. Obviously the sign is not a factor in their growth but an inconvenience to their customers, but recently Advocate was granted a larger sign on Sherman and Bunker Hill entrances and Staff recommended approval of a larger sign consistent with the Advocate sign.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Szpekowski asked what was to the south of the new lot, as it would be quite a hill, and if more landscaping be needed. Nick Arps, project engineer for OrthoIllinois explained the remaining slope would be four to one maximum and outlined the landscape plan.

Laipert asked if the sign would be illuminated, the answer is yes.

Acting Chair Hoferle asked about the extent of landscaping islands in the existing parking lot, he didn't feel there was sufficient landscaping in the expansion. Arps showed and explained the landscaping islands.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments. There being none, Hoferle closed the public hearing and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Postelnick made a motion to approve the request by OrthoIllinois Algonquin at 650 South Randall Road, for Final PUD Amendment for the proposed parking lot expansion and Sherman Road ground sign, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Sturznickel. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 5: Request for Special Use Permit
Case No. 2019-08 **24 Hour Fitness, 1621 South Randall Road**
Petitioner: John McLinden

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Hoferle opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent: Patrician and Neuhalfen. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Hoferle asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. John McLinden of Hubbard Street Group and Jason Preston of JLL outlined that 24 Hour Fitness wanted to move into the Dania building,



VILLAGE OF ALGONQUIN

PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: *Monday, April 29, 2019*
TO: *Ben Mason*
FROM: *Shawn M. Hurtig*
SUBJECT: *Public Works Review # 1*
OrthoIllinois Parking Lot Expansion (CD2019-07)

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 = Submitted & Dated 4-12-19 (no comments)
5. Traffic Analysis = Not Submitted

Plat Review Comments:

No changes to Lot 3 of Olsen's 2nd Resubdivision

Plan Review Comments:

<u>PAGE</u>	<u>ISSUE</u>
C3	Tree Reforestation Calc = 17 Trees @ 3dbh = 54 inches removal, 21 inches shown from installation, leaving 30 inches of reforestation @ \$100 per inch = \$3,000.00 Fee.
C4	Uniquely number all proposed and existing structures
C4	Proposed CB to be installed on existing storm sewer line shall be a MH not a CB
C4	The existing parking lot drain that is to remain (and be in parking lot field and no longer in curb line) shall have a solid lid installed (listed as open grate)
L1	Please note that perimeter of parking lot is currently a under maintenance prairie. As such, all disturbed areas beyond 5 feet of back of curb should be reinstalled as prairie (see OrthoIllinois Plans for mix design). A 5 foot back of curb turf grass perimeter is allowable
L1	Shrub line along West parking lot curb shall be shown in a mulched bed
L1	Site does not meet tree diversity rule of no more than 20% of any genus, and 10% of any species.

- L1 Only utilize trees from the Village approved tree list
(https://www.algonquin.org/egov/documents/1490967146_24991.pdf)
- L1 Add perennial flowers (2 species) to monument sign location
- L1 Village recommends adding a few more trees along the East parking lot perimeter
- E3 Considering it is likely that you will need to open cut a trench from the existing light fixture system to the new system, it is highly recommended you show the pavement removal on the demo sheet, and patching on the pavement plan. In addition, please verify that there is no conflict at the crossing of the proposed electrical conduit extension and the proposed storm sewer extension.
- Misc. Monument sign shall not be installed on Public Utility Easement or within ROW. It is highly recommended that the sign be located just north of the north entrance. This area is free and clear of Village utilities and will provide a location that is nearest to the street without being in the Village ROW or PUE.
- Cc: Project File (listed in footer)
- Attachments: None



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

April 24, 2019

Village of Algonquin
2200 Harnish Drive
Algonquin, IL 60102

Attention: Ben Mason, Senior Planner

Subject: OrthoIllinois PUD Amendment – FIRST REVIEW
Algonquin Case No. 2019-07
(CBBEL Project No. 07-0272.0094A)

Dear Ben:

We have reviewed the following documents related to this project:

- Engineering Improvement Plan Sheets T-1 thru C9 prepared by McMahon Associates, Inc. bearing a revision date of April 15, 2019
- Landscape Plan Sheet L1 prepared by McMahon Associates, Inc. bearing a revision date of April 15, 2019
- Electrical Plan Sheets E1 thru E4 prepared by McMahon Associates, Inc, bearing a revision date of April 15, 2019
- Updated Drainage Summary prepared by McMahon Associates, Inc. bearing a revision date of April 12, 2019
- Storm Sewer Sizing Calculations prepared by McMahon Associates, Inc. bearing a revision date of April 12, 2019

In addition, we received but did not review the following document:

- Architectural Plan Sheet A1.1 prepared by Larson & Darby Group bearing a revision date of April 15, 2019
- Sign Renderings prepared by Signs Now bearing no revision date

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

ENGINEERING IMPROVEMENT PLANS

Sheet T2

1. The words “two business days” shall be inserted at the beginning of the first sentence of GENERAL NOTE 2 on the plan sheet.

2. The spelling of "sewer" shall be corrected in SANITARY NOTE 2.

Sheet C1

3. The standard details for Silt Fence and Stabilized Construction Entrance shall be deleted and replaced with the Village standard details.

Sheet C2

4. The specified seed mix (IDOT Class 1A) in the fifth NOTE shall be verified with the landscape architect and Village staff for compatibility as the approved landscape plan for the original development specified a drought-tolerant dwarf fescue blend.

Sheet C3

5. The engineer shall verify with the Department of Public Works if the removal of the existing Village sanitary manhole and the installation of a new one further south is required. We acknowledge that the present location of the manhole would be located within a parking stall of the new lot which is not the preferred location by the Public Works staff (typical to sheets C3 and C4).

Sheet C4

6. The proposed storm sewer segments between the three inlets on the north side of the parking lot does not have the required 10' lateral separation between themselves and the existing watermain. These storm sewer segments will need to be constructed of watermain-grade material if the lateral separation cannot be provided.
7. Each new utility structure should be given a unique alphanumeric identifier.

Sheet C6

8. We note that the overall bituminous and aggregate layer thicknesses for the two pavement details match that of the existing parking lot pavement, but the makeup of the aggregate base differs. The engineer shall provide a written response as to why CA-2 has been chosen for use for the lower half of the aggregate base. We acknowledge the CA-2 is allowed for this use by the IDOT Standard Specifications, but it is not commonly done in our experience.

Sheet C7

9. The Village standard detail for an inlet shall be added to the plan sheet.

ELECTRICAL PLANS

We have reviewed the plans and have no comments at this time.

LANDSCAPE PLAN

10. The shading used for the restoration of the turf area is not defined on the plan sheet. The work proposed on this sheet shall be consistent with the information provided on sheet C2 of the Engineering Improvement Plans.

STORMWATER COMMENTS

11. As noted in the review documents for the original building construction in 2016/2017, the site is tributary to a downstream detention pond which assumed that the tributary areas would have a developed CN value of 92. The Updated Drainage Summary shows that the proposed CN value for the overall site would increase to 80.9 upon construction of the parking addition. Therefore, no additional detention is required. ***NO RESPONSE REQUIRED***

Sincerely,



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



Michael E. Kerr, PE
Executive Vice President



Village Of Algonquin Police Department

~MEMORANDUM~



DATE April 24, 2019
TO Ben Mason, Senior Planner
FROM Sergeant Robert Salazar
SUBJECT Case No. 2019-07 OrthoIllinois PUD Ammdendment

The plans for the expansion of the parking lot for OrthoIllinois has been reviewed and there are no objections to the proposal from the police department.

[Email](#)

[Print Form](#)



Orthollinois Parking Lot Improvements Study

Algonquin Campus Facility
650 S Randall Road, Algonquin IL

Prepared by
Christopher D. Dopkins, P.E.
McMahon Associates, Inc.

March 1, 2019



McMAHON ASSOCIATES, INC.
1700 HUTCHINS RD | MACHESNEY PARK, IL 61115
PH 815.636.9590 FX 815.636.9591 MCMGRP.COM

Introduction

In 2018, OrthoIllinois constructed a new clinic within in the Village of Algonquin. The clinic features 33 exam rooms which are spread out over a 35,000 square foot building. The clinic is equipped with X-ray and MRI facilities, and nine (9) of the exam rooms are reserved for walk-in patients. The clinic itself is open six days per week and is normally staffed with 11-12 physicians along with support staff. The clinic is specifically designed to deliver orthopedic care and orthopedic rehabilitation at one location which offers patients a single point of service for all orthopedic treatment needs. The business model of the clinic is unique to the health care insofar that it focuses solely on orthopedic related services, and because its focus is on one specialty its practitioners are able to run more efficiently than a traditional medical office. Further, OrthoIllinois offers rehabilitation services on site, and the end result is that the facility experiences a higher parking demand with higher turnover than a traditional clinic.

OrthoIllinois Algonquin campus is not yet running at full staffing level. Staffing level is currently at 70%. Despite this, the clinic has already experienced concerns from its patients who have indicated that there is inadequate parking available. In fact, one patient has gone so far to provide a letter voicing her concerns (copy attached). Since receiving complaints, clinic management has observed the parking volume and is of the opinion that the concerns voiced by its patients are valid. OrthoIllinois is therefore considering an additional capital investment in its Algonquin facility to add additional parking.

Existing Site Conditions

The site currently contains two parking facilities. The primary lot to the west of the building is used by patients as the building itself is designed to greet and check in patients as they enter the main building entrance which faces west. The primary parking lot contains a total of four (4) handicap stalls and ninety-three (93) non-handicap stalls. It should be noted that clinic management has observed times where all of the handicap stalls are occupied and patients with handicap needs are unable to find parking. Management has concluded that additional handicap stalls are required for the site.

The secondary parking facility is located on the east side of the building and consists of one (1) handicap stall and twenty-five (25) non-handicap stalls. The facility was constructed primarily to serve as staff parking. This lot is not readily seen by patients as it is screened by the building itself, and the lot is often near capacity despite the fact that the clinic is not yet fully staffed. The secondary lot was not designed to be a primary parking facility for patients as the lobby of the building greets patients as they enter from the west as described above. Finally, there is only one access to the secondary lot, and the lot itself does not offer a means to turn a vehicle around if the lot is full. These factors have led to reluctance by patients to utilize the secondary lot.

In total, the primary and secondary parking facilities provide five (5) handicap stalls and 118 non-handicap stalls for a total of 123 stalls.

Alternate Considerations

Before coming to the conclusion that a capital investment is necessary, OrthoIllinois did consider the option of off-site parking, as well as utilizing its secondary parking facility for patient parking. After close and careful consideration, OrthoIllinois has come to the conclusion that off-site parking is not a viable option for the following reasons:

- Patients would need to cross Sherman Road in order to access the clinic. Many patients are elderly, or have injuries that make it difficult for them to cross busy roadways. Curbing is present, and therefore curb ramps and dedicated walkways and crosswalks would be necessary.
- Orthollinois maintains its parking facility with the needs of its patients in mind. Many patients have difficulty navigating slippery surfaces during the winter months and Orthollinois makes provisions to keep its parking lots and walkways clear of ice and snow. It would be difficult and more expensive for Orthollinois to maintain offsite facilities in the same manner that it maintains its own facilities.
- Orthollinois desires to have long term control over its parking facilities, and maintenance thereof.
- The site's secondary parking facility is not designed to function as primary parking for patients as noted above. Further, clinic management has observed reluctance for patients to use the secondary lot for reasons outlined above, and Orthollinois is not comfortable requiring its clinic staff and providers to park off-site.

Methodology and Preliminary Site Plan

Three (3) methods were utilized to determine the proper number of parking stalls that should be added to the Algonquin Campus:

1. Village of Algonquin Zoning Code: The Village's Zoning Code requires four (4) stalls per 1,000 square feet of building area. Using the code, the minimum number of parking stalls calculates to 140 stalls. The current parking lot does not comply with the Village's requirements.
2. Orthollinois Internal Study: As noted above, Orthollinois has a unique business model and therefore it conducted its own investigation using its observations of the Algonquin Campus as well as observations from its other sites. At full capacity, the parking needs of the clinic are as follows:

Parking Needs of the Clinic		Number of Stalls Needed
Number of Physicians on site at a given time	11	11
Number of Staff on site at full capacity	100	100
Number of Patient Stalls needed <i>per Physician</i>	6	66
Number of Stalls Needed for Increased Rehabilitation Clinic Volume	6	6
Number of Stalls Needed due to Increased Walk In Express Clinic Volume	6	6
Total Number of Stalls Needed		189

3. Parking per Exam Room: McMahon Associates, Inc. provides Architectural Design Services for numerous medical clients. In our practice, we have found that five (5) to six (6) parking stalls are typically required, and it should be noted that the 5-6 stalls is for a more traditional medical use. Orthollinois' Algonquin Campus contains a total of 33 exam rooms; and therefore the resulting number of parking stalls calculates to 165-198 stalls, total.

The attached site plan depicts the parking lot expansion desired by Orthollinois. The parking facility would be expanded to the south as generally shown on the plan. Two (2) new light standards located within landscaped islands would be added for sight lighting, and site landscaping will be modified to meet the Village's requirements. Orthollinois plans to remove a total six (6) non handicap stalls and convert those into three (3) handicap stalls. These stalls are located on the south side of the building (as extended) as near as practical to the main entryway of the building. A total of sixty (60) new stalls will be added to the site to bring the total stall count to 183 total stalls. Orthollinois is of the opinion that the proposed parking lot improvements will provide the proper number of stalls for its Algonquin Campus, and hereby requests approval of the Village of Algonquin to proceed with final design of the improvements.

January 2, 2019

Kathleen Anderson
20411 W. Coral Road
Marengo, IL 60152-9428

Charles A. Lutzow, Jr.
Supervisor
Algonquin Township
3702 U.S. Hwy. 14
Crystal Lake, IL 60014

Dear Mr. Lutzow:

re Ortho Illinois on Randall Rd.

1. I am told their parking situation is governed by the Township and so I'm writing to you. Everyone coming to that facility is handicapped yet the handicapped spaces are so limited. That whole first row should be handicapped parking and the center of the second row at least. Also, this lot needs to be enlarged as many mornings vehicles are parked in the side aisles where there are no parking spots. People with walkers, crutches and canes have to maneuver through this mess made even more difficult with snow on the ground.

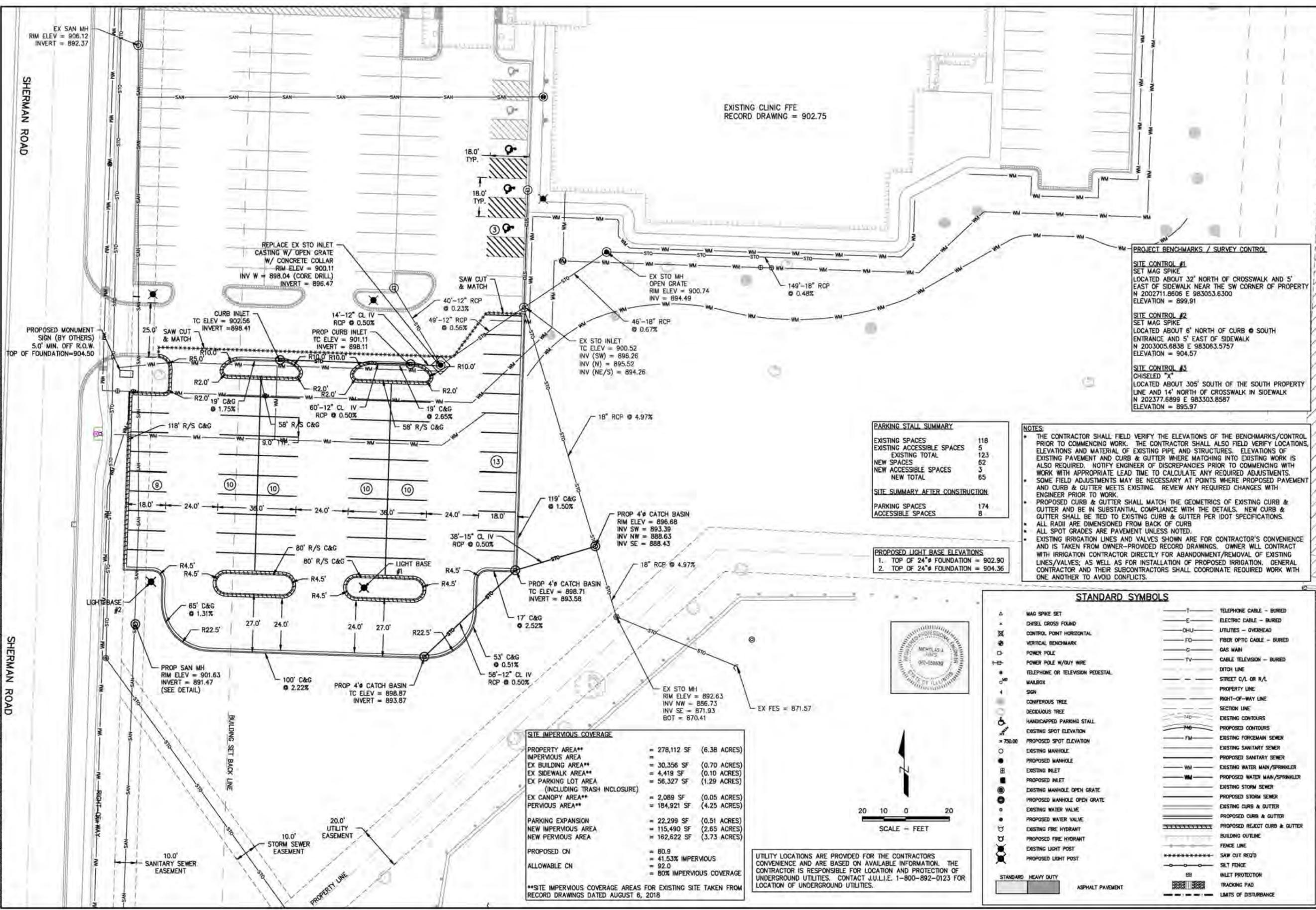
2. There is no identification of the building on the Entrance side. Coming from South Randall Road you can just about guess where the building is as it is identified on the East and South sides of the building. But coming from the North, you are flying blind and we did pass it by on our first visit.

Ortho Illinois is state-of-the-art, modern and efficient on the inside. You just need to make it the same on the outside.

Sincerely yours,

Kathleen Anderson

I:\projects\00703\1180011\1\CAD\DWG\Site Geometry & Utility Plan.dwg, site geometry & utility plan, Plot Date: 4/15/2019 1:07 PM, xref:none



EXISTING CLINIC FFE
RECORD DRAWING = 902.75

PROJECT BENCHMARKS / SURVEY CONTROL

SITE CONTROL #1
SET MAG SPIKE
LOCATED ABOUT 32' NORTH OF CROSSWALK AND 5' EAST OF SIDEWALK NEAR THE SW CORNER OF PROPERTY
N 2002711.8606 E 983053.6300
ELEVATION = 899.91

SITE CONTROL #2
SET MAG SPIKE
LOCATED ABOUT 6' NORTH OF CURB & SOUTH ENTRANCE AND 5' EAST OF SIDEWALK
N 2003005.6838 E 983063.5757
ELEVATION = 904.57

SITE CONTROL #3
CHISELED "X"
LOCATED ABOUT 305' SOUTH OF THE SOUTH PROPERTY LINE AND 14' NORTH OF CROSSWALK IN SIDEWALK
N 202377.6899 E 983303.8587
ELEVATION = 895.97

PARKING STALL SUMMARY

EXISTING SPACES	118
EXISTING ACCESSIBLE SPACES	5
EXISTING TOTAL	123
NEW SPACES	62
NEW ACCESSIBLE SPACES	3
NEW TOTAL	65

SITE SUMMARY AFTER CONSTRUCTION

PARKING SPACES	174
ACCESSIBLE SPACES	8

NOTES:

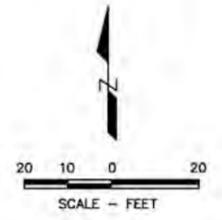
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS/CONTROL PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATIONS, ELEVATIONS AND MATERIAL OF EXISTING PIPE AND STRUCTURES. ELEVATIONS OF EXISTING PAVEMENT AND CURB & GUTTER WHERE MATCHING INTO EXISTING WORK IS ALSO REQUIRED. NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO COMMENCING WITH WORK WITH APPROPRIATE LEAD TIME TO CALCULATE ANY REQUIRED ADJUSTMENTS.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT AND CURB & GUTTER MEETS EXISTING. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO WORK.
- PROPOSED CURB & GUTTER SHALL MATCH THE GEOMETRICS OF EXISTING CURB & GUTTER AND BE IN SUBSTANTIAL COMPLIANCE WITH THE DETAILS. NEW CURB & GUTTER SHALL BE TIED TO EXISTING CURB & GUTTER PER IDOT SPECIFICATIONS.
- ALL RADII ARE DIMENSIONED FROM BACK OF CURB.
- ALL SPOT GRADES ARE PAVEMENT UNLESS NOTED.
- EXISTING IRRIGATION LINES AND VALVES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE AND IS TAKEN FROM OWNER-PROVIDED RECORD DRAWINGS. OWNER WILL CONTRACT WITH IRRIGATION CONTRACTOR DIRECTLY FOR ABANDONMENT/REMOVAL OF EXISTING LINES/VALVES; AS WELL AS FOR INSTALLATION OF PROPOSED IRRIGATION. GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL COORDINATE REQUIRED WORK WITH ONE ANOTHER TO AVOID CONFLICTS.

