

AGENDA
COMMITTEE OF THE WHOLE
December 14, 2021
2200 Harnish Drive
Village Board Room
7:30 P.M.

Trustee Smith - Chairperson
Trustee Brehmer
Trustee Auger
Trustee Spella
Trustee Glogowski
Trustee Dianis
President Sosine

- AGENDA -

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 Chapter 23 Building Codes Ordinance Update
 - B. Consider an Amendment to Ordinance No. 2001-O-47 and Special Use Authorizing a Minor