PROPOSED LIGHT BASE ELEVATIONS

- TOP OF 24" FOUNDATION = 902.90
- TOP OF 24" FOUNDATION = 904.36

STANDARD SYMBOLS

△	MAG SPIKE SET	—T—	TELEPHONE CABLE - BURIED
×	CHISEL CROSS FOUND	—E—	ELECTRIC CABLE - BURIED
⊗	CONTROL POINT HORIZONTAL	—OH—	UTILITIES - OVERHEAD
⊙	VERTICAL BENCHMARK	—FO—	FIBER OPTIC CABLE - BURIED
□	POWER POLE	—G—	GAS MAIN
—E—	POWER POLE W/DUY WIRE	—TV—	CABLE TELEVISION - BURIED
⊕	TELEPHONE OR TELEVISION PEDESTAL	—D—	DITCH LINE
⊕	MAILBOX	—S—	STREET C/A OR R/L
⊕	SIGN	—P—	PROPERTY LINE
⊕	CONIFEROUS TREE	—R—	RIGHT-OF-WAY LINE
⊕	DECIDUOUS TREE	—S—	SECTION LINE
⊕	HANDICAPPED PARKING STALL	—746—	EXISTING CONTOURS
⊕	EXISTING SPOT ELEVATION	—746—	PROPOSED CONTOURS
⊕	PROPOSED SPOT ELEVATION	—FM—	EXISTING FORCEMAIN SEWER
⊕	EXISTING MANHOLE	—SM—	EXISTING SANITARY SEWER
⊕	PROPOSED MANHOLE	—WM—	PROPOSED SANITARY SEWER
⊕	EXISTING INLET	—WM—	EXISTING WATER MAIN/SPRINKLER
⊕	PROPOSED INLET	—WM—	PROPOSED WATER MAIN/SPRINKLER
⊕	EXISTING MANHOLE OPEN GRATE	—SM—	EXISTING STORM SEWER
⊕	PROPOSED MANHOLE OPEN GRATE	—SM—	PROPOSED STORM SEWER
⊕	EXISTING WATER VALVE	—CG—	EXISTING CURB & GUTTER
⊕	PROPOSED WATER VALVE	—CG—	PROPOSED CURB & GUTTER
⊕	EXISTING FIRE HYDRANT	—CG—	PROPOSED REJECT CURB & GUTTER
⊕	PROPOSED FIRE HYDRANT	—CG—	BUILDING OUTLINE
⊕	EXISTING LIGHT POST	—F—	FENCE LINE
⊕	PROPOSED LIGHT POST	—F—	SAW CUT RE'D
⊕		—F—	SILT FENCE
⊕		—F—	INLET PROTECTION
⊕		—F—	TRACKING PAD
⊕		—F—	LIMITS OF DISTURBANCE



SITE IMPERVIOUS COVERAGE

PROPERTY AREA**	=	278,112 SF (6.38 ACRES)
IMPERVIOUS AREA	=	
EX BUILDING AREA**	=	30,356 SF (0.70 ACRES)
EX SIDEWALK AREA**	=	4,419 SF (0.10 ACRES)
EX PARKING LOT AREA (INCLUDING TRASH INCLOSURE)	=	56,327 SF (1.29 ACRES)
EX CANOPY AREA**	=	2,089 SF (0.05 ACRES)
PERVIOUS AREA**	=	184,921 SF (4.25 ACRES)
PARKING EXPANSION	=	22,299 SF (0.51 ACRES)
NEW IMPERVIOUS AREA	=	115,490 SF (2.65 ACRES)
NEW PERVIOUS AREA	=	162,622 SF (3.73 ACRES)
PROPOSED CN	=	80.9
ALLOWABLE CN	=	41.53% IMPERVIOUS
	=	92.0
	=	80% IMPERVIOUS COVERAGE

**SITE IMPERVIOUS COVERAGE AREAS FOR EXISTING SITE TAKEN FROM RECORD DRAWINGS DATED AUGUST 6, 2018

UTILITY LOCATIONS ARE PROVIDED FOR THE CONTRACTORS CONVENIENCE AND ARE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES. CONTACT J.U.L.I.E. 1-800-892-0123 FOR LOCATION OF UNDERGROUND UTILITIES.

McMAHON
McMAHON ASSOCIATES, INC.
1700 HUTCHINS ROAD
MACHESNEY PARK, IL 61115
PH 815.636.9590 FX 815.636.9591 MCMGRP.COM

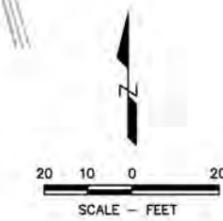
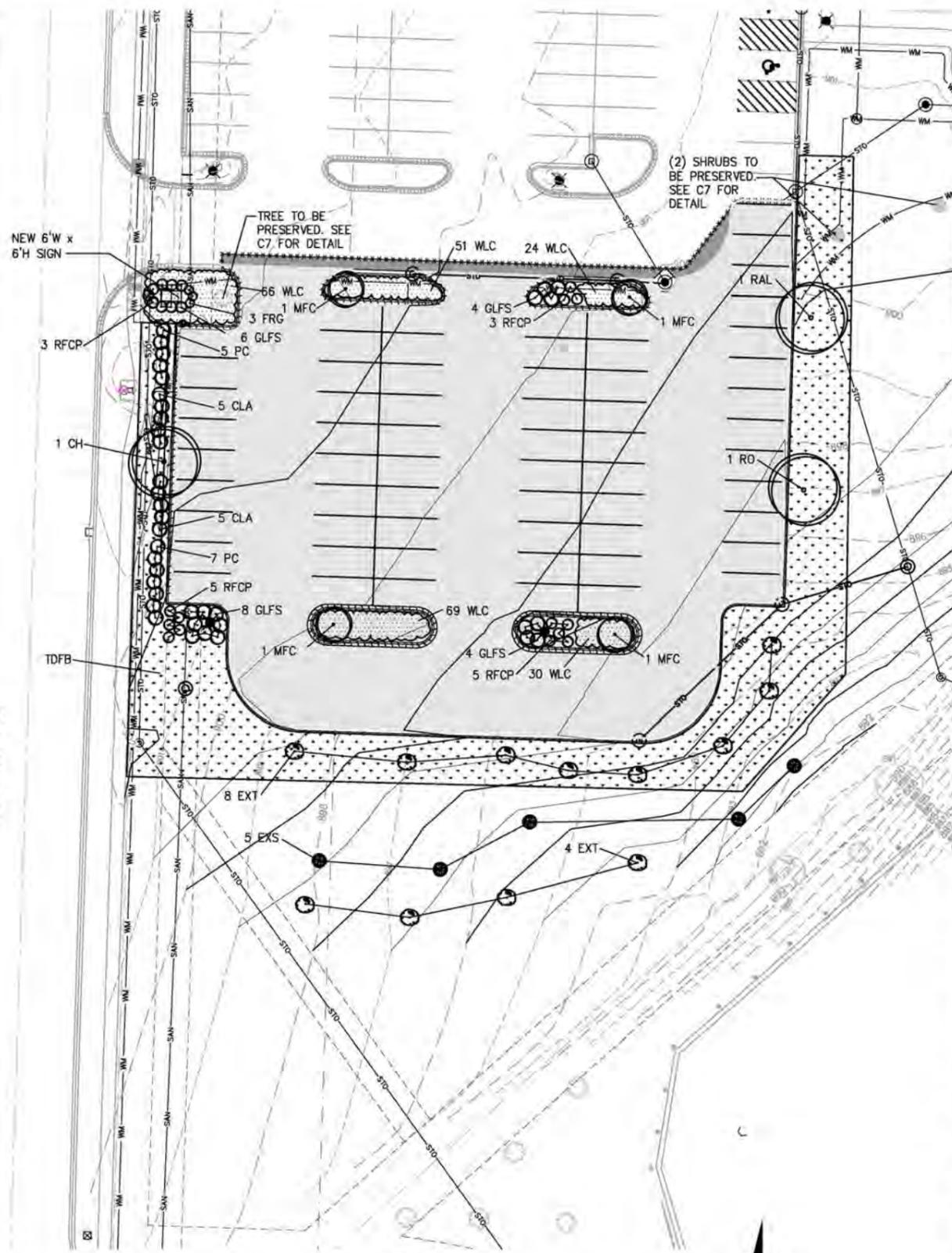
NO.	DATE	REVISION

**ORTHOILLINOIS - ALGONQUIN CLINIC
PARKING LOT EXPANSION
SITE GEOMETRY & UTILITY PLAN**

DESIGNED: NJA
DRAWN: JJD
PROJECT NO.: 00703-7-19-00114
DATE: APRIL 15, 2019
SHEET NO.: **C4**

I:\projects\00703\1\1\000114\CADD\Civil\Plan_Sheets\Site_Landscape_Plan\Site_Landscape_Plan_Plot_Date: 4/15/2019 1:08 PM xref: (corporate\work\external\mcmahon)

SHERMAN ROAD



PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	NOTES
CH	1	<i>Celtis occidentalis</i>	Common Hackberry	Balled and Burlapped	3" DBH	
RAL	1	<i>Tilia americana 'Redmond'</i>	Redmond American Linden	Balled and Burlapped	3" DBH	
RO	1	<i>Quercus bicolor</i>	Red Oak	Balled and Burlapped	3" DBH	

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	NOTES
MFC	4	<i>Malus 'Mirilee'</i>	Mirilee Flowering Crab	Balled and Burlapped	2" DBH	

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	NOTES
CLA	10	<i>Viburnum dentatum 'Chicago Luster'</i>	Chicago Luster Arrowwood	Balled and Burlapped	36" Height	
GLFS	22	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	5 Gal	24" Spread	
PC	13	<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	Balled and Burlapped	36" Height	
RFCP	16	<i>Rosa x 'Flower Carpet Pink'</i>	Rose	5 Gal	24" Spread	

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	NOTES
FRG	3	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	Cont	#1	

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	NOTES
WLC	171	<i>Hepeta x faassenii 'Walkers Low'</i>	Walkers Low Catmint	Cont	6"-12" Height	

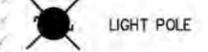
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	NOTES
TDFB	EXTENT OF DISTURBED AREA	Turf Seed	Drought Tolerant Dwarf Fescue Blend	Seed	SF	

RELOCATED PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE
EXT	12	<i>Acer sp. Unknown</i>	Maple	Balled and Burlapped	2" DBH

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING
EXS	5	<i>Malus x Amelanchier sp. Unknown</i>	Crabapple or Serviceberry	Balled and Burlapped	6'-8'

LEGEND



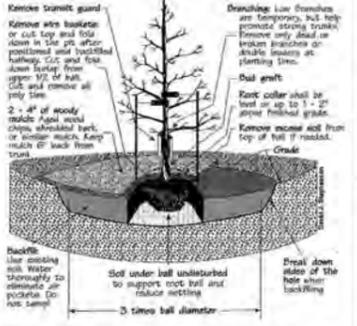
NOTES:

- T= TREES; S= SHRUB; E= EVERGREEN; B= B= BALLED IN BURLAP; B.R.= BARE ROOT; P= POTTED; T.S.= TREE SPADE.
- THE LAYOUT OF THE PLANTING AND LOCATION OF PLANT HOLES OR BEDS SHALL BE STAKED BY THE CONTRACTOR SUBJECT TO ENGINEER/ ARCHITECTS APPROVAL.
- ALL PLANTING AREAS TO BE FREE OF WEEDS AND GRASS, TREATED WITH A NON-LEACHING PRE-EMERGENT HERBICIDE, PREEN OR EQUAL, PER MANUFACTURER'S SPECIFICATIONS AND COVERED WITH TYPAR 3301 OR SUPAC 2P AND THEN WITH 3" OF HARDWOOD BARK MULCH, FREE OF WEEDS AND DISEASE. THE BARK SHALL BE RAKED TO PRODUCE A UNIFORM TEXTURE. SUBMIT SAMPLES OF HERBICIDE, AND BARK MULCH TO ENGINEER/ARCHITECT FOR APPROVAL. ON DAY OF INSTALLATION WATER HERBICIDE TO ACTIVATE IF NECESSARY. MULCH IN NEW PLANTING ISLANDS IN THE PARKING LOT TO MATCH MULCH IN EXISTING PLANTING ISLANDS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES
- SEE THIS PAGE FOR PLANTING AND STAKING DETAILS.
- AREAS TO BE PAVED, SEEDED, AND BEDDED ARE INDICATED ON THE PLANS.
- PLANT QUANTITIES INDICATED ON THE PLAN RULE OVER QUANTITIES ON THE PLANTS LIST.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING PITS FOR NEW TREES.
- ALL PLANTS TO BE SIZED AND GRADED AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE USA STANDARD FOR NURSERY STOCK.
- PLANT SUBSTITUTIONS PERMISSIBLE WITH ENGINEER/ARCHITECT AND CITY APPROVAL AND WRITTEN NOTIFICATION PRIOR TO INSTALLATION.

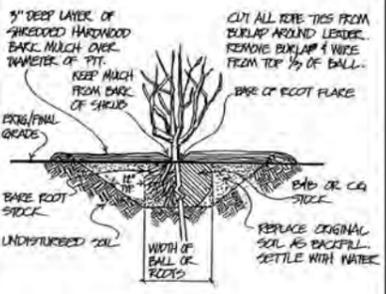
PER CHAPTER 30 OF THE MUNICIPAL LANDSCAPE CODE, ONE SHADE TREE PER 9 PARKING SPACES IS REQUIRED.
 62 PARKING SPACES / 9 TREES REQUIRED PER SPACE = 7 TREES REQUIRED. 7 TREES PROVIDED

LANDSCAPE DESIGNER:
 DAVID SCHMALZ, ASLA
 LANDSCAPE ARCHITECT
 WI LICENSE #079

Proper Tree Planting Diagram



Backfill: Use existing soil, amended with water thoroughly to simulate air pockets (do not tamp).
 Soil under ball undisturbed to support root ball and reduce settling.
 Treat down side of the hole with backfill.
 3 times ball diameter



SHRUB PLANTING DETAIL TO SCALE

- PLASTIC OR METAL POTS TO BE REMOVED. SCORE ROOTBALL 1" DEEP WITH SHARP KNIFE. REMOVE TOP PORTION OF FIBER POT THAT EXTENDS ABOVE FINISH GRADE AND CUT SIDES OF POT TO AID IN DECOMPOSITION.
- ALL LAWN AREAS TO BE SEEDED AND MULCHED WITH CHOPPED STRAW. MULCH IS TO BE CRIMPED AND SHOULD CONFORM TO DNR TECHNICAL STANDARDS 1058 AND 1059.
- MATURE TREES SHOULD BE LINED UP TO PROVIDE A SEVEN FOOT UNDERCLEARANCE.
- SEE EROSION CONTROL PLAN FOR EROSION MAT AND SPECIAL RESTORATION INFORMATION.
- LOCATE TREES AWAY FROM THE PROPOSED SWALES.
- RESTORE ALL DISTURBED AREAS AROUND PERIMETER OF SITE WITH LAWN.
- ALL BEDS TO BE EDGED. NEW EDGING TO MATCH EXISTING EDGING.
- MOVE AND STORE EXISTING TREES AND SHRUBS TO BE RELOCATED ON SITE. SEE SITE DEMOLITION PLAN FOR TREES AND SHRUBS TO BE RELOCATED. REPLANT AFTER CONSTRUCTION.
- PROTECT EXISTING TREES AS NOTED ON PLAN FROM DAMAGE DURING CONSTRUCTION. ERECT FENCING AT A DISTANCE OF 8.5' FROM THE TRUNK AND ATTACH APPROPRIATE SIGNAGE. SEE SHEET C7 FOR DETAIL.

McMAHON
 McMAHON ASSOCIATES, INC.
 1700 HUTCHINS ROAD
 MACHESNEY PARK, IL 61115
 PH: 815.636.9590 FX: 815.636.9591 MCMGRP.COM

NO.	DATE	REVISION

**ORTHOILLINOIS - ALGONQUIN CLINIC
 PARKING LOT EXPANSION
 SITE LANDSCAPE PLAN**

DESIGNED DMS	DRAWN KLN
PROJECT NO. 00703-7-19-00114	
DATE APRIL 15, 2019	
SHEET NO. L1	

Received by
Village of
Algonquin 4/15/19

Received by
Village of
Algonquin 4/15/19

SOUTH ELEVATION (NORTH IDENTICAL)

72"



20"x66"x3"
Surface mount cabinet

Orthollinois

20"x66"x3"
Surface mount cabinet

WALK-IN
INJURY
EXPRESS[®] OPEN

24"x74"x22" footing
6" above grade

EAST ELEV.
(LOT SIDE)

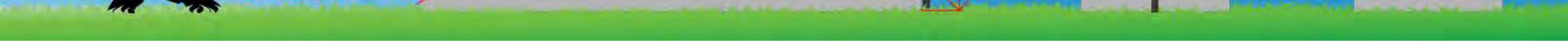
20"

6"x17" LED
OPEN/CLOSED
ELEMENT

1" Conduit
Low Voltage
and Netwk

HOUSING FOR
TRANSFORMERS
AND NETWORK
SWITCH

WEST ELEV.
(STREET SIDE)



Received by
Village of
Algonquin 4/15/19

Received by
Village of
Algonquin 4/15/19





VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

- M E M O R A N D U M -

DATE: May 21, 2019

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: **Case No. 2019-08. 24 Hour Fitness – Special Use Permit**

Background

Graham Palmer of Hubbard Street Group, representing 24 Hour Fitness, has submitted a petition for a Special Use Permit for a health club business in the former Dania furniture building at 1621 South Randall Road. Dania received Final PUD approval in 2006, however the store closed and building has been vacant for several years.

Staff Comments

The subject property is zoned B-2 PUD, General Retail and a health club is allowed as a special use in all commercial use districts. Enclosed please find an overview of the business provided by the petitioner. The business would be open 24 hours a day, and projects an average number of visits per day between 750-1,000 customers. Five full-time and 50 part-time employees will staff the business.

The health club will offer a large number of services and amenities, including cardio, weights, exercise classes, personal training, indoor basketball courts, sauna and an indoor lap pool that would be cut into the existing slab of the building. All activities will be located within the building and enclosed is a floor plan provided by the petitioner.

The Dania building is 40,000 square feet and has approximately 200 on-site parking spaces, for a ratio of 5 spaces per 1,000 square feet. The parking exceeded the requirement for the former furniture store business, but will adequately serve the health club use as the projected number of visitors will be distributed throughout the day and evening hours. And at peak times, additional parking would be available



elsewhere throughout Galleria as the shopping center has cross-parking and cross-access between lots.

Planning and Zoning Recommendation

On May 13, 2019 the Planning and Zoning Commission considered the petition and unanimously recommended approval (5-0) of the request for a Special Use Permit for the 24 Hour Fitness health club, subject to the findings of fact and conditions listed by staff.

Recommendation

Staff concurs with the Planning and Zoning Commission and recommends approval of the Special Use Permit, subject to the following conditions:

1. The business shall be allowed two wall signs for the free-standing building. Access to a panel on the Galleria ground sign on Randall Road would be subject to property owner permission. All signs shall meet the Algonquin Galleria Signage Criteria dated January 10, 2005. The petitioner shall apply for sign permits and submit renderings for review and approval by the Community Development Department.
2. Any modifications to the building shall be consistent with the Algonquin Galleria Architectural Guidelines dated January 10, 2005. All other terms of the original Final PUD approval – ordinances 2004-O-06 and 2006-O-18 – shall remain in full force and effect.
3. All activities shall be located within the building and the business shall comply with the village code requirements for public peace and safety. The Village Board reserves the right to require security or noise abatement measures should there arise any issues with the business operations, in particular during the overnight hours.
4. The business shall apply for and obtain any necessary Village stickers for vending machines.

Enclosures: P&Z Minutes
Petitioner Submittal

STAFF COMMENTS

There being no Commission questions of the petitioner, Acting Chair Hoferle asked Senior Planner Mason for his staff report. Mason gave an overview of the request and noted that OrthoIllinois was proposing 59 stall expansion of the parking lot and a new sign. Obviously the sign is not a factor in their growth but an inconvenience to their customers, but recently Advocate was granted a larger sign on Sherman and Bunker Hill entrances and Staff recommended approval of a larger sign consistent with the Advocate sign.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Szpekowski asked what was to the south of the new lot, as it would be quite a hill, and if more landscaping be needed. Nick Arps, project engineer for OrthoIllinois explained the remaining slope would be four to one maximum and outlined the landscape plan.

Laipert asked if the sign would be illuminated, the answer is yes.

Acting Chair Hoferle asked about the extent of landscaping islands in the existing parking lot, he didn't feel there was sufficient landscaping in the expansion. Arps showed and explained the landscaping islands.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments. There being none, Hoferle closed the public hearing and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Postelnick made a motion to approve the request by OrthoIllinois Algonquin at 650 South Randall Road, for Final PUD Amendment for the proposed parking lot expansion and Sherman Road ground sign, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Sturznickel. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 5: Request for Special Use Permit
Case No. 2019-08 **24 Hour Fitness, 1621 South Randall Road**
Petitioner: John McLinden

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Hoferle opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent: Patrician and Neuhalfen. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Hoferle asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. John McLinden of Hubbard Street Group and Jason Preston of JLL outlined that 24 Hour Fitness wanted to move into the Dania building,

which has been vacant for 4 or more years. 24 Hour Fitness has 420 locations and 4 million members nationwide. The building is perfect as it has an open floor plan and part of the improvements include repaving the lot and repainting the trim on the building. The interior will have major work including the addition of a 4-lane lap pool. If approved, the facility would hopefully be open in the first quarter of 2020.

STAFF COMMENTS

Acting Chair Hoferle asked Mason for the staff report. Mason outlined the request and draft findings of fact, and Staff recommended approval with conditions, including that the signs had to meet the sign requirements of the Galleria approved in 2005.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Laipert noted a concern about overnight users and noise, and asked if their activities were 24 hours also. McLinden noted that the facility was open for individuals and the front desk was manned 24 hours a day, but there are no classes or group events after the evening. Of the typical 1000 users per day, under 5% use the facility in the overnight hours (25-30 people).

Postelnick asked about the market for fitness centers. McLinden noted there is a growing market and 24 Hour Fitness doesn't move into an area without doing extensive market studies first to make sure they will be successful.

Szpekowski was happy to see the building put to use but concerned about painting it. McLinden noted they were just re-painting the existing painted trim the same color.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments.

Peggy Roberts of 12 Arbordale Lane spoke about a fence between the Willoughby Country Homes and the Bowlero, where pedestrians cut through the Country Homes open space which is private property. McLinden noted the pond between the Dania building and the Willoughby Country Homes was owned by the Galleria Owners Association so 24 Hour Fitness could not put a fence on that property.

There being no one else to speak, Acting Chair Hoferle closed the public comment and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Sturznickel made a motion to approve the request by 24 Hour Fitness for a Special Use Permit at 1621 South Randall Road, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Szpekowski. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 6: Request for Special Use Permit
Case No. 2019-09 Proactive Adult Day Care, 1198 East Algonquin Road



Redevelopment of Former Dania Building

Special Use Permit Application

1621 South Randall Road, Algonquin, IL

Developed by HSG Algonquin LLC
an affiliate of Hubbard Street Group

Algonquin Galleria Center



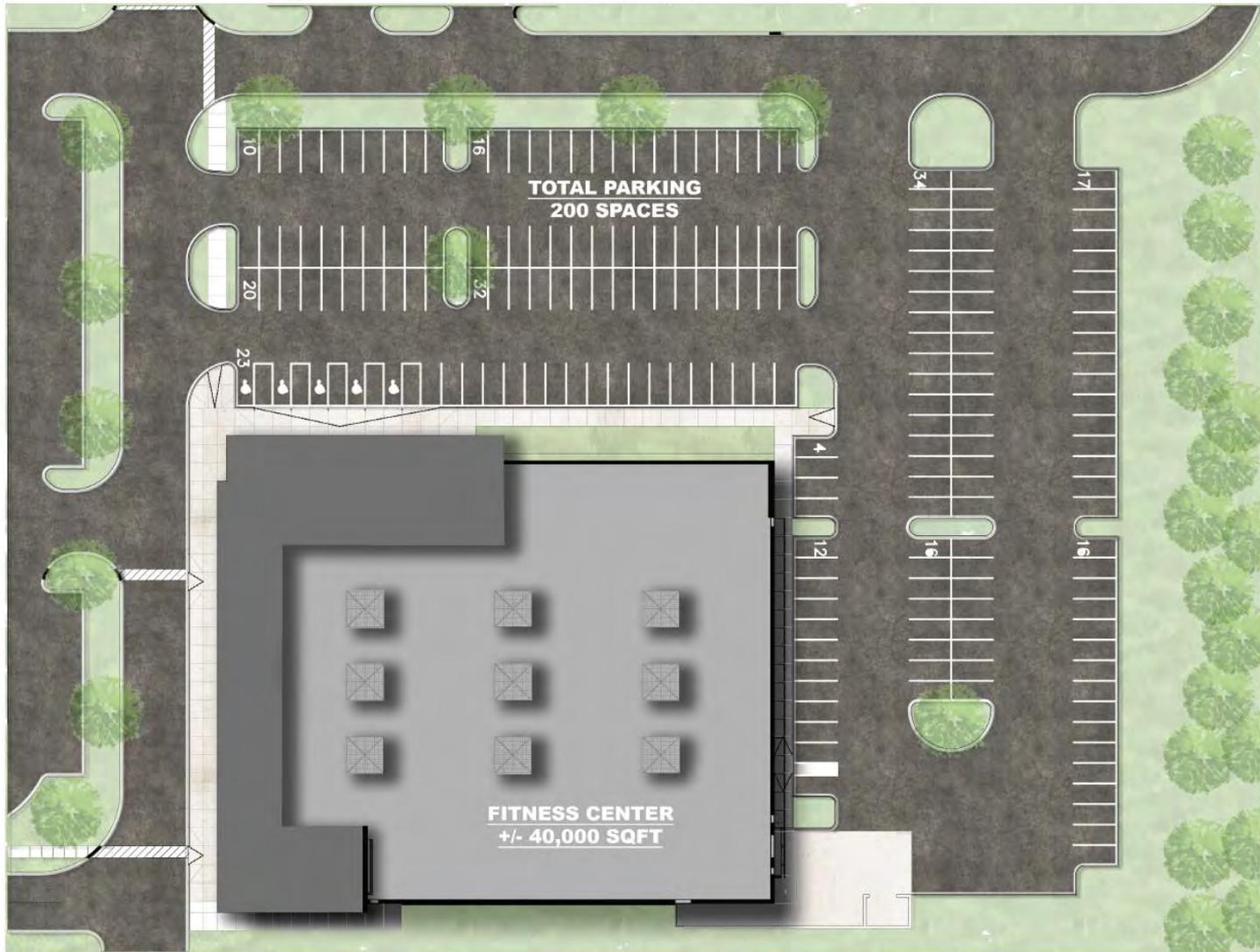
The subject property is located within the Algonquin Galleria Center (above).

Existing Conditions – Exterior



View from front of building

Site Plan

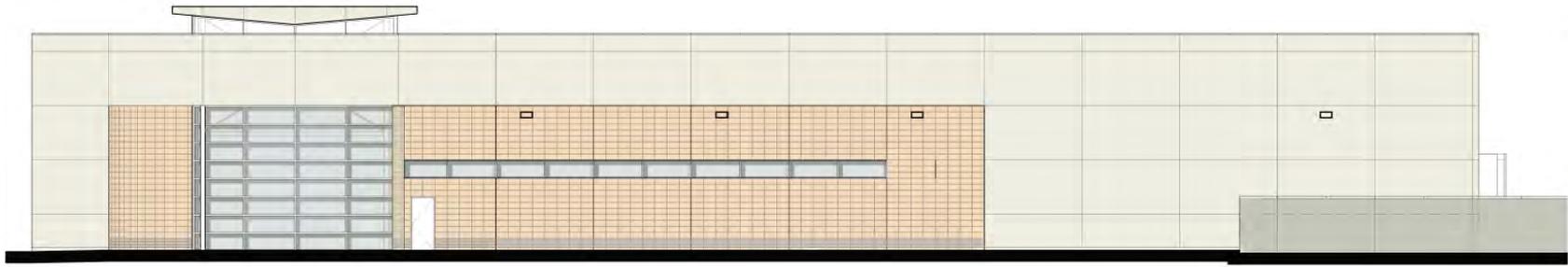


24-Hour Fitness – Building Elevations



- T/ ROOF 'D'
EL. +40'-10"
- T/ ROOF 'C'
EL. +36'-4"
- T/ ROOF 'A'
EL. +24'-4"
- B/ CANOPY
EL. +10'-10"
- GRADE
EL. +0'-0"

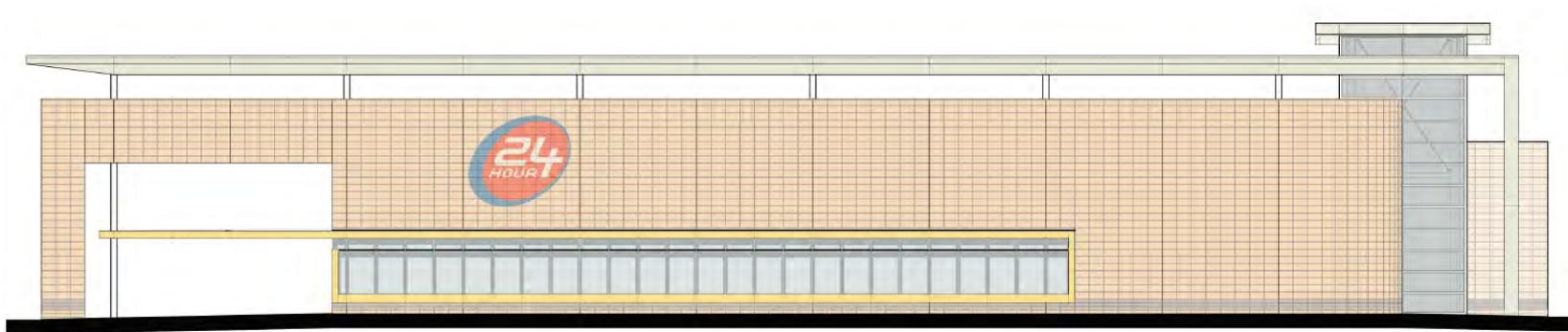
2 NORTH ELEVATION
 Scale: 0 5' 10' 20' 30'
 1/16" = 1'-0" [192]



- T/ ROOF 'D'
EL. +40'-10"
- T/ ROOF 'C'
EL. +36'-4"
- T/ ROOF 'A'
EL. +24'-4"
- T/ SCREEN WALL
EL. +9'-4"
- GRADE
EL. +0'-0"

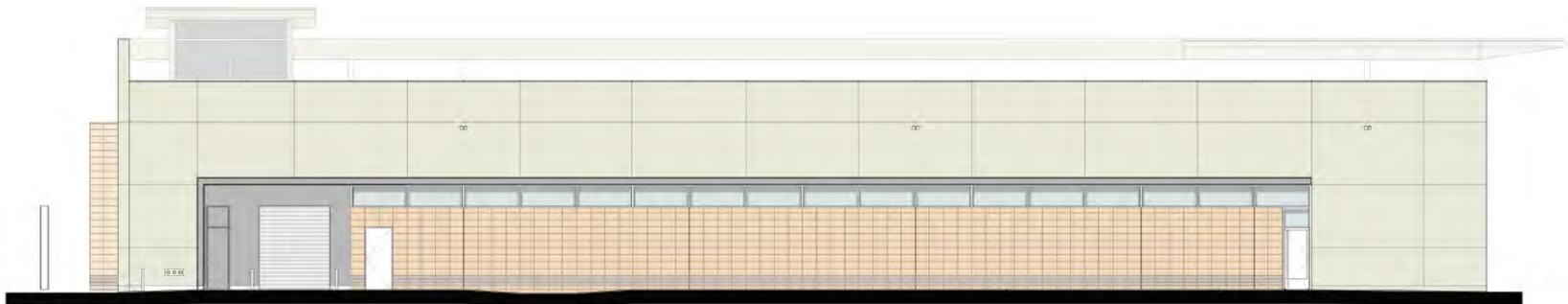
1 SOUTH ELEVATION
 Scale: 0 5' 10' 20' 30'
 1/16" = 1'-0" [192]

24-Hour Fitness – Building Elevations



- T/ ROOF 'D'
EL. +40'-10"
- T/ ROOF 'C'
EL. +36'-4"
- T/ ROOF 'B'
EL. +36'-4"
- T/ ROOF 'A'
EL. +24'-4"
- T/ WINDOW
EL. +10'-10"
- GRADE
EL. +0'-0"

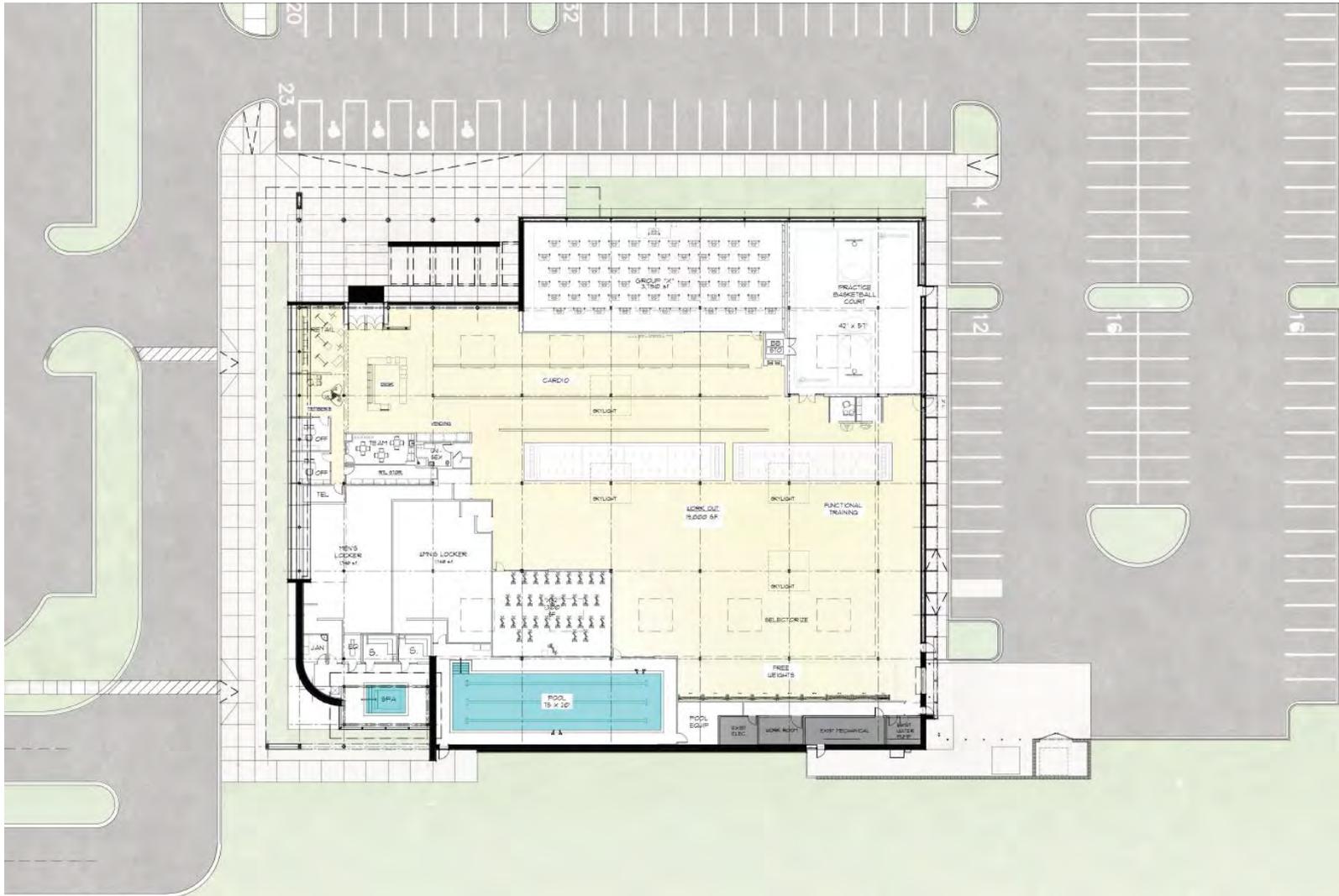
4 WEST ELEVATION
 Scale: 0 5' 10' 20' 30'
 1/16" = 1'-0" [192]



- T/ ROOF 'D'
EL. +40'-10"
- T/ ROOF 'C'
EL. +36'-4"
- T/ ROOF 'B'
EL. +36'-4"
- T/ ROOF 'A'
EL. +24'-4"
- T/ WINDOW
EL. +15'-4"
- GRADE
EL. +0'-0"

3 EAST ELEVATION
 Scale: 0 5' 10' 20' 30'
 1/16" = 1'-0" [192]

24-Hour Fitness – Floor Plan



24-Hour Fitness – Perspective



24-Hour Fitness Photos



24-Hour Fitness Photos



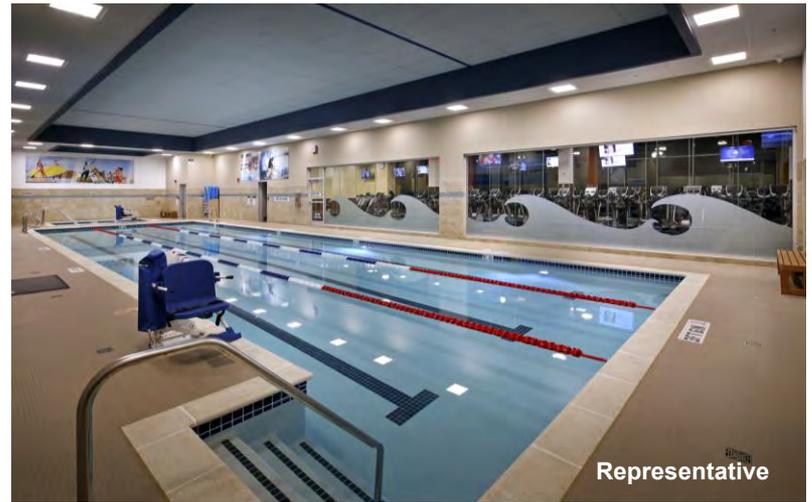
Representative



Representative



Representative



Representative

Fact Sheet

Special Use Permit	Fitness Center User
Existing Zoning	B-2
Building Square Feet	40,000 SF
Hours of Operation	24 hours per day / 7 days per week
Estimated Visitors per Day	700 – 1,000 daily
Number of Employees	5 full-time management employees 50 part-time front line employees (20 service experts, 20 personal trainers and 10 group exercise instructors)
Amenities / Services Offered (additional services may be offered)	Cardio equipment, free weights, free wi-fi, group cycling, group exercise, indoor lap pool, Olympic training rig, personal training, personal training area, basketball court, pro shop, sauna, steam room, strength machines, TRX suspension training, turf zone and whirlpool
Parking Spaces on Subject Property ¹	200 spaces (5.0 spaces per 1,000 building RSF)

1. Additional 1,000+ parking spaces available in the Algonquin Galleria Center parking lot.

HUBBARD STREET GROUP



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

- M E M O R A N D U M -

DATE: May 21, 2019

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: **Case No. 2019-09. Proactive Adult Day Care – Special Use Permit**

Background

Jhoana LaRosa, owner of the office unit at 1198 E. Algonquin Road, has submitted a petition for a Special Use Permit for an adult day care business in the multi-tenant building located at the rear of the Fountain Square commercial center on East Algonquin Road. Enclosed is a property in question map, and the office building consists of owner-occupied condo units.

Staff Comments

Ms. LaRosa and her family members – Ms. Edna Arroyo and Ms. Jennifer Lenon – have formed Proactive Adult Day Care LLC and are proposing to open an adult day care facility in their office space at the rear of the Fountain Square center. Committee members may recall a dental office was recently approved for a special use permit to be located in an adjacent unit within the same office building.

The subject property is zoned B-1 PUD and a day care is allowed as a special use in any B-1, B-2, OR&D, or B-P District. Enclosed please find an overview of the business provided by the applicant. The petitioner proposes to offer adult day care services for up to 12 adults suffering from physical, social, and/or medical impairment. Activities will be located within the building and services to be offered include recreational and therapeutic activities, medication supervision and assistance with personal care. The petitioner intends to arrange for a caterer to deliver a mid-day meal and smaller snacks would also be served throughout the day.

Hours of operation would be typical work week hours, 8:30-4:30pm, Monday through Friday, as a primary intent of the business is to provide day supervision of the adults needing assistance and a respite for their caregivers. It is anticipated that most caregivers will have short-term parking needs for simple drop-off and pick-up, so the business will not negatively impact parking for the building's other tenants.

Planning and Zoning Recommendation

On May 13, 2019 the Planning and Zoning Commission considered the petition and unanimously recommended approval (5-0) of the request for a Special Use Permit for the Proactive Adult Day Care, subject to the findings of fact and conditions listed by staff.

Recommendation

Staff concurs with the Planning and Zoning Commission and recommends approval of the Special Use Permit, subject to the following conditions:

1. The day care business shall obtain all necessary State and County permits for operation of a day care facility and serving food.
2. A Certificate of Occupancy shall be issued prior to the business opening.
3. A wall sign permit, if allowed by the Fountain Square PUD, shall be reviewed and approved by Community Development staff. The office building and tenants do not have access to a ground sign on East Algonquin Road.

Enclosures: P&Z Minutes
Petitioner Submittal

which has been vacant for 4 or more years. 24 Hour Fitness has 420 locations and 4 million members nationwide. The building is perfect as it has an open floor plan and part of the improvements include repaving the lot and repainting the trim on the building. The interior will have major work including the addition of a 4-lane lap pool. If approved, the facility would hopefully be open in the first quarter of 2020.

STAFF COMMENTS

Acting Chair Hoferle asked Mason for the staff report. Mason outlined the request and draft findings of fact, and Staff recommended approval with conditions, including that the signs had to meet the sign requirements of the Galleria approved in 2005.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Laipert noted a concern about overnight users and noise, and asked if their activities were 24 hours also. McLinden noted that the facility was open for individuals and the front desk was manned 24 hours a day, but there are no classes or group events after the evening. Of the typical 1000 users per day, under 5% use the facility in the overnight hours (25-30 people).

Postelnick asked about the market for fitness centers. McLinden noted there is a growing market and 24 Hour Fitness doesn't move into an area without doing extensive market studies first to make sure they will be successful.

Szpekowski was happy to see the building put to use but concerned about painting it. McLinden noted they were just re-painting the existing painted trim the same color.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments.

Peggy Roberts of 12 Arbordale Lane spoke about a fence between the Willoughby Country Homes and the Bowlero, where pedestrians cut through the Country Homes open space which is private property. McLinden noted the pond between the Dania building and the Willoughby Country Homes was owned by the Galleria Owners Association so 24 Hour Fitness could not put a fence on that property.

There being no one else to speak, Acting Chair Hoferle closed the public comment and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Sturznickel made a motion to approve the request by 24 Hour Fitness for a Special Use Permit at 1621 South Randall Road, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Szpekowski. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 6: Request for Special Use Permit
Case No. 2019-09 Proactive Adult Day Care, 1198 East Algonquin Road

Petitioner: Jhoana LaRosa

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Hoferle opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent: Patrician and Neuhalfen. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Hoferle asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. Jhoana LaRosa presented her request. She, her mother, and other partner were all nurses. They noticed there were no adult day services available in Algonquin, Lake in the Hills or Crystal Lake, where you could take an elderly or special needs adult for the day. They would be open from 7:30 am to 5:30 pm and could offer transportation. Meals would be catered, no kitchen would be needed, and the clients don't drive, so other than pickup and drop off, there is no parking concern.

STAFF COMMENTS

Senior Planner Mason presented the staff report. The site is ideal for this relatively nondescript use. Staff recommended approval of the request and the Findings of Fact subject to a few conditions.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Commissioner Laipert asked if they handed out medicines. LaRosa noted all medicines would be kept locked, and all three staff were nurses that could administer medication.

Commissioner Sturznickel asked if they handled patients with dementia, and if they had security to keep them from leaving. LaRosa noted yes, that is handled with a locking door and alarms.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments. There being none, Hoferle closed the public hearing and asked for a motion.

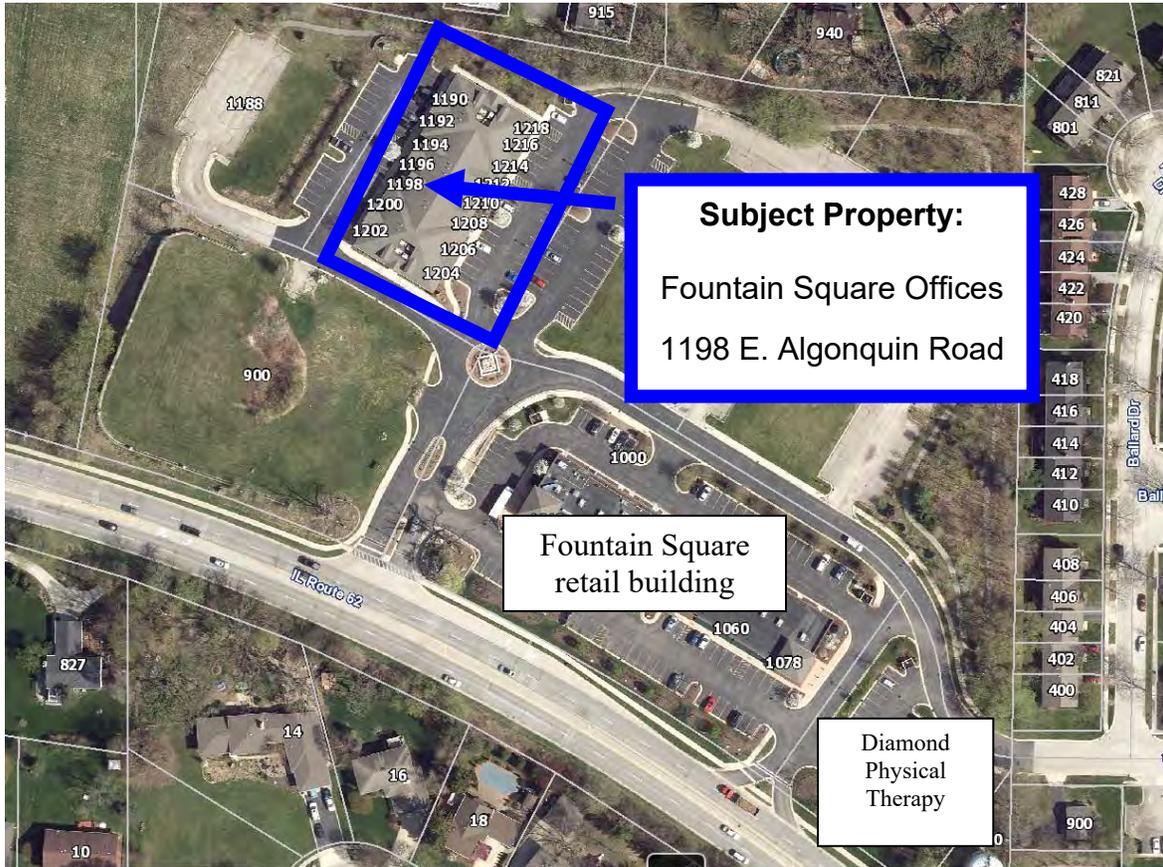
COMMISSION MOTION ON PETITION

Commissioner Postelnick made a motion to approve the request by Proactive Adult Day Care for a Special Use Permit at 1198 East Algonquin Road, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Laipert. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 7: Request for Final Planned Unit Development
Case No. 2019-06 **Spectrum Senior Living, 2595 Harnish Drive**
Petitioner: Mike Longfellow

PETITIONER COMMENTS

Property in Question Map



PROACTIVE ADULT DAY CARE

BUSINESS PLAN

HOURS OF OPERATION:

Monday – Friday: 8:30am to
4:30pm

AVERAGE NUMBER OF CUSTOMER VISITS:

The business area will be able to
accommodate up to 12 clients
every 4 hours.

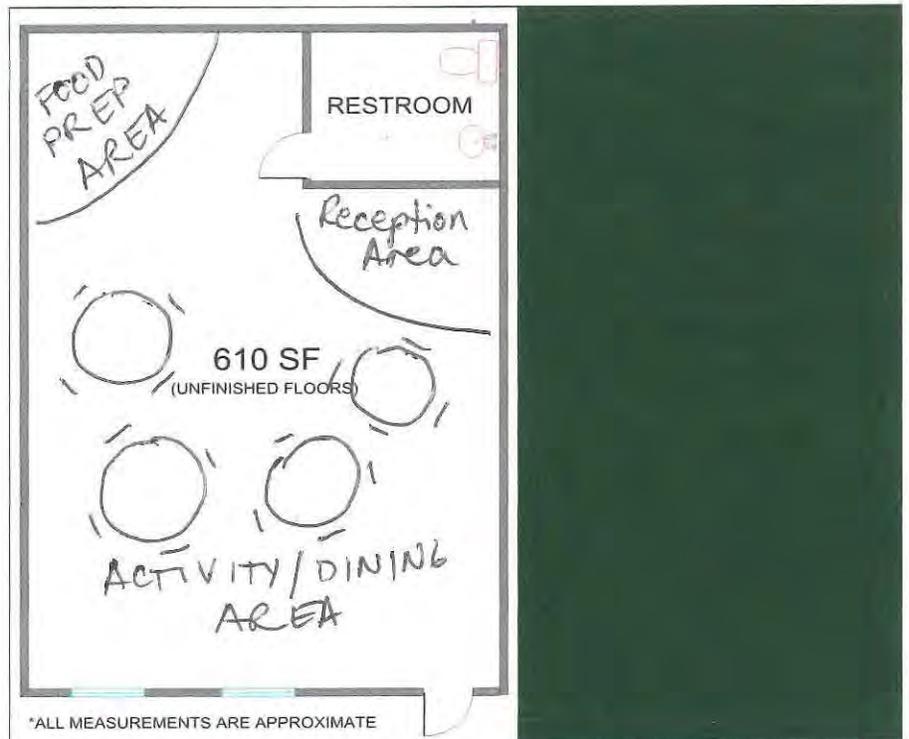
PAYMENT

Each client will be charged \$60
for four hours of services, or
\$110 for 8 hours of services.
Our services will be
reimbursed by Medicare,
Medicaid, and other private
insurances.

OVERVIEW

Services will be offered to adults with physical, social or emotional needs. Respite care will be provided to caregivers of chronically ill or disabled adults, who can maintain independence with day supervision and assistance. Services will include recreational and therapeutic activities, medication supervision, and personal care. Nutritious lunches and snacks will also be served.

SKETCH OF FLOOR PLAN:





VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

- M E M O R A N D U M -

DATE: May 21, 2019

TO: Committee of the Whole

FROM: Benjamin A. Mason, AICP, Senior Planner

SUBJECT: **Case No. 2019-06. Spectrum Senior Living – Final PUD**

Introduction

Mr. Mike Longfellow, Spectrum Acquisition Algonquin LLC, has submitted final development plans for a proposed market-rate senior living facility. Committee members may recall Spectrum received annexation, zoning and preliminary planned development approval in 2017 for their entire 30-acre parcel. The developer was back before the Village last year for final plat of subdivision approval, and final engineering for the Millbrook Drive extension that they will be constructing through the site up to Harnish Drive.

The developer is before the Village at this time for Final PUD review and approval of the Spectrum Senior Living facility on Lot 1 of the property. The layout of the individual lots, including future multi-family development on Lot 2 to the south, is depicted on the cover page of the engineering plan set which is enclosed.

Spectrum Senior Living was approved at Preliminary PUD for approximately 101 units of independent living and 59 units of assisted care for a total of 160 units. The facility is expected to be the home of 180 residents. One minor change is the developer is proposing an additional six (6) units for a total of 166 units, as a result of some interior floor plan changes that would split up some memory care units from a larger duplex style with shared common hall entrance, to individual entrances. The number of total beds in the facility would remain the same and the residents in those units will not have a car or additional parking needs, therefore staff does not have concerns about this revision and supports the request.

The building will continue to be a 2-3 story structure and the associated stormwater facility would be located directly to the south on Lot 1. Spectrum will be the owner and operator of the facility. Residents will be offered a variety of services such as three meals per day, linen services and housekeeping, transportation to activities, shopping and doctor visits, and planned activities. The facility will include amenities such as a bistro, wellness spa area, library, theater, and gathering areas in addition to landscaped courtyards. The project is expected to employ 65 full-time and part-time staff.

The remaining developable land on Lot 2 is proposed for future multi-family residential units, not age restricted. This property will come in for review and approval once a builder/developer has been identified.

Staff and Consultant Review

Spectrum and their development team have been very cooperative in working with staff to address comments. Attached are comments on the plans from Public Works, Christopher Burke Engineering, and the Police Department. Listed below are the highlights of the development:

Architecture – The three floors of the west side of the building are independent living apartments and assisted living is located on the east side of the building on two floors. The design of the building layouts in an “H” shape, this provides a feeling of a smaller building. The major building materials include full dimensional reddish brown face brick, stone in tan shades, and fiber cement siding in light beige. Two minor changes from the original elevations – which staff supports and believes are consistent with the overall building design and color palette – are the shake siding accents originally proposed as a green are now a dark brown and the window / door trim is now a dark trim rather than white. The full pitched roof is covered in dark brown asphalt shingles. There are also small balconies for some of the independent living units. The building is designed to have a residential feel to it since it will house 180 residents. The front entrance area features a porte cochere for a drop-off area. The height of the building to the top of the pitched roof has been reduced slightly from 47 feet 10 inches to 45 feet. The roof will conceal all the mechanical equipment. The height exceeds the code of 35 feet; however, due to the large setbacks, full pitched roof and screening of mechanical equipment, this taller building is acceptable. The number of garage buildings have been reduced from four to two, but remain single story buildings. The buildings are constructed with the reddish brown brick around the base of the building and the shake siding in a dark brown to match the main building.

A couple of changes Staff is recommending to the elevations is eliminating the small areas shown as Standing Seam Metal Roof on the building’s west elevations, and wrapping a brick foundation around on all four sides of the main building, to be consistent with the Preliminary PUD approval. Additional brick shall also be incorporated on all 4 sides, and has encouraged the developer to have their architect consider options on how to increase brick on the elevations.

Site Plan/Engineering – Final engineering plans for the development of the Spectrum Senior Living project on Lot 1. Access to the site will be from Harnish Drive and Millbrook Drive. Internal site circulation includes a driveway around two sides of the building with parking on the north, south and west sides of the building. In accordance with the findings of the traffic study the developer had done by Gehwalt Hamilton Associates in March 2017, left turn lanes shall be added on Harnish Drive at Millbrook Drive and the entrance to Spectrum Senior Living.

Parking for the independent residents will be in the garages on the west side of the property or the west side of the building, closest to the building entrance. Guest parking is located on the north side, at the front of the building. There are a total of 126 parking spaces. This is six additional spaces over what was proposed at preliminary PUD, and will be ample parking for the expected number of staff and visitors to the site. There is a sidewalk around the entire building, which will provide able residents a safe area to walk.

The setbacks for the parking lots have been reduced from 25 to 20 feet along Harnish Drive, and from 50 to 25 feet from the west property line. Staff recommends the incorporation of additional evergreen trees along the west property line adjacent to the parking lot area, to provide increased screening and landscape buffer to the residential homes to the west.

Stormwater is collected in a basin on the south side of the property and will outflow north and west. There are isolated wetlands on site that will be filled in. A wetland fee in lieu of mitigation shall be submitted to the Village. The dumpster and generator enclosures are shown adjacent to the garages and at the southwest corner of the parking lot. The enclosures shall be constructed of the same material as the building and have a solid gate that latches closed.

The future multi-family area, Lots 2 and 3, approximately 20 acres has only a conceptual site plan. Since a builder will be identified in the future, no preliminary engineering has been done for this area other than Millbrook Drive, the main bike path connection, and a proposed stormwater facility. The developer of the multi-family property is required to install Becky Lynn Lane as part of that future phase of the development.

Landscape Plans – The site is currently farmed with a fence row of trees existing on the west and south property lines. The majority of these trees are slated to remain even though they are not high quality trees, mostly Box Elder. A mix of shrubs, perennials, groundcovers, and ornamental grasses are proposed around the entire building as foundation plantings. The front courtyard is heavily landscaped to create an inviting entrance into the building while the rear courtyard provides a semi-private seating area for the residents. The west side of the site, is planted with a variety of evergreen trees and shrubs which provides a nice buffer for the existing residents in Grand Reserve. The stormwater facility is outlined with trees and the slopes of the pond are planted with native seed mixes.

Signage – A monument sign is proposed at the intersection of Harnish Drive and Millbrook Drive. The monument sign has a brick base and opens up in a V-shape, rather than a traditional double-sided ground sign. A decorative stone coping shall be added to the top and exterior perimeter of the sign panels, to provide a masonry surround on all four sides. The sign will be lit from ground lights; the lighting shall be reviewed by Village Staff prior to approval. The monument sign is 5’7” tall by 12’ wide. Landscaping around the base of the sign shall be attractive in all seasons. The wayfinding sign proposed at the

entrance to the site off Millbrook Drive shall comply with the village code regulations for a directional sign.

Photometric Plan – The photometric plan shows the maximum light level of 6.5 foot candles with light levels appropriately approaching 0.0 at the lot lines. All parking lot light fixtures shall meet Village standards with a maximum of 25-foot poles, metal halide light/LED or similar white light, the lens flush with the housing, all black fixtures and poles. Decorative light bollards are proposed for a few of the walkways at the front entrance area and the rear courtyard area; these shall also conform to Village standards of metal halide light/LED or similar white light and black fixtures. The wall sconces and decorative light fixtures on the building shall have downcast lighting, no exposed bulbs, and metal halide/LED or similar light. All light shall conform to the Village standards; no exposed bulbs or glare shall come from any fixture.

Planning and Zoning Recommendation

On May 13, 2019 the Planning and Zoning Commission considered the petition and unanimously recommended approval (5-0) of the request for Final Planned Unit Development of Spectrum Senior Living, subject to the conditions listed by staff.

Recommendation

Staff concurs with the Planning and Zoning Commission and recommends approval of the Final PUD for Spectrum Senior Living on Lot 1 with the conditions listed below:

1. That all offsite and onsite utilities serving the Subject Property shall be underground and that site construction, utility installation and grading shall not commence until the Final Plat of Subdivision and Final Planned Development plan have been approved by the Village Board and recorded with the County.
2. The Landscape Plans prepared by Allen Kracower and Associates, with the latest revision date of April 5, 2019, shall be revised to address the comments from the April 29, 2019 memo from Public Works and the May 7, 2019 memo from Christopher Burke Engineering. Additional evergreen trees shall be incorporated along the west property line adjacent to the parking lot area, to provide increased screening and landscape buffer to the residential homes to the west.
3. Engineering Plans, as prepared by Cross Engineering and Associates, with the latest revision date of April 5, 2019 shall be revised to address the comments from the April 29, 2019 memo from Public Works, the May 7, 2019 memo from Christopher Burke Engineering and the April 24, 2019 memo from the Police Department.
4. Architectural elevations, as prepared by Vessel Architecture, with the latest revision date of April 5, 2019, shall be revised to address the comments from the April 29, 2019 memo from Public Works and the May 7, 2019 memo from Christopher Burke Engineering. The major building materials shall include full dimensional reddish brown face brick, stone in tan shades, and fiber cement siding in light beige, shake siding

accents in a dark brown, and dark window / door trim. The full pitched roof shall be covered in dark brown asphalt shingles. There shall be small balconies for some of the independent living units. The height of the building to the top of the pitched roof shall be 45 feet and the roof shall conceal all the mechanical equipment. The height exceeds the code of 35 feet; however, due to the large setbacks, full pitched roof and screening of mechanical equipment, this taller building is acceptable. The garage buildings shall be single story buildings and constructed with the reddish brown brick around the base of the building and the shake siding in a dark brown to match the main building. Several small areas shown as Standing Seam Metal Roof on the building's west elevations shall be replaced with architectural shingles. Additional brick shall also be incorporated on all sides of the main building, including a brick foundation extended around all four elevations to be consistent with the Preliminary PUD approval.

5. The Photometric Plan as prepared by KSA Lighting and Controls, with the latest revision date of April 5, 2019, shall be revised to address the comments from the April 29, 2019 memo from Public Works and the May 7, 2019 memo from Christopher Burke Engineering. All parking lot light fixtures shall meet Village standards with a maximum of 25-foot poles, metal halide light/LED or similar white light, the lens flush with the housing, all black fixtures and poles. Decorative light bollards are proposed for a few of the walkways at the front entrance area and the rear courtyard area; these shall also conform to Village standards of metal halide light/LED or similar white light and black fixtures. The wall sconces and decorative light fixtures on the building shall have downcast lighting, no exposed bulbs, and metal halide/LED or similar light. All light shall conform to the Village standards; no exposed bulbs or glare shall come from any fixture.
6. The Signage plans, as prepared by Vessel Architecture, with the latest revision date of April 5, 2019 shall be revised to address the comments from the April 29, 2019 memo from Public Works and the May 7, 2019 memo from Christopher Burke Engineering. The monument sign at the intersection of Millbrook and Harnish Drive shall incorporate a decorative stone coping to the top and exterior perimeter of the sign panels, to provide a masonry surround on all four sides. The sign will be lit from ground lights; the lighting shall be reviewed by Village Staff prior to approval. The monument sign shall be a maximum of 5'7" tall by 12' wide on each side. Landscaping around the base of the sign shall be attractive in all seasons.
7. The wayfinding sign proposed at the entrance to the site off Millbrook Drive shall be reduced in size and comply with the village code regulations for a directional sign.
8. All trash enclosures shall be sized appropriately to provide for trash and recycling containers. The enclosures shall be constructed of the same material as the building and have a solid gate that latches closed.
9. A special service area shall be established for the Village to maintain the stormwater facility.

10. The multi-family residential parcel shall come in for Preliminary and Final PUD approval on Lot 2 prior to any construction taking place. Legal notice shall be done for the PUD review process. The site plan, building elevations, density, landscaping, photometric plan and all development plans shall be reviewed as part of the PUD process.
11. The total number of units in the building shall increase from 160 units to 166 units, per the developer's intention to split up some of the duplex-style memory care units into individual spaces; the total number of beds will remain unchanged from preliminary approval.

Enclosures: P&Z Minutes
Staff Comments
Petitioner Submittal
2017 Preliminary PUD plan drawings

Petitioner: Jhoana LaRosa

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Acting Chair Hoferle opened the public hearing and asked to establish quorum. Commissioners present: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. Commissioners absent: Patrician and Neuhalfen. A quorum was declared.

PETITIONER COMMENTS

Acting Chair Hoferle asked the petitioners to step up and be sworn in. Village Attorney Cahill swore in the petitioners and verified proper legal notice. Jhoana LaRosa presented her request. She, her mother, and other partner were all nurses. They noticed there were no adult day services available in Algonquin, Lake in the Hills or Crystal Lake, where you could take an elderly or special needs adult for the day. They would be open from 7:30 am to 5:30 pm and could offer transportation. Meals would be catered, no kitchen would be needed, and the clients don't drive, so other than pickup and drop off, there is no parking concern.

STAFF COMMENTS

Senior Planner Mason presented the staff report. The site is ideal for this relatively nondescript use. Staff recommended approval of the request and the Findings of Fact subject to a few conditions.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Commissioner Laipert asked if they handed out medicines. LaRosa noted all medicines would be kept locked, and all three staff were nurses that could administer medication.

Commissioner Sturznickel asked if they handled patients with dementia, and if they had security to keep them from leaving. LaRosa noted yes, that is handled with a locking door and alarms.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments. There being none, Hoferle closed the public hearing and asked for a motion.

COMMISSION MOTION ON PETITION

Commissioner Postelnick made a motion to approve the request by Proactive Adult Day Care for a Special Use Permit at 1198 East Algonquin Road, consistent with the plans submitted by the petitioner, the findings of fact listed in the May 13, 2019 Community Development memorandum, and with the conditions recommended by Staff. Seconded by Commissioner Laipert. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 7: Request for Final Planned Unit Development
Case No. 2019-06 **Spectrum Senior Living, 2595 Harnish Drive**
Petitioner: Mike Longfellow

PETITIONER COMMENTS

Acting Chair Hoferle announced Item 7 Spectrum Senior Living, and asked the petitioners to step forward. Mike Longfellow of Spectrum, David Shaw, Attorney, Steve Cross, Engineer, Larry Jurjeck, Landscape Architect, and Lynn Means of Gehwalt Hamilton.

Mike Longfellow introduced himself as the Senior VP of Spectrum Senior Living and noted he knows their project has been a long time coming. They have a new national model rolling out and Algonquin is the first of its kind of this product. He noted he has read the staff report and agrees with the conditions and changes.

STAFF COMMENTS

Mason outlined the staff report and noted the changes from the Preliminary approvals. Mason noted the recommendation of Staff was approval with conditions outlined in the staff report.

COMMISSION QUESTIONS/COMMENTS

Acting Chair Hoferle asked for any Commission questions or comments.

Laipert asked about guest parking. Longfellow noted the parking adjacent to Harnish Drive in the front of the building was all guest parking. Sturznickel asked if everyone had to go through that main front entry. Longfellow replied no, they had other staff and resident entrances, but they would all be locked.

Hoferle asked why the reduction in setbacks on the north and west boundaries. Mason replied it was due to changes in the parking layout and garage locations. While the parking would be closer to the lot line, the garages were moved away from neighboring properties. Cross replied that they also rearranged the street location due to soils and moved the sidewalk, and adjusted the building location.

PUBLIC COMMENT

Acting Chair Hoferle opened the public hearing and asked for any public comments. There being none, Hoferle asked for a motion on the request.

COMMISSION MOTION ON PETITION

Commissioner Szpekowski made a motion to approve the request by Spectrum Senior Living for Final PUD on Lot 1 of Spectrum Algonquin Subdivision, consistent with the plans submitted by the petitioner and with the conditions recommended by Staff. Seconded by Commissioner Postelnick. Acting Chair Hoferle called for a voice vote on the Motion: AYE: Hoferle, Laipert, Sturznickel, Szpekowski, and Postelnick. NAY: None. Absent: Patrician and Neuhalfen. Motion passed, 5-0.

AGENDA ITEM 8: New/Old Business

Szpekowski asked what all the grading and tree removal was on Sleepy Hollow Road, it appeared as though someone was going to start building houses. Farnum responded that was a Public Works watershed restoration project in Creeks Crossing.

AGENDA ITEM 9: Adjournment

A motion to adjourn the meeting was made by Sturznickel, seconded by Laipert, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 9:15p.m.



VILLAGE OF ALGONQUIN

PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: *Monday, April 29, 2019*
TO: *Ben Mason*
FROM: *Shawn M. Hurtig*
SUBJECT: *Public Works Review # 1*
Spectrum Senior Living (CD2019-06)

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

Permit Requirement Status:

1. Provide a report outlining the likely site development permits required for this project (Examples: IEPA Water, IEPA Sanitary, Site Development, etc..)

Project Document Status:

1. Ph. 1 Environmental Report (Preliminary Site Assessment – PSI) = See Offsite Improvements Folder for info
2. Ecological Reports = See Offsite Improvements Folder for info
3. Geotechnical Report = See Offsite Improvements Folder for info
4. Stormwater Report = See Offsite Improvements Folder for info
5. Traffic Analysis = See Offsite Improvements Folder for info
6. Water Customer Data Sheet = **Not Submitted, fill out attached forms**
7. Grease Trap Sizing Calculation = **Not Submitted, provide per attached process**
8. **Due to a design that indicates multiple sanitary service lines, the Village requests that the attached maintenance agreement be executed. This agreement provides clarification that the sanitary line being proposed while typical of a main, is actually a single customer service and based on its location will never be extended to service any other customers. As such the system being proposed will be a “Private” line from the building all the way to the Village main on Millbrook Drive.**

Plat Review Comments:

1. **Plan set shall include a copy of the plat for Lot 1.**
2. **A close cross check on easements shall be conducted to ensure proposed Village Utilities end up in the middle of proposed easements.**
3. **Please note that hydrants must also fall within planned easements. It is recommended that the watermain alignment be as straight as possible to ensure the easement is as uniform as possible.**

Plan Review Comments:

<u>PAGE</u>	<u>ISSUE</u>
3	The plans indicate that the sidewalk on Harnish is included in the offsite improvement plans, however those plans denote improvement is to be installed with the senior living development. It is expected that these plans indicate the installation of the sidewalk and apron on Harnish Drive, along with all parkway trees on Harnish cross the Lot 1 frontage

Review # 1 Comments (Staff)

- 11 & 12 All roof downspout piping & yard drains shall be discharged into a storm sewer structure (no blind connections into pipe). It is recommended that a manifold system of small diameter pipe and cleanouts be used, with the ultimate outfall discharging into a storm structure.
- 11 Shift STM 605 south to fall in green space (full accessibility)
- 12 Per offsite plans, the Village has asked for ExSAN 309 to be shift north to fall in a green space. However, now with the storm sewer system indicated on Lot 1, the in pavement location does make more sense. As such, we would like to rescind our comment on this item from the offsite plans.
- 12 STM 541 should be called out for relocation south to fall in curb line
- 12 The plans have some storm line symbols indicated just north of the proposed walkway running at back of curb, however there is no callout on what this installation is. Please indicate pipe material, % slope, and label as “underdrain” or whatever these installations are to be. See STM 302, 402, & 332
- 11 & 13 Please verify that garages do not have to have fire suppression system. If they are required, then indicate how they will be serviced by water.
- 17 Only 1 construction entrance is allowed. It is recommended that the Harnish Drive entrance remain and that the Millbrook Drive entrance be closed off by installing construction fence along property line.
- All LP Use trees on Village approved tree list
(https://www.algonquin.org/egov/documents/1490967146_24991.pdf)
Note: Acer (all cultivars), Gleditsia (all cultivars), & Tilia (all cultivars), should be avoided or used in extremely limited qtys.
- LP-1 & 2 Please provide seed mix design for the “Short Grass” areas
- LP-1 & 2 Please note that if “Short Grass” area is proposed as a prairie, then all plants within that zone must be fire resistant (for prescribed burns). In addition, that space will require a 3 year maintenance and establishment plan and be included in the SSA. The Village highly recommends that if the “Short Grass” is to be a native grasses installation, that it be replaced with standard turf grass.
- LP-1 11 TAME are not labeled along the East side of the south garage structure
- LP-1 Please review symbology vs labeled qtys. For instances in the SW corner of the building 10 ARME are labeled for installation however 12 are symbolized, and in this same area 3 ACFJ are labeled for installation however only 2 are symbolized.
- All LP The Village would like to note that trees listed with a 4” dbh are very difficult to locate, more costly, and have a lower survival rate than trees of 3”, 2.5” (preferred), and 2” minimum sizes. Considering this site is not subject to meeting a reforestation qty, we highly recommend a smaller dbh be utilized for the overall success of the project.

All LP North facing walls (especially with only West sky sun) seem to have plants that will not do well in high shade areas. The Village highly recommends the use of Hosta, Astible, Coral Bells, Ferns, and other shade tolerant species in these areas as well as interior corners of the structure. These shall also be considered for the porte-cochere.

Cc: Project File (listed in footer)

Attachments: None



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

May 7, 2019

Village of Algonquin
2200 Harnish Drive
Algonquin, IL 60102

Attention: Ben Mason, Senior Planner

Subject: Spectrum Senior Housing – FOURTH REVIEW
Algonquin Case No. 2017-02
(CBBEL Project No. 07-0272.00098)

Dear Katie:

We have reviewed the following documents related to this project:

- Final Engineering Plans prepared by Cross Engineering & Associates, Inc. bearing a revision date of April 5, 2019
- Final Landscape Plans prepared by Allen Kracower & Associates, Inc. bearing a revision date of April 5, 2019
- Colored Architectural Elevations prepared by Vessel Architecture & Design bearing a revision date of April 5, 2019
- Final PUD Site Plan prepared by Cross Engineering & Associates, Inc. bearing a revision date of April 5, 2019
- Photometric Plans prepared by Carey Electrical Contracting bearing a revision date of February 2, 2019
- Village of Algonquin Ordinance 2017-0-20

It is our understanding that this project will be presented to the Plan Commission in May. We offer the following comments for their consideration:

FINAL ENGINEERING PLANS

Sheet 1

1. The Village contact information needs to be completed in the upper left corner of the plan sheet.

Sheet 6

2. The applicable sheet references shall be added to GENERAL GEOMETRIC NOTES 3, 8, and 9.

Sheet 7

3. Several of the proposed pavement elevations in parking area at the rear of the structure are shown with elevations "69X.XX" versus the correct "89X.XX".
4. The 100-year overflow route(s) to the detention basin is(are) missing from the plan view (typical for sheets 7 thru 10).

Sheet 11

5. The location of the exterior fire department connection is missing from the plan sheet. Assuming the connection is adjacent to the entry point of the water service, then it may be too far from a proposed fire hydrant per the requirements of the applicable fire protection district.
6. The lowest invert elevation for structure STM606 shall be noted to be for the SE and NW directions.
7. The routing of the dry utilities serving the proposed facility is not shown on the plan sheet (typical to sheets 11 thru 14).
8. The following pipe slopes shall be verified by the engineer for the following pipe sections:

FROM	TO	PLAN%	CBBEL%
STM604	STM605	1.50	1.55
STM606	STM608	5.00	7.50
STM601	STM602	1.00	1.11
STM601	STM502	2.26	2.30

Sheet 12

9. The following pipe slopes shall be verified by the engineer for the following pipe sections:

FROM	TO	PLAN%	CBBEL%
STM303	STM304	2.00	2.10
STM303	STM330	2.00	2.31
STM330	STM331	2.00	2.22
STM331	STM332	2.00	2.22
STM303	STM541	2.00	3.23
STM402	STM401	1.98	2.08
STM410	STM551	0.82	0.86
STM410	STM411	5.37	6.67
STM301	STM541	1.00	1.23

10. The noted length of the sewer between STM303 and STM541 should be changed from 51 LF to 61 LF to match the depiction.

11. The noted length of the sewer between STM410 and STM551 should be changed from 48 LF to 58 LF to match the depiction.

Sheet 15

12. The storm sewer crossings should be shown in the profile view for both sanitary sewer segments.

Sheet 16

13. The engineer shall confirm that the vertical deflections in the watermain depicted at approximately STA 2+25 and STA 3+65 can be made without the use of a fitting. If a fitting is needed it shall be called out on this plan sheet and the plan views on sheets 11 and 13.

Sheet 18

14. The specified erosion control blanket shall be changed from S-75 to S75BN.

Sheet 20

15. The notes 3, 4, and 5 in the WATER MAIN CROSSING DETAIL shall be revised to be consistent with the GENERAL UTILITY NOTES found on sheet 13.

FINAL LANDSCAPE PLANS

Sheet LP-1

16. Two (2) of the proposed TADI trees along the east side of the detention basin are within 4' of the proposed outfall storm sewers to pond; both should be moved to provide more lateral separation.

SITE PHOTOMETRIC PLANS

17. There are several locations shown on the proposed Landscaping Plan that show light pole locations in direct conflict with proposed trees. Please revise Landscape Plans or Photometric Plans accordingly.
18. There is a generic note on the Photometric Plans which states that an alternate acceptable site fixture will be a Lithonia #RSX2 Series with a comparable optics and photometrics. If a change in the proposed site luminaires and poles are anticipated, then a revised Photometric Plan shall be submitted for review and approval.
19. On the Photometric Plan, page 1 of 4, Note 2 states that the parking lot light poles are mounted at 23' - 25' above grade on 6" concrete bases. The Photometric Plan shows that the "P1" fixtures were calculated at 23'-0" above finished grade and the pole catalog cut

shows a pole height of 24'-6". If the catalog cut is correct, then the photometrics should have been calculated at 25'-0" including the height of the foundation. Please rectify the discrepancies and provide project specific photometric calculations.

20. There appears to be several G1 in grade light fixtures shown in the Photometric Plan throughout the site. Per Village of Algonquin Municipal Code Chapter 26.06(10), the light source for any proposed light source shall not be visible. These proposed luminaires have a light source that is visible. Please revise Photometric Plan to comply with Village Ordinance.
21. On the Architectural Elevations provided in the submittal package, the garage elevations show wall mounted luminaires. These luminaires were not included in the proposed Photometric Plan. All proposed lighting units within the Site Plan shall be included in the proposed Photometric Plan and adhere to the municipal code identified in Comment #20 above. Please revise Photometric Plan accordingly.
22. *Previous Comment Not Addressed*
Please provide Site Lighting Electrical Plans for review. These plans shall include details of how proposed lighting is controlled, where the source of electrical power is for the site, conduit and wire types, trench details, lighting foundation details and detail of any handholes or junction boxes which may be required.

OUTSIDE PERMITTING AGENCIES

23. A permit will be required from the IEPA for the proposed water main extensions.
24. A permit will be required from the IEPA for an individual permit if the discharge is to exceed 1500 gallons/day.
25. A permit will be required from the IEPA for the site disturbance associated with this project.

Sincerely,



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



Michael E. Kerr, PE
Executive Vice President



Village Of Algonquin Police Department

~MEMORANDUM~



DATE April 24, 2019
TO Ben Mason, Senior Planner
FROM Sergeant Robert Salazar
SUBJECT Case No. 2019-06 Spectrum Senior Living

The plans for Spectrum Senior Living have been reviewed and there are no objections to the proposal from the police department.

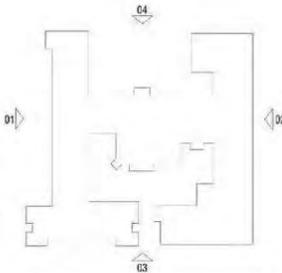
As a reminder, the handicap parking fine should be displayed as \$500 to conform with the Village of Algonquin parking ordinance.

[Email](#)

[Print Form](#)



ARCHITECTURE & DESIGN
 600 Emerson Road Suite 401, St. Louis, MO, 63141
 p.314.521.0123 f.577.521.0122 www.vesselarchitecture.com



SEAL

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
PUD	04.05.2019	FINAL PUD ELEVATIONS

SPECTRUM ALGONQUIN SENIOR LIVING
 ALGONQUIN, ILLINOIS
 THIS SHEET BEST VIEWED IN COLOR
EXTERIOR ELEVATIONS

SHEET 1 OF 4



04 1/16" = 1'-0" NORTH - COLOR



03 1/16" = 1'-0" SOUTH - COLOR



02 1/16" = 1'-0" EAST - COLOR



01 1/16" = 1'-0" WEST - COLOR

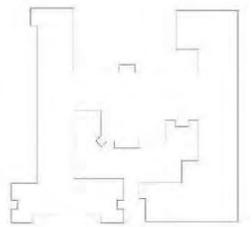


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 p.314.521.0123 f.577.521.0122 www.vesselarchitecture.com



STRUCTURAL ENGINEER
 J&M ENGINEERING

MEP ENGINEER



SEAL

NOT FOR CONSTRUCTION

BRIAN VAN WINKLE
 IL LIC#: 001-018982

#	DATE	SUBMISSION
PLD	04.05.2019	FINAL PLD ELEVATIONS

**SPECTRUM ALGONQUIN
 SENIOR LIVING**
 ALGONQUIN, IL

**GARAGE
 ELEVATIONS**

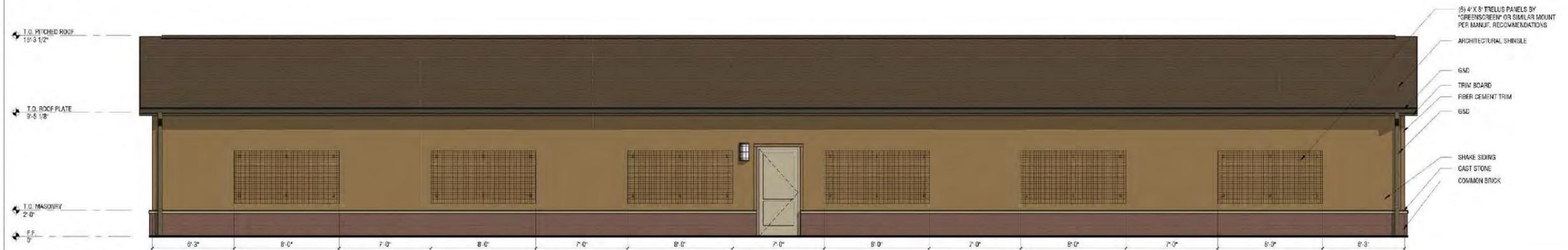
SHEET 2 OF 4



04 A1.11
 1/4" = 1'-0" REAR ELEVATION - 7 CAR GARAGE



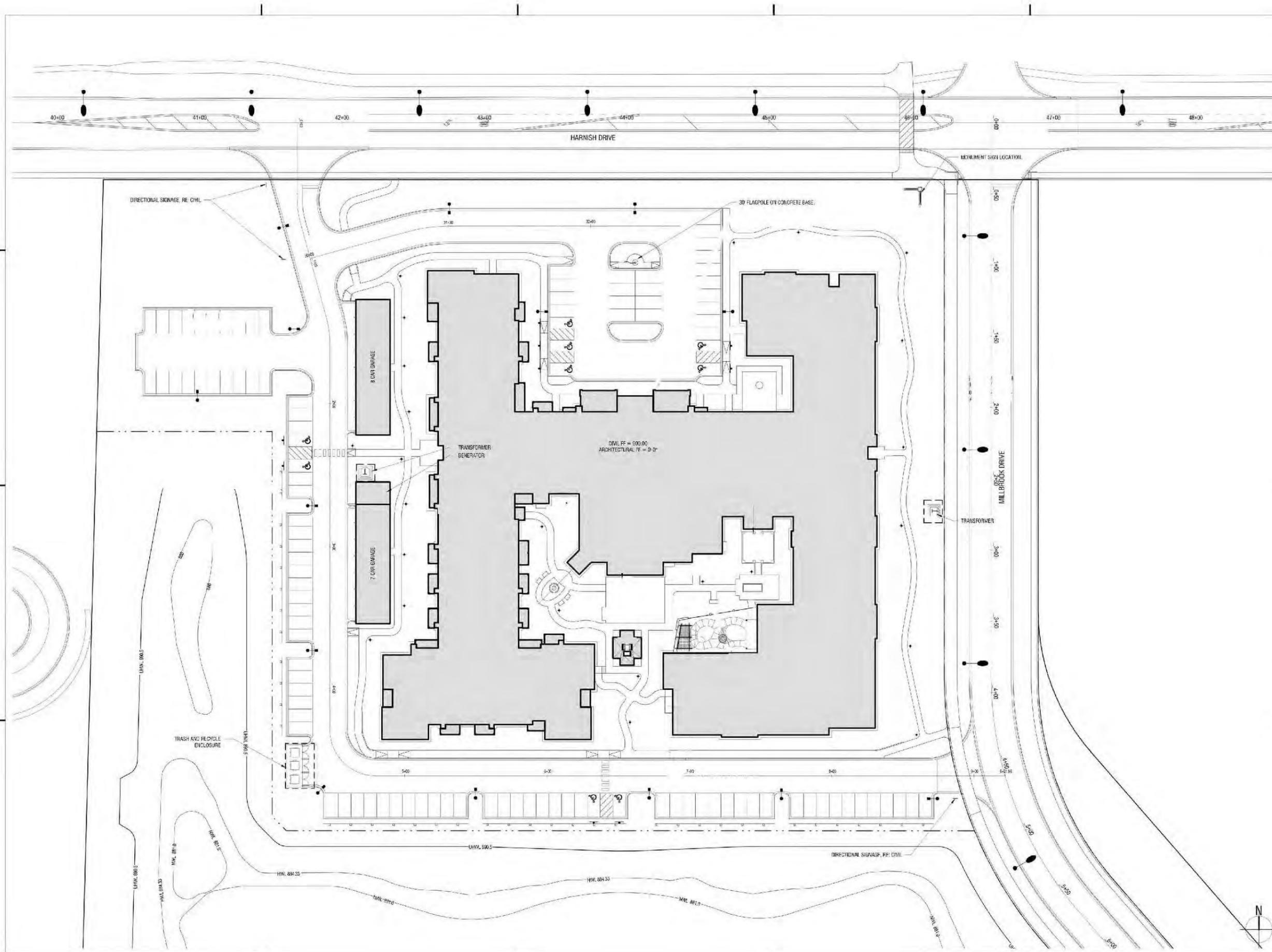
03 A1.11
 1/4" = 1'-0" FRONT ELEVATION - 7 CAR GARAGE



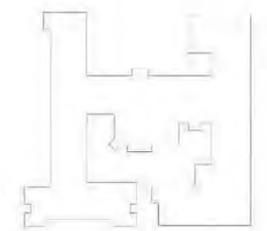
02 A1.11
 1/4" = 1'-0" REAR ELEVATION - 8 CAR GARAGE



01 A1.11
 1/4" = 1'-0" FRONT ELEVATION - 8 CAR GARAGE



ARCHITECTURE & DESIGN
 600 Emerson Road Suite 401 St. Louis, MO 63141
 p:314.521.0123 f:314.521.0122 www.vesselarchitects.com



SEAL

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
PLD	04.05.2019	FINAL PUD REVISIONS

SPECTRUM ALGONQUIN
 SENIOR LIVING
 ALGONQUIN, ILLINOIS

SITE PLAN

SCALE = 1" = 30'-0"

SHEET 3 OF 4

PROJECT CONTACT INFORMATION

OWNER: Spectrum Acquisition Palms Heights, LLC
4800 S. Syracuse St., 11th Floor
Denver, CO 80237
Tel: (303) 360-8812
Contact: Bernida Egging Chapman

ARCHITECT: Vessel Architecture & Design, Inc.
600 Emerson Road, Suite 401
St. Louis, MO 63141
Tel: (314) 521-0125
Contact: Brian Van Winkle
Todd Dorze

LANDSCAPE ARCHITECT: Allen L. Krasower & Associates, Inc.
900 North Shore Drive, Suite 205
Lake Bluff, IL 60044
Tel: (847) 504-9800
Contact: Larry Guderzick

SURVEYOR: Edward J. Molloy & Associates, Inc.
1238 Mark Street
Bensenville, IL 60106
Tel: (630) 585-2600
Contact: Ed Molloy

GEOTECHNICAL AND ENVIRONMENTAL ENGINEER: Testing Service Corporation
457 E. Gundersten Drive
Carol Stream, Illinois 60188
Tel: (630) 853-3920
Contact: Mike Muschallstadt, P.E.

AGENCY/UTILITY CONTACT INFORMATION

MUNICIPALITY: Village of Algonquin
2200 Harnish Drive
Algonquin, IL 60102
Tel: (847) 858-2700
Contact: name
title

FINAL ENGINEERING PLANS for SPECTRUM SENIOR LIVING PUD ALGONQUIN

**Harnish Drive
Algonquin, Illinois 60102
CEAI PROJECT # 1544**

LEGAL DESCRIPTION:
SEE SHEET 2



SPECTRUM
RETIREMENT COMMUNITIES, LLC

PROJECT DATA

PROJECT DESCRIPTION: SENIOR LIVING RESIDENTIAL FACILITY COMPRISED OF INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE

UNIT MIX

INDEPENDENT LIVING (IL)	90
ASSISTED LIVING (AL)	52
MEMORY CARE	24

TOTAL NUMBER OF UNITS 166

PARKING

PARKING PROVIDED	111 STALLS SURFACE	
	15 GARAGE (DETACHED)	
TOTAL PARKING PROVIDED	126 STALLS	
PARKING RATIO PROVIDED	126 / 166 = 0.76	PARKING STALLS PER UNIT
ADA PARKING REQUIREMENT FOR 126 STALLS	5 STALLS	
ADA PARKING PROVIDED	9 STALLS	

CONTRACTOR NOTE:
LOT 1 WILL BE DEVELOPED AT THE SAME TIME THAT THE STORMWATER BASIN, MILLBROOK DRIVE AND HARNISH DRIVE ARE BEING IMPROVED. SEE PLANS TITLED "MILLBROOK DRIVE EXTENSION" FOR STORMWATER DETENTION IMPROVEMENTS, MILLBROOK DRIVE AND HARNISH DRIVE ROADWAY IMPROVEMENTS. CONTRACTOR MUST COORDINATE WORK BETWEEN THE TWO SETS OF PLANS.



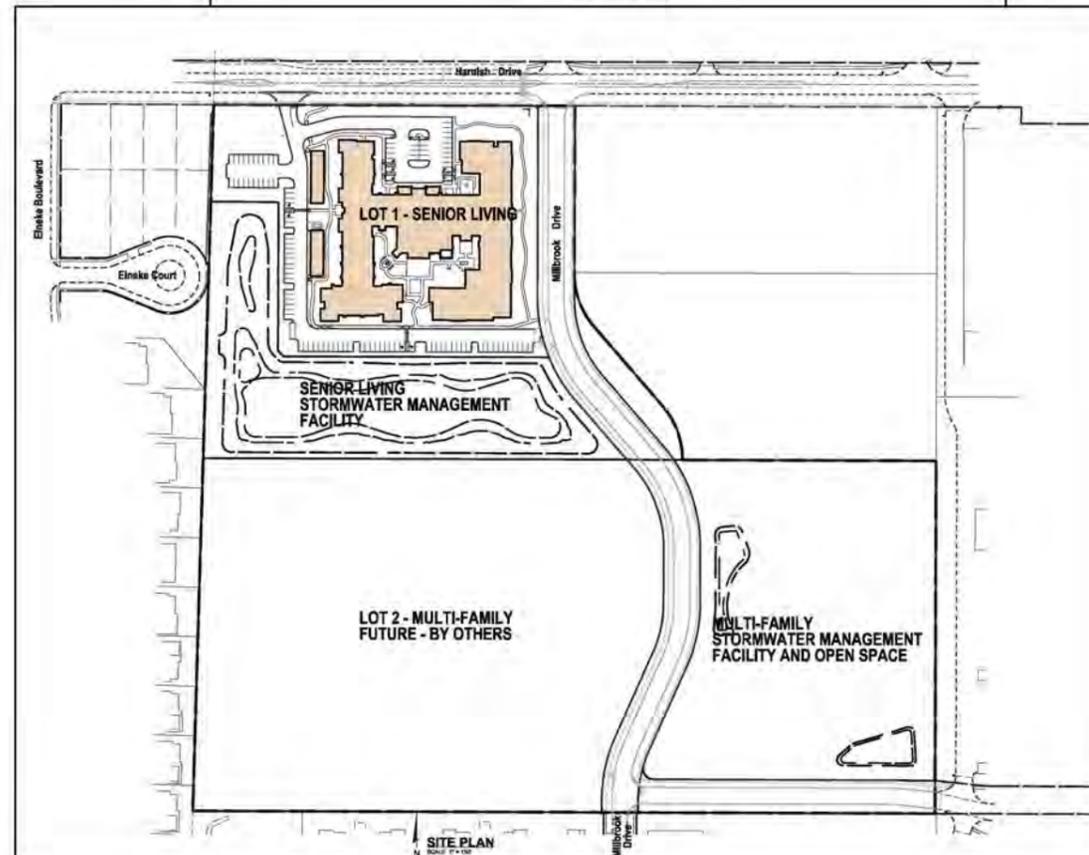
LOCATION MAP

LEGEND (EXISTING):

- Manhole
- >>— Force Main (Sanitary Sewer)
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- △— Flared End Section
- Fire Hydrant w/B-Box
- Water Valve Vault
- Light Pole
- Light Pole With Arm
- Traffic Sign
- Utility Pole w/Overhead Wire
- Utility Pole w/Light & Overhead Wire
- Anchor for Power Pole
- Concrete Filled Post
- Telephone Pedestal
- Gas Valve
- I Beam Post
- Underground Electric Lines Per Paint Markings
- Underground Gas Lines Per Paint Markings
- Depressed Curb
- HO-637.02 Back of Curb Elevation
- G-635.62 Gutter Elevation
- C-623.38 Concrete Elevation
- P-635.05 Pavement Elevation
- B-632.28 Brick Elevation
- 635.4 Ground Elevation

LEGEND (PROPOSED):

- SANITARY SEWER & MH
- STORM SEWER & MH
- STORM CB/INLET
- YARD INLET
- FLARED END SECTION WRIPRAP
- FIRE HYDRANT
- WATER MAIN & VALVE
- STREET LIGHT
- BOLLARD LIGHT
- CLEAN-OUT
- DOWNSPOUT



SITE PLAN

Spectrum SENIOR LIVING ALGONQUIN

4/4/2019

Plan Sheet Index

Number	Title
1	C-01 Cover Sheet
2	C-EX-01 Existing Conditions & Demolition Plan 1
3	C-GE-01 Geometric Plan 1
4	C-GE-02 Geometric Plan 2
5	C-GE-03 Geometric Plan 3
6	C-GE-04 Geometric Plan - Overall
7	C-GR-01 Grading Plan 1
8	C-GR-02 Grading Plan 2
9	C-GR-03 Grading Plan 3
10	C-GR-04 Grading Plan - Overall
11	C-UT-01 Utility Plan 1
12	C-UT-02 Utility Plan 2
13	C-UT-03 Utility Plan 3
14	C-UT-04 Utility Plan - Overall
15	C-PP-01 Plan and Profile 1 - Sanitary Sewer
16	C-PP-02 Plan and Profile 2 - Watermain
17	C-SW-01 Stormwater Pollution Prevention Plan Initial Phase
18	C-SW-02 Stormwater Pollution Prevention Plan Final Phase
19	C-SW-03 Stormwater Pollution Prevention Plan Details and Notes
20	C-DT-01 Details 1
21	C-DT-02 Details 2
22	C-DT-03 Details 3
23	C-SP-01 General Notes and Specifications 1
24	C-SP-02 General Notes and Specifications 2

PROFESSIONAL ENGINEER CERTIFICATION

I, STEPHEN J. CROSS, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF THE PROPERTY OWNER BY CROSS ENGINEERING & ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 5th DAY OF April, 2019

Stephen J. Cross
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-049984
LICENSE EXPIRATION: NOVEMBER 30, 2019

ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-005623
LICENSE EXPIRATION: APRIL 30, 2019



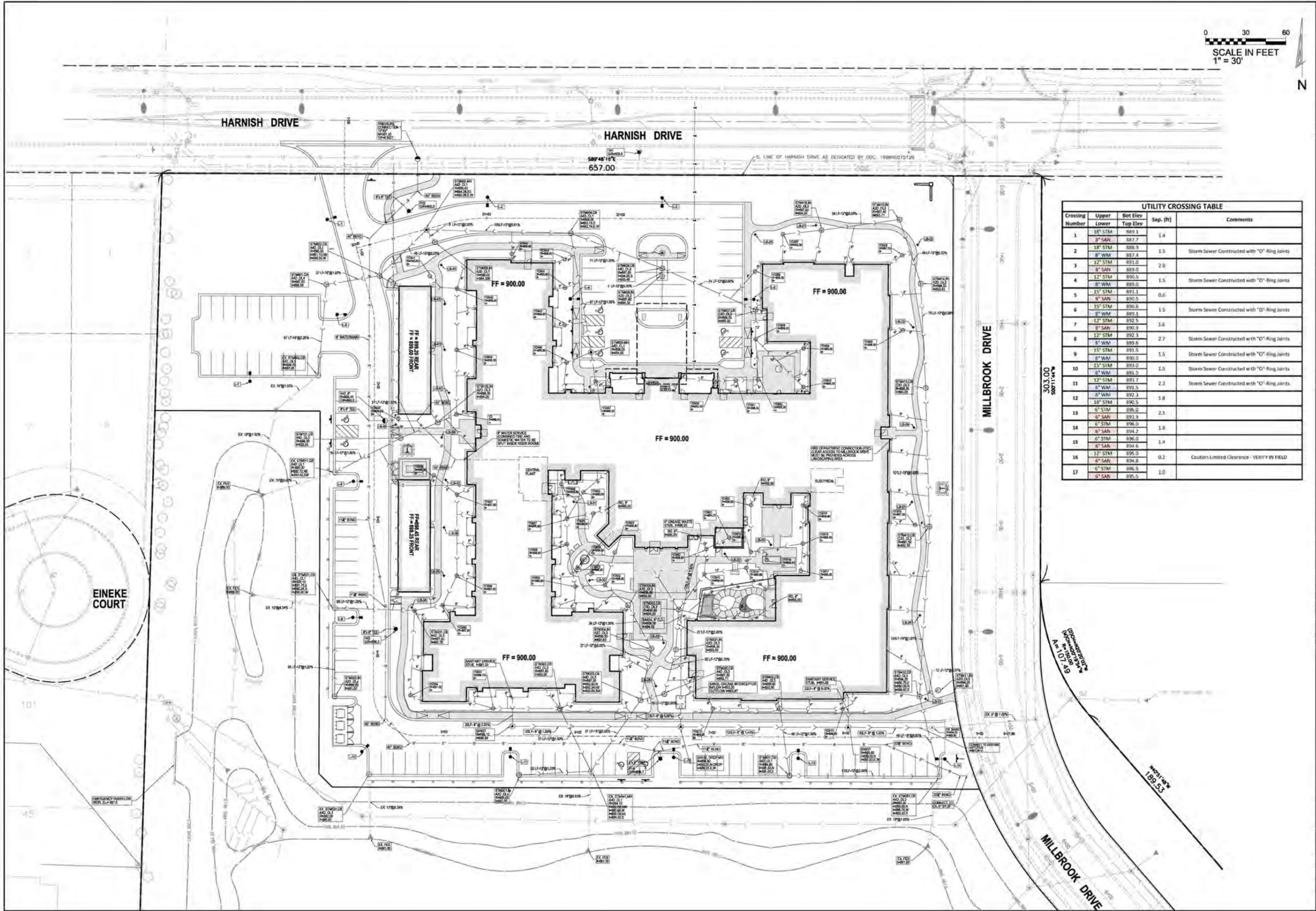
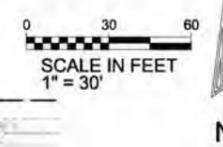
CONTACT JULIE AT 811 OR 800-892-0123
With the following:

County **McHENRY**
City/Township **Algonquin / T43N**
Sec & 1/4 Sec No. **SE 1/4 SEC 31**
48 HOURS (2 working days) BEFORE YOU DIG



SPECTRUM SENIOR LIVING PUD, ALGONQUIN, IL

Client:	Spectrum Acquisition Algonquin, LLC 4800 S. Syracuse St. 11th Floor Denver, CO 80237
Project Name:	SPECTRUM SENIOR LIVING - ALGONQUIN Harnish Drive, Algonquin
Scale:	
Original Plan Date:	4/5/19
Job No.:	1544
Drawing:	C-01
Sheet No.:	1 of 24



UTILITY CROSSING TABLE				
Crossing Number	Upper Lower	Bot Elev Top Elev	Sep. (ft)	Comments
1	18" STM	889.1	1.4	
2	18" STM	888.3	1.5	Storm Sewer Constructed with "O" Ring Joints
3	12" STM	891.0	2.0	
4	12" STM	890.5	1.5	Storm Sewer Constructed with "O" Ring Joints
5	15" STM	891.1	0.6	
6	15" STM	890.6	1.5	Storm Sewer Constructed with "O" Ring Joints
7	12" STM	892.5	1.6	
8	12" STM	892.3	2.7	Storm Sewer Constructed with "O" Ring Joints
9	15" STM	891.5	1.5	Storm Sewer Constructed with "O" Ring Joints
10	15" STM	891.5	1.5	Storm Sewer Constructed with "O" Ring Joints
11	12" STM	891.7	2.2	Storm Sewer Constructed with "O" Ring Joints
12	12" STM	892.3	1.8	
13	12" STM	892.5	2.1	
14	12" STM	893.9	1.8	
15	12" STM	896.0	1.4	
16	12" STM	895.3	0.2	Caution Limited Clearance - VERIFY IN FIELD
17	12" STM	896.5	1.0	

Client: Spectrum Acquisition Algonquin, LLC
 4600 S. Syracuse St.
 11th Floor
 Denver, CO 80237

Project Name: SPECTRUM SENIOR LIVING - ALGONQUIN
 Harnish Drive, Algonquin

Sheet Title: UTILITY PLAN - OVERALL
 Final Engineering

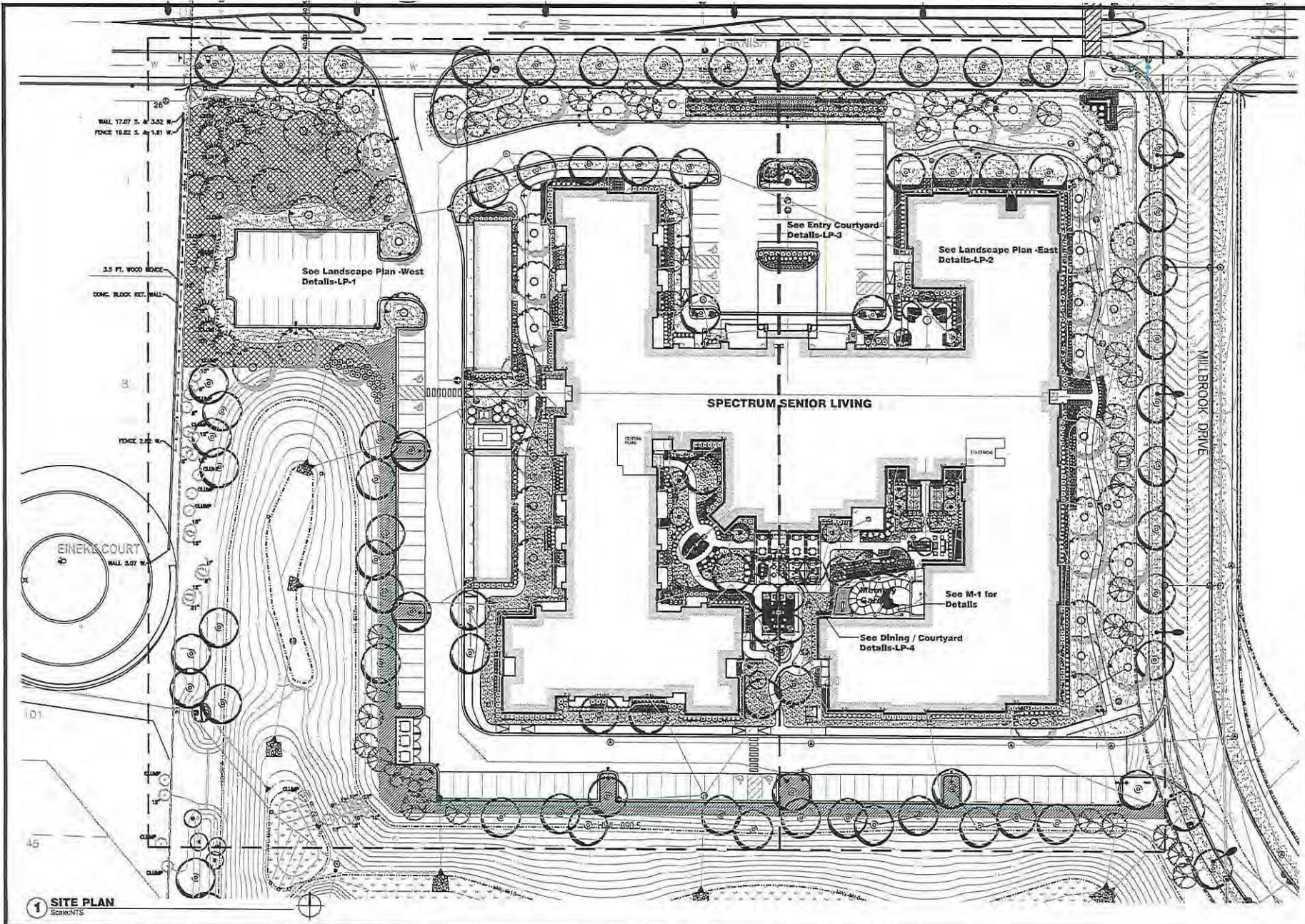
Scale: 1" = 30'

Original Plan Date: 4/5/19
 Job No. 1544
 Drawing: C-UT-04
 Sheet No. 14 of 24

Cross Engineering & Associates, Inc.
 1855 Raymond Drive, Suite 119
 Northbrook, IL 60062
 Tel: 847/498-0800

Civil Engineering & Consulting

No. Date Revision



1 SITE PLAN
Scale: NTS

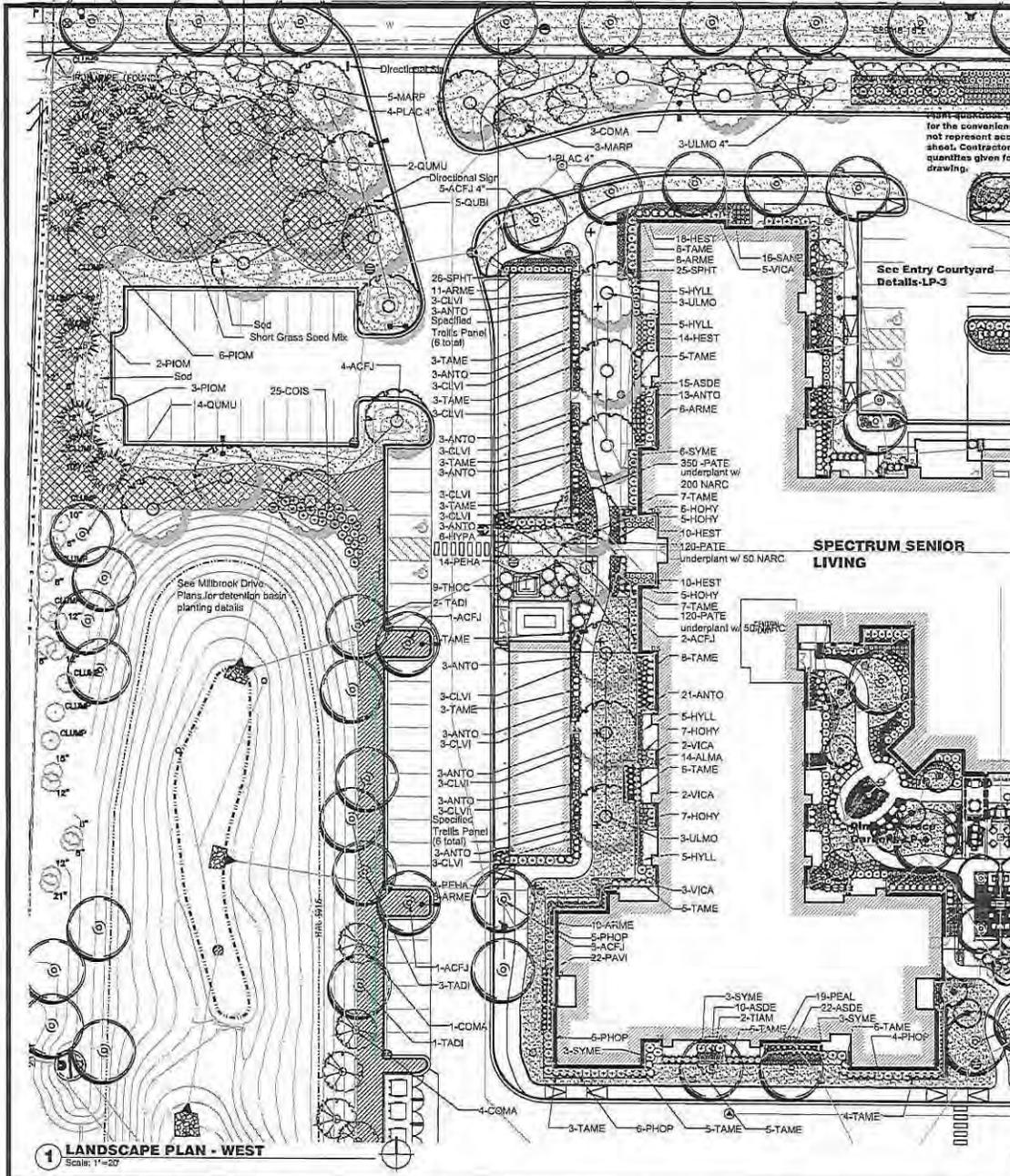
AK ALLEN + KRACORER
LANDSCAPE ARCHITECTS
100 WEST WASHINGTON STREET, SUITE 200
CHICAGO, ILLINOIS 60604
TEL: 312.467.1000
WWW.ALLENKRACORER.COM



SITE PLAN

SPECTRUM SENIOR LIVING
ALGONQUIN, ILLINOIS

DATE:	2017
SCALE:	NTS
DESIGNER:	AK
CLIENT:	SPECTRUM SENIOR LIVING
PROJECT NUMBER:	LD
DATE:	AS NOTED
DATE:	2017.02.10
DATE:	LD



WEST PLANT LIST

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFJ	8	Acer rubrum Redpointe Frank Jr.	Redpointe Red Maple	3" Cal. BB	Specimen
ACFJ4	7	Acer rubrum Redpointe Frank Jr.	Redpointe Red Maple	4" Cal. BB	Specimen
ACM	5	Acer x freemanii Maxm	Maxm's Freeman Maple	3" Cal. BB	Specimen
ASGL	1	Ainus gordonii Murray	Black Alder	3" Cal. BB	Specimen
CECO	2	Delto occidentalis	Common Hackberry	3" Cal. BB	Specimen
GLTR	1	Gleditsia triacanthos var. inermis 'Skyway'	Skyline Honey Locust	3" Cal. BB	Specimen
GYD	1	Gymnocladus dioica	Kentucky Coffee Tree	3" Cal. BB	Specimen
PLAC	5	Platanus x scortchiana Morton Circle	Morton Circle Platanus	3" Cal. BB	Specimen
PLAC	5	Platanus x scortchiana Morton Circle	Morton Circle Platanus	3" Cal. BB	Specimen
PYCA	1	Pyrus calleryana 'Dancin' Star'	Chancellor Callery Pear	3" Cal. BB	Specimen
PYRS	1	Pyrus calleryana 'Red Spire'	Red Spire Pear	4" Cal. BB	Specimen
QUBI	7	Quercus bicolor	Swamp White Oak	3" Cal. BB	Specimen
QUMU	8	Quercus muhlenbergii	Chinquapin	3" Cal. BB	Specimen
QUFO	1	Quercus fougere	English Oak	4" Cal. BB	Specimen
TADJ	9	Taxodium distichum	Shawnee Brave Bald Cypress	3" Cal. BB	Specimen
TIAM	2	Tilia americana 'Redmond'	Redmond American Linden	3" Cal. BB	Specimen
LLMO	6	Liriodendron x scortchiana Morton Circle	Triumph Smoketree Elm	3" Cal. BB	Specimen
LLMD1	3	Liriodendron x scortchiana Morton Circle	Triumph Smoketree Elm	4" Cal. BB	Specimen
EVERGREEN TREES					
ABCO	1	Abies concolor	White Fir	8" HT. BB	Heavy Specimen
PICM	4	Picea canadensis	Swedish Spruce	10" HT. BB	Heavy Specimen
PICM	10	Picea canadensis	Swedish Spruce	8" HT. BB	Heavy Specimen
PSME	1	Picea canadensis	Norway Spruce	8" HT. BB	Heavy Specimen
THOC	9	Thuja occidentalis 'Missoury'	Missouri Arborvitae	10" HT. BB	Heavy Specimen
ORNAMENTAL TREES					
AMGR	3	Aureolaria x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8" HT. BB	Specimen
COMA	8	Cornus mas 'Golden Glory'	Golden Glory Dogwood	8" HT. BB	Specimen
HAWI	1	Hamelia virginiana	Common Witch Hazel	8" HT. BB	Specimen
MALD	1	Magnolia 'Leonard Messel'	Leonard Messel Magnolia	8" HT. BB	Specimen
MARP	8	Malus 'Prairiefire'	Prairiefire Flowering Crabapple	8" HT. BB	Specimen
MARE	1	Malus 'Red Jewel'	Red Jewel Crabapple	8" HT. BB	Specimen
MAZU	1	Malus x 'Zumi'	Redbud Zumi Crabapple	8" HT. BB	Specimen
MAST	1	Magnolia x 'Royal Star'	Royal Star Magnolia	8" HT. BB	Specimen
SYRE	1	Syringa palmeriana	China Snow Tree Lilac	8" HT. BB	Specimen
SHRUBS					
AZKA	1	Aspidistra 'Karee'	Karee Aspidistra	5 Cal. Cont.	
ARME	40	Artemisia macrocarpa 'Autumn Magic'	Autumn Magic Oronokeberry	3 Cal. Cont.	
COIS	1	Cornus sericea 'Icefall'	Icefall Dogwood	34" BB	
ELAL	1	Erythronium alatum 'Compactum'	Dwarf Runyoncrotch	30" BB	
FOGA	1	Fothergilla gardenii 'Beverly Creek'	Beverly Creek Fothergilla	34" BB	
HYAR	1	Hydrangea arborescens 'Hemlock'	Arborescens Hydrangea	30" BB	
HYLL	20	Hydrangea paniculata 'Libe Lamb'	Libe Lamb Hydrangea	24" BB	
HYPA	6	Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	36" BB	
PATR	1	Parthenocladus bipinnatifida	Boston Ivy	1 Cal.	
PHCP	20	Physocarpus opulifolius 'Seward'	Seward White Ninebark	24" BB	
RHAR	1	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Cal.	
ROCA	1	Rosa 'Carolina Wonder'	Carolina Wonder Rose	3 Cal.	
ROSA	1	Rosa 'Radrazz'	Knock Out Rose	30" BB	
SYME	12	Syringa meyeri 'Palmer'	Palmer Lilac	24" BB	
VICA	1	Viburnum candelabrum 'Compactum'	Compactum Viburnum	24" BB	
VIDE	1	Viburnum dentatum 'Blue Marfy'	Blue Marfy Arrowwood Viburnum	24" BB	
CLVI	33	Clematis vitalba	Virgin's Bower	Top Size	per plan
EVERGREEN SHRUBS					
BUZU	1	Buxus 'Greenow'	Greenow Boxwood	24" BB	
TRAV	1	Taxus media 'Everest'	Everest Yew	24" BB	
TAME	90	Taxus media 'Taurin'	Taurin Intermediate Yew	24" BB	
TATA	1	Taxus media 'Taurin'	Taurin Yew	24" BB	
PERENNIALS and ORNAMENTAL GRASSES					
ALMA	14	Alchemilla mollis	Lady's Mantle	1 Gal. Cont.	18" o.c.
ANTO	84	Aster x 'hybridus September Charm'	September Charm Aster	1 Gal. Cont.	Per Plan
ALSP	1	Alum. Summer Ready	Summer Beauty Alum	1 Gal. Cont.	18" o.c.
ASDE	47	Asclepias dosmiflora	White Asclepias	1 Gal. Cont.	18" o.c.
CAKF	1	Callistegmatis ovaliflora Karl Forester	Karl Forester Grass	2 Gal. Cont.	18" o.c.
GESA	1	Geranium sanguineum 'Max Frel'	Max Frel Geranium	1 Gal. Cont.	18" o.c.
HEND	1	Heuchera 'Hochst'	Mocha Heuchera	1 Gal. Cont.	18" o.c.
HENT	1	Hemerocallis 'Mary Todd'	Mary Todd Daylily	1 Gal. Cont.	18" o.c.
HEST	52	Hemerocallis 'Shella de Orc'	Shella de Oro Daylily	1 Gal. Cont.	18" o.c.
HCHY	30	Hosta 'Haleyroy'	Haleyroy Hosta	1 Gal. Cont.	18" o.c.
MOID	1	Monarda didyma 'Petal Delight'	Petal Delight Beebalm	1 Gal. Cont.	18" o.c.
NIER	1	Nieria laevis	Fountain Cornus	1 Gal. Cont.	18" o.c.
PAVI	390	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2 Gal. Cont.	18" o.c.
PEAL	19	Pennisetum alopecuroides	Foundation Grass	2 Gal. Cont.	18" o.c.
PEHA	16	Pennisetum setosius 'Hammer'	Hammer Fountain Grass	1 Gal. Cont.	18" o.c.
RUFU	1	Rudbeckia hirta 'Black-eyed Susan'	Black-eyed Susan	1 Gal. Cont.	18" o.c.
SANE	16	Salvia nemorosa 'May Night'	May Night Salvia	1 Gal. Cont.	18" o.c.
SPHT	51	Sporobolus heterostachyus	Prairie Drop Seed	1 Gal. Cont.	18" o.c.
BULBS					
HYSW	250	Hyacinthus Mx	Sweet Hyacinth Mix	Bulbs	
NARC	500	Narcissus Mx	Daffodil Mix	Bulbs	
TPMX	150	Tulipa Mx	Tulip Mix	Bulbs	

ALLEN K. KEMOZIER
4000 N. W. 10th Ave., Ft. Lauderdale, FL 33309
Tel: 754/561-1111
Fax: 754/561-1112
www.allenkemozier.com

SPECTRUM
LANDSCAPE ARCHITECTURE, L.L.C.
1000 N. W. 10th Ave., Ft. Lauderdale, FL 33309
Tel: 754/561-1111
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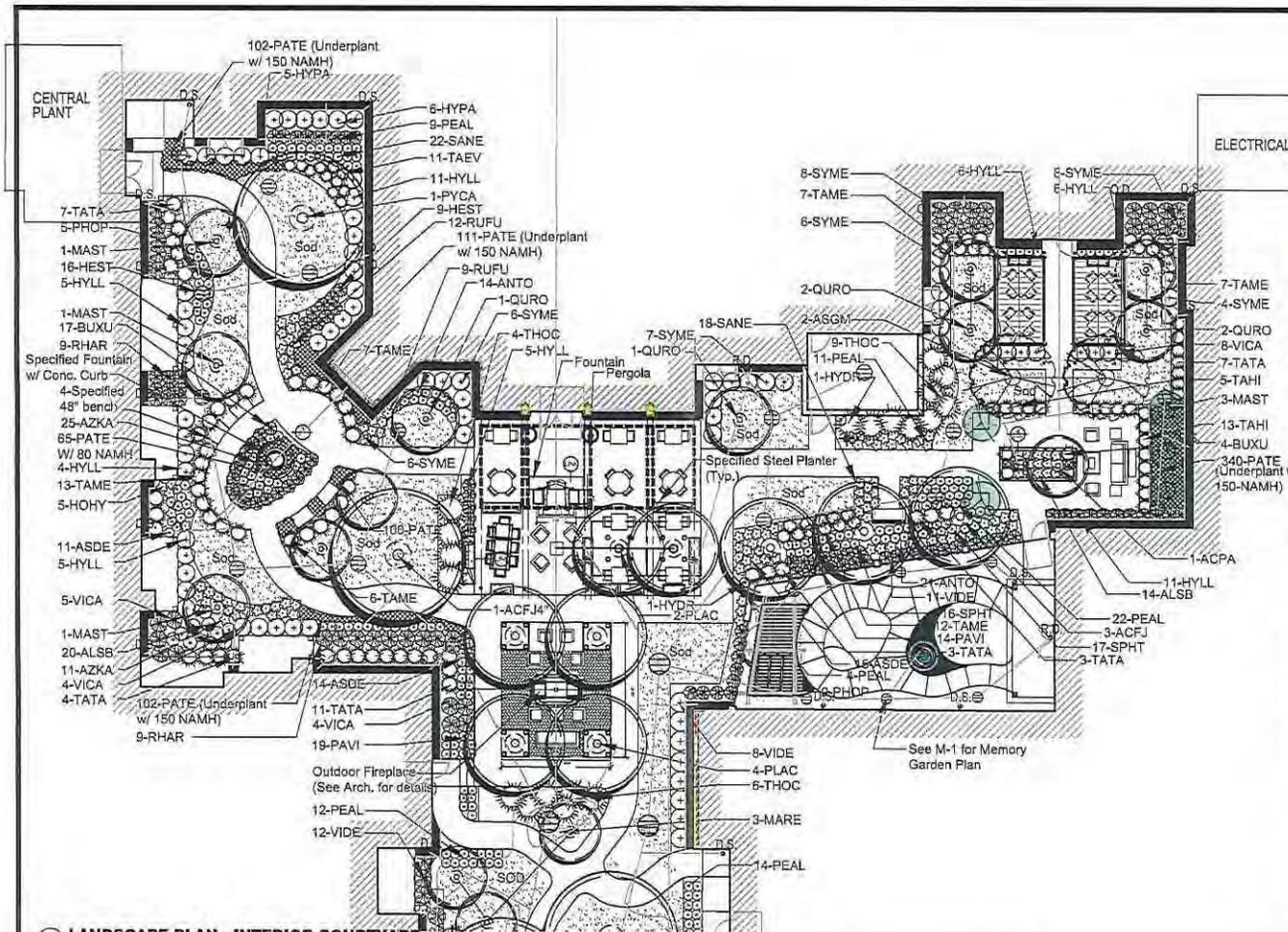
WEST LANDSCAPE PLAN - SPECTRUM SENIOR LIVING ALGONQUIN, ILLINOIS

DATE: 03/10
SCALE: 1"=20'

PROJECT NO: 2017.02.10

LD
LD
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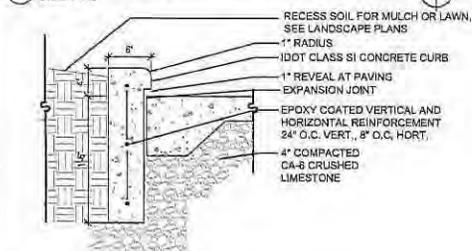
LP-1



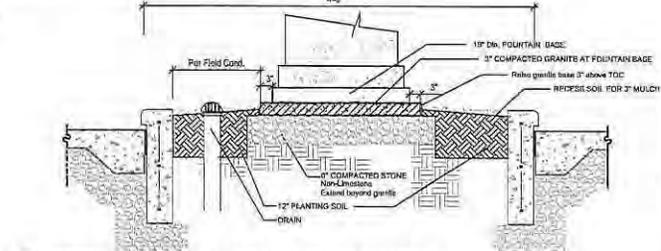
PLANT LIST - INTERIOR COURTYARD

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ADJ1	3	<i>Acra Liburni</i> 'Pendula' Frank J.	Frank J. Rhoicenta Magn	4" Cal. BB	Specimen
PLAC	4	<i>Palmetto</i> 'seve' Ioka Motion Chair	Chickadee London Palmetto	4" Cal. BB	Specimen
PCCA	1	<i>Pyrus calleryana</i> 'Chantrelle'	Chantrelle Callery Pear	3" Cal. BB	Specimen
QUB1	1	<i>Quercus bicolor</i>	Swamp White Oak	3" Cal. BB	Specimen
ASGM	2	<i>Asclepias tuberosa</i> 'Green Mountain'	Green Mountain Sugar Maple	3" Cal. BB	Specimen
ADPA	1	<i>Asclepias tuberosa</i> 'Bloodroot'	Bloodroot Asp. Maple	3" Cal. BB	Specimen
OURO	6	<i>Quercus prinus</i>	Florida Oak	4" Cal. BB	Specimen
EMERGREEN TREES					
THOC	11	<i>Thuja occidentalis</i> 'Mistral'	Mistral Arborvitae	10 FT. BB	Heavy Specimen
THOC	8	<i>Thuja occidentalis</i> 'Mistral'	Mistral Arborvitae	8 FT. BB	Heavy Specimen
ORNAMENTAL TREES					
MARE	3	<i>Malus Red Jewel</i>	Red Jewel Crabapple	8 FT. BB	Specimen
MAST	6	<i>Magnolia deltoidea</i> 'Royal Star'	Royal Star Magnolia	8 FT. BB	Specimen
SHRUBS					
CCOE	1	<i>Cornus florida</i> 'Hershey'	Hershey Cornus	3 Gal. Cont.	
AZKA	25	<i>Azalea 'Kerisee'</i>	Kerisee Azalea	3 Gal. Cont.	
HYLL	30	<i>Hydrangea paniculata</i> 'Lilite Lantini'	Lilite Lantini Hydrangea	5 Gal. Cont.	
HYPA	5	<i>Hydrangea paniculata</i> 'Tardiva'	Tardiva Panicle Hydrangea	3 Gal. Cont.	
PATR	1	<i>Parthenocissus vitacea</i>	Boston Ivy	1 Gal.	
PHOP	14	<i>Physocarpus opulifolius</i> 'Siberica'	Siberian Amur	2 Gal. Cont.	
RCCA	1	<i>Rosa 'Caroline Wonder'</i>	Caroline Wonder Rose	3 Gal.	
RHAR	18	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	5 Gal. Cont.	
RCCA	1	<i>Rosa 'Rugosa'</i>	Knock Out Rose	3 Gal.	
SPNE	35	<i>Syringa emarginata</i> 'Palmyra'	Palmyra Lilac	2 Gal. Cont.	
VICA	21	<i>Viburnum coccineum</i> 'Compactum'	Dwarf Kousa Viburnum	2 Gal. Cont.	
VIDE	20	<i>Viburnum dentatum</i> 'Blum Mullin'	Blum Mullin Arrowwood Viburnum	2 Gal. Cont.	
EMERGREEN SHRUBS					
BLXU	21	<i>Buxus glomerata</i>	Gilbert Nandina	2 Gal. Cont.	
TAHI	18	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	3 Gal. Cont.	
TAEV	11	<i>Taxus x media</i> 'Evelyn'	Evelyn Yew	4 Gal. Cont.	
TAME	27	<i>Taxus media</i> 'Playboy'	Playboy Yew	2 Gal. Cont.	
TATA	41	<i>Taxus media</i> 'Turretii'	Turretii Yew	2 Gal. Cont.	
PERENNIALS					
ALSB	40	<i>Allium 'Summer Beauty'</i>	Summer Beauty	1 Gal. Cont.	18" o.c.
HEMT	25	<i>Hemerocallis 'Mary Todd'</i>	Mary Todd Daylily	1 Gal. Cont.	18" o.c.
HEMT	25	<i>Hemerocallis 'Stella de Oro'</i>	Stella de Oro Daylily	1 Gal. Cont.	18" o.c.
HOHY	1	<i>Hosta 'Hobby'</i>	Hobby	1 Gal. Cont.	18" o.c.
CAFF	1	<i>Calamagrostis canadensis</i> 'Karl Foerster'	Karl Foerster Grass	1 Gal. Cont.	18" o.c.
PATE	700	<i>Pachyrhizus laciniosus</i> 'Garden of Eatin'	Garden of Eatin' Spaghetti Squash	24 Flat	18" o.c.
NEFA	1	<i>Nepeta 'Six O'Clock'</i>	Six O'Clock Catnip	1 Gal. Cont.	18" o.c.
ASDE	40	<i>Asclepias tuberosa</i> 'Red Admiral'	Red Admiral Butterfly Milkweed	1 Gal. Cont.	18" o.c.
ANTO	35	<i>Anemone 'Honorine Jobert'</i>	Honorine Jobert Anemone	1 Gal. Cont.	18" o.c.
SANE	40	<i>Salvia nemorosa</i> 'May Night'	May Night Salvia	1 Gal. Cont.	18" o.c.
RUFU	21	<i>Rubus 'Black Eyed Susan'</i>	Black Eyed Susan	1 Gal. Cont.	18" o.c.
ALMO	1	<i>Alchemilla mollis</i>	Lady's Mantle	1 Gal. Cont.	18" o.c.
PAH	33	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	1 Gal. Cont.	18" o.c.
HYDR	2	<i>Hydrangea anomala</i> 'Petite Lace'	Petite Lace Hydrangea	2 Gal. Cont.	as noted
SPHT	33	<i>Sporobolus holcus</i> 'Tara'	Dwarf Prairie Dropseed	1 Gal. Cont.	18" o.c.
PEAL	72	<i>Pennisetum alopecuroides</i>	Flamingo Grass	2 Gal. Cont.	18" o.c.
PDIA	1	<i>Perovskia atrorubra</i> 'Hawaii'	Hawaii Four O'Clock	1 Gal. Cont.	18" o.c.

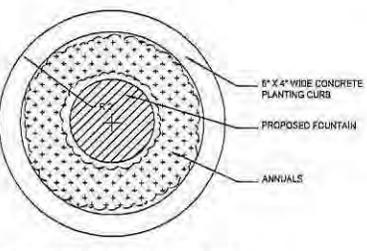
1 LANDSCAPE PLAN - INTERIOR COURTYARD
Scale: 1"=10'



2 PLANER CURB DETAIL
Scale: NTS



3 SECTION AT FOUNTAIN-MC GARDEN & INTERIOR COURTYARD
Scale: NTS



4 FOUNTAIN DETAIL - PLAN
N.T.S.

ALLEY L. KRACOWER
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SPECTRUM
LANDSCAPE ARCHITECTURE, LLC

LANDSCAPE PLAN - INTERIOR COURTYARD

SPECTRUM SENIOR LIVING
ALGONQUIN, ILLINOIS

DATE: 2017.02.10
PROJECT NUMBER: LP-4



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

– M E M O R A N D U M –

DATE: May 21, 2019

TO: Tim Schloneger, Village Manager

FROM: Ben Mason, Senior Planner

SUBJECT: **Cucina Bella, 220 S. Main Street – outdoor seating / license agreement**

The owner of Cucina Bella, Mr. Anthony Colatorti, has requested the addition of an outdoor patio along the Washington Street sidewalk, on the south side of the restaurant located at 220 South Main Street. The proposed patio area is village-owned public sidewalk and thus requires a license agreement between the Village and the building's owner and tenant.

The proposal for 2019 is to do a pilot / temporary plan, with 36" tall temporary fencing and have servers access the enclosed seating area from the restaurant's existing front entrance. This would require waiving the liquor code requirement for a separate access to the outdoor area from inside the building, as the restaurant is proposing to serve alcohol to the outdoor tables. A Village requirement will be that a hostess station be setup and staffed at all times, in lieu of a separate / dedicated point of entrance to the patio area from within the building.

The business owner has indicated he would then cut in a new doorway entrance on the south side of the building as shown on the enclosed site plan next year when he has additional funds available to do a permanent installation.

Enclosed is a draft license agreement to establish the terms for an outdoor patio use on a portion of the Washington Street sidewalk this year. The agreement would expire on December 1, 2019, at which time all parties can consider possible renewal or modifications to the license agreement.

I would like to request that this proposal be scheduled for review on the May 21, 2019 Committee of the Whole meeting agenda. Staff will make a brief presentation on the proposal, and both Mr. Colatorti and the property owner Mr. Anthony Bellino will be in attendance and available to answer any questions.

LICENSE AGREEMENT

This LICENSE AGREEMENT (“Agreement”) is made by the Village of Algonquin (the “Village”) and Anthony Bellino, as owner of certain property (“Bellino”) and Colatorti, Inc., as a tenant (“Colatorti”) collectively referred to as “Licensees”.

RECITALS:

Bellino is the legal titleholder of property located at 220 South Main Street and legally described as follows:

Lot 7 in Block 8 in Plumleigh’s Addition to Algonquin, being a subdivision of part of the Northwest Quarter of Section 34, Township 43 North, Range 8 East of the Third Principal Meridian, West of the Fox River, and part of the Northeast Quarter of Section 33, Township 43 North, Range 8 East of the Third Principal Meridian, East of the Chicago and Northwestern Railroad, according to the Plat thereof recorded March 24, 1860 in Book 28 on Deeds, Page 400, in McHenry County, Illinois.

PIN: 19-34-106-012

(the “Property”)

The Village is the legal titleholder of the sidewalk that is located along the south side of the Property abutting Washington Street (“Sidewalk”).

Bellino owns the building where Colatorti operates a restaurant on the Property known as Cucina Bella and, as a part of the restaurant said Licensees wish to utilize an area of the Village’s sidewalk abutting Washington Street between the west and east property lines of the Property for an outdoor eating area. Said outdoor eating area, which is referred to herein as the “Outdoor Patio” is depicted on the Site Plan attached hereto and incorporated herein as “Exhibit A”.

Colatorti plans to apply for an auxiliary outdoor liquor license to serve alcohol within said Outdoor Patio.

Licensees are requesting that the Village grant them a license giving them the right to utilize the Sidewalk for the proposed Outdoor Patio. The Village is willing to do so provided that the Licensees provide the Village with certain assurances and the releases as herein defined.

Accordingly, the Village and Licensees agree as follows:

1. The Village hereby grants to Licensees a license with respect to the surface portion of the Sidewalk in the location depicted on Exhibit A for the operation of the Outdoor Patio as part of the Cucina Bella restaurant establishment.

2. Said license is terminable at the sole discretion of the Village and shall terminate no later than December 1, 2019.

3. Licensees have examined and know the condition of the Sidewalk and have received the same in good repair, and acknowledge that no representations as to the condition and repair thereof, and no agreements or promises to alter, repair or improve the Sidewalk, have been made by the Village.

4. Licensees agree that they are solely responsible for maintaining the Sidewalk and Outdoor Patio and will remove any trash or debris that accumulates on the Sidewalk. Licensees have requested permission to install fencing that will surround the outside eating area. The Village agrees to allow fencing with an ornamental design to be installed to surround the outside eating area so long as it is in compliance with the location as depicted on with Exhibit A; said fencing shall be subject to final design approval and inspection by the Village prior to the Outdoor Patio

opening for business. The fencing, if approved, shall not be attached to the surface of the Sidewalk in a permanent manner. At the end of this License, Licensees shall remove the fencing and shall ensure that the Sidewalk is in the same condition of cleanliness and repair as at the beginning of this License. If the Sidewalk is not kept in good repair and in a clean, sightly and healthy condition by Licensees, the Village may enter the licensed premises without such entering constituting an interference with the possession of the Outdoor Patio by Licensees, and the Village may make any and all repairs necessary to restore the Sidewalk to its original condition and Licensees agree to pay the Village any expenses it may incur in restoring the Sidewalk to its original condition.

5. Licensees shall allow the Village free access to the Outdoor Patio for the purpose of examining the same, or to make any repairs or alterations thereof which the Village may see fit to make. Licensees further agree not to obstruct pedestrian access along said Sidewalk and shall provide for at least a 5-foot wide pedestrian access outside the Outdoor Patio fencing area that does not conflict with the tree grates as depicted in Exhibit A. A 5-foot wide pedestrian access shall also be provided outside the Outdoor Patio, including when the gate is fully opened.

6. Licensees agree that the Outdoor Patio will comply with all applicable statutes, codes and ordinances, including the Americans with Disabilities Act.

7. Colatorti understands and agrees that he must obtain an auxiliary liquor license pursuant to Chapter 33, Liquor Control and Liquor Licensing, of the Village Municipal Code.

8. Colatorti understands and agrees that a controlled point of access shall be maintained at all times, for access into the Outdoor Patio. Should the New Door as depicted on Exhibit A not be installed during the term of this License Agreement, Colatorti shall establish a Hostess station to be staffed at all times by an employee to restrict access into the Outdoor Patio to other employees / servers, and customers that have already been seated in the Outdoor Patio.

9. String lights shall not be permitted within the Outdoor Patio.

10. The parties agree that the Village is not liable to the Licensees for any damage or injury to them or their personal property situated on said Sidewalk both inside and outside the fencing of the Outdoor Patio area regardless of the cause of said damage or injury. All claims for any such damage or injury are expressly waived by the Licensees.

11. Licensees agree that they and their successors and assigns shall hold harmless, indemnify and reimburse the Village, its officials, employees, successors and assigns for any and all liabilities, including but not limited to attorney's fees, claims and judgments, arising from or in connection with this License and the operation of said Outdoor Patio and including any incidents associated with the sale and consumption of alcohol on the Sidewalk, excepting those negligent acts or omissions of the Village.

12. Licensees assume liability for all injury to or death of any person or persons including employees of Colatorti, any supplier or any other person and assumes liability for all damage to property sustained by any person.

13. Licensees shall maintain the following insurance policies with limits no less than:

a. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than \$2,000,000.

b. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$1,000,000 per accident.

c. Liquor Liability: Not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate.

In addition, the policies are to contain, or be endorsed to contain, the following provisions:
General Liability and Liquor Liability Coverages.

- a. The Village is to be covered as an insured with respect to liability arising out of activities performed by or on behalf of Licensees and the Outdoor Patio. The premises included in the policy shall specifically include the Outdoor Patio area. The coverage shall contain no special limitations on the scope of protection afforded to the Village.
- b. Licensees' insurance coverage shall be primary with respect to the Village. Any insurance or self-insurance maintained by the Village shall be excess of Licensee's insurance and shall not contribute to it.
- c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village.
- d. Licensees' insurance shall contain a Severability of Interests/Cross Liability clause or language stating Licensees' insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

The insurer shall agree to waive all rights of subrogation against the Village for losses arising from work performed by Licensees.

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

Licensees shall furnish the Village with certificates of insurance naming the Village as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the Village and are to be received and approved by the Village. Other additional insured endorsements may be utilized if they provide a scope of coverage at least as broad as the coverage stated on such endorsement.

The Village reserves the right to request full certified copies of the insurance policies and endorsements.

14. This Agreement shall not be amended except upon written agreement of all Parties and ratified by Board action.

15. This Agreement shall not be assignable by Licensees without the prior written consent of the Village.

16. Licensees shall pay upon demand all the Village's costs, charges and expenses, including fees of attorneys, agents and others retained by the Village, incurred in enforcing any of the obligations of Licensees under this license or in any litigation, negotiation or transaction in which the Village shall, without the Village's fault, become involved through or on account of this license.

17. Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition and validity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

18. All of the obligations of the Licensees outlined in this Agreement are the joint and several responsibilities of Bellino and Colatorti.

19. This Agreement may be recorded by Licensees with the McHenry County Recorder of Deeds office.

Dated this ____ day of _____, 2019.

VILLAGE OF ALGONQUIN

By: _____
Tim Schloneger, Village Manager

ATTEST:

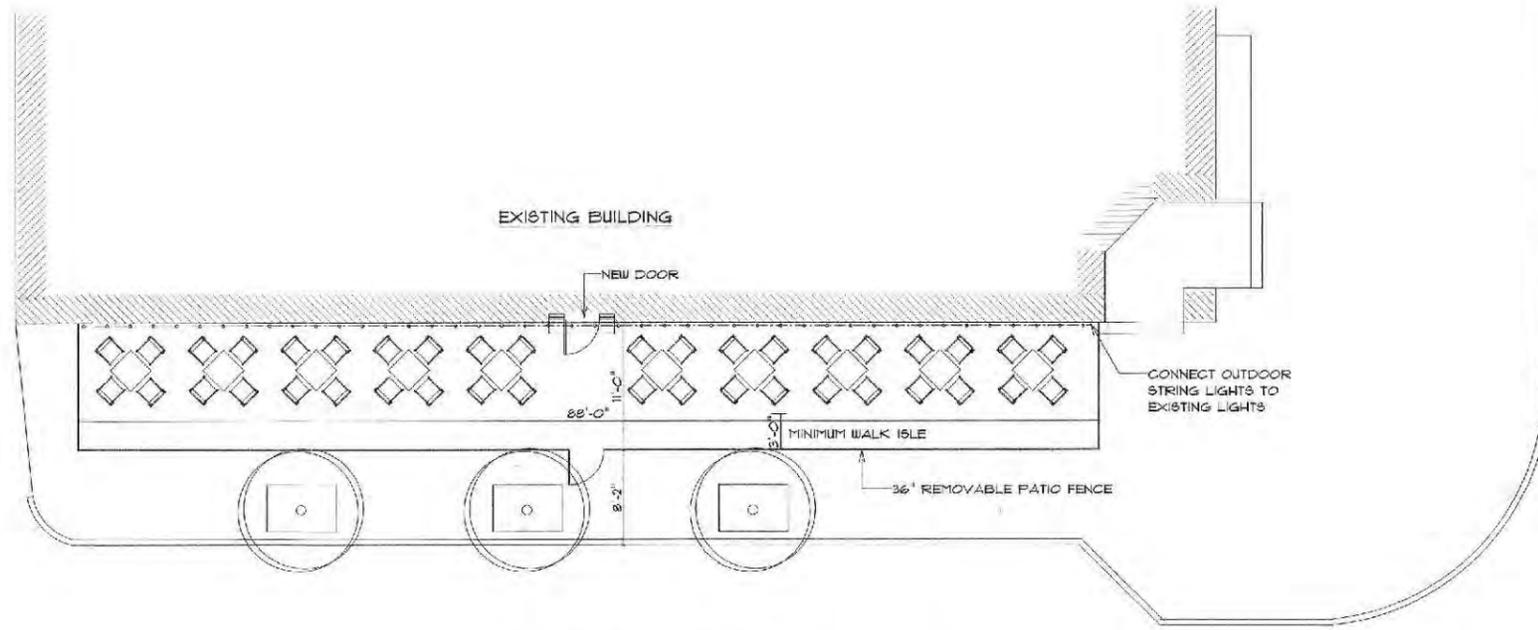
Gerald S. Kautz, Village Clerk

Anthony Bellino

Colatorti, Inc.

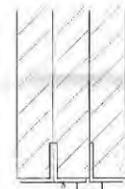
By: _____

Its: _____



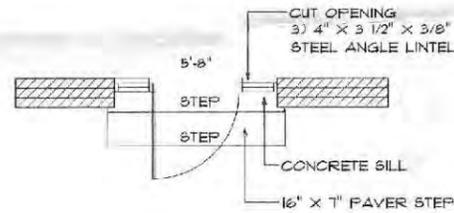
**SEASONAL FENCE
OUTDOOR DINING**

SCALE 1" = 10'-0"



3) 4" x 3 1/2" x 3/8"
STEEL ANGLE LINTEL

LINTEL
SCALE 1/2" = 1'-0"



DOOR PLAN
SCALE 1/4" = 1'-0"

BUILDING CODES	
23.01	Definitions
23.02	International Residential Code/2006 Adopted
23.03	Modifications to the Residential Code
23.04	International Building Code/2006 Adopted
23.05	Modifications to the Building Code
23.06	International Fire Code/2006 Adopted
23.07	Modifications to the Fire Code
23.08	International Mechanical Code/2006 Adopted
23.09	Modifications to the Mechanical Code
23.10	International Fuel Gas Code/2006 Adopted
23.11	Modifications to the Fuel Gas Code
23.12	National Electrical Code/2002 Adopted
23.13	Modifications to the Electrical Code
23.14	Illinois State Plumbing Code/2004 Adopted
23.15	Modifications to the Plumbing Code
23.16	International Energy Conservation Code/2006 Adopted
23.17	Modifications to the Energy Conservation Code
23.18	International Existing Building Code/2006 Adopted
23.19	Modification to the Existing Building Code
23.20	International Property Maintenance Code/ 2006 Adopted
23.21	Modifications to the Property Maintenance Code
23.22	Illinois Accessibility Code/1997 Adopted
23.23	Permit Fee Schedule
23.24	Kane County Road Improvement Impact Fee
23.25	Identification of Local Building Code Not Adopted



LOCATION MAP



SIGNED:

STRUCTURAL ENGINEER LICENSE NO. 081-002641
EXPIRES: 11/30/2019

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE BUILDING & ZONING CODES FOR THE VILLAGE OF ALGONQUIN, IL.

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON ILLINOIS 60015 847-383-0200

OUTDOOR PATIO FOR:
CUCINA BELLA
220 S. MAIN STREET ALGONQUIN ILLINOIS 60102

DATE
APR 27, 2019

REVISION

JOB #

SHEET #

A1



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

– M E M O R A N D U M –

DATE: May 21, 2019

TO: Tim Schloneger, Village Manager

FROM: Ben Mason, Senior Planner

SUBJECT: **Application for Public Event License – Village of Algonquin’s Public Arts Commission’s Art on the Fox**

The Village of Algonquin’s Public Arts Commission (co-sponsored with the Village of Algonquin) has applied for a Public Event License for Saturday, June 15, 2019 and Sunday, June 16, 2019. The event would be the 12th annual “Art on the Fox” fine art show.

This year the event is being moved to Towne Park to limit conflicts with construction taking place downtown near Riverfront Park. The art show will take place from the hours of 10:00am to 5:00pm both days, and will be open to the public. Revenue from the event will be used to cover expenses to host the event and the remainder will be added to the Village’s Public Art Fund.

The event has taken place in the same manner for the past eleven years without any issues. This year there is a request for amplified music at the pavilion shelter in Towne Park thus requiring the Board’s approval. The organizer is also once again requesting assistance from the Algonquin Police Explorers to patrol the park overnight and the assistance of one Public Works staff member on Sunday at 6:00pm to assist with the packing up and storage of the event supplies. Finally, due to the art show being moved this year to a new location, the event organizer is requesting the ability to place additional signage around downtown, in particular from Main Street and Algonquin Road, directing visitors to Towne Park and the public parking lot down Washington Street.

I would like to request that this event be scheduled for review on the May 21, 2019 Committee of the Whole meeting agenda. Staff will be present to answer any questions the Committee may have. An overview of Towne Park has been provided to show the layout of the event.

Art on the Fox

Towne Park

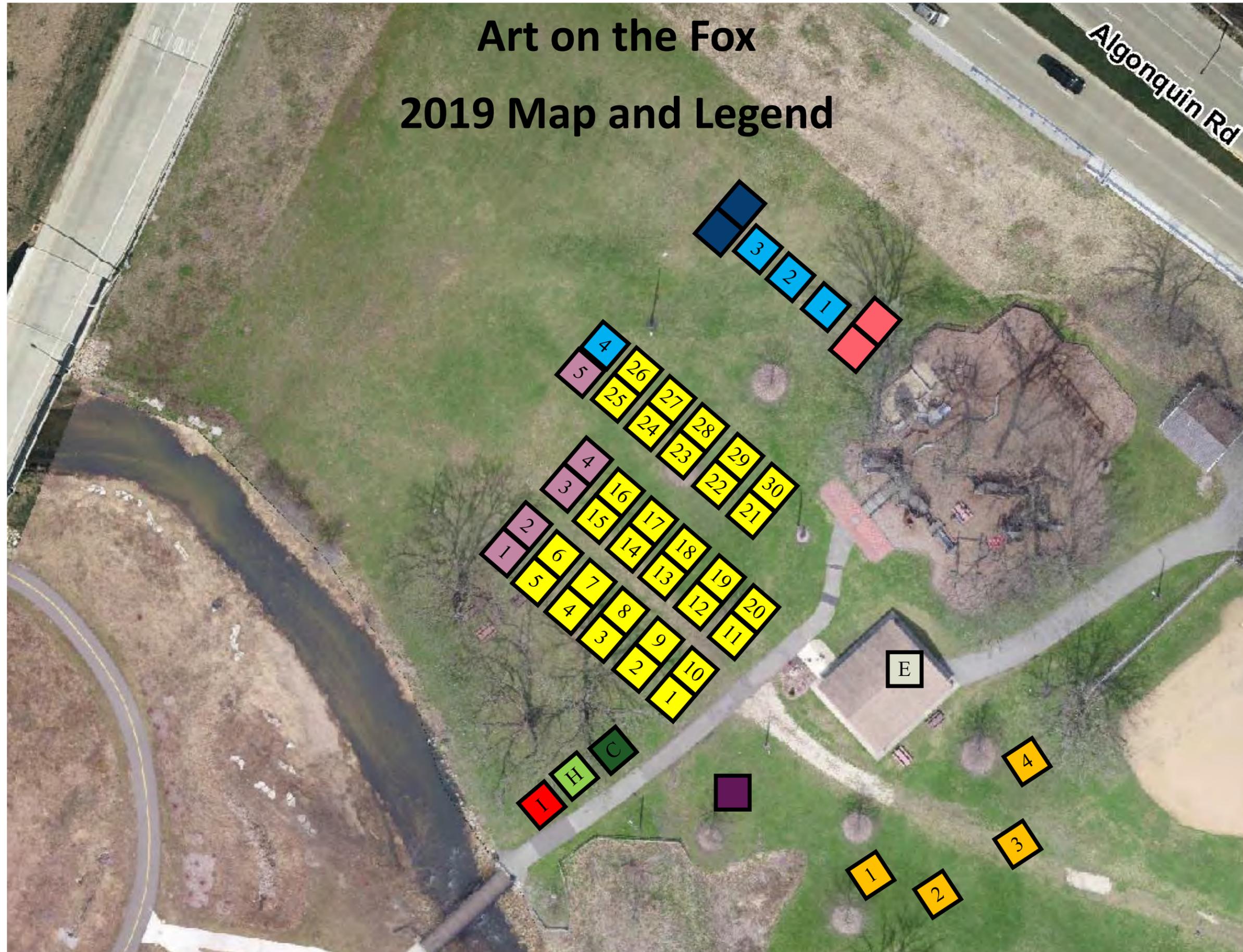
2019 Map and Legend



MAP DATE: 04/01/2019

Art on the Fox

2019 Map and Legend



- Artists
- Sponsors
- Vendors
- Food Vendors
- Info Tent
- Artist Hospitality
- McHenry County College
- Art Battle (Sat)
- Culinary Artist (Sun)
- Community Contest
- Entertainers
- Picasso Tent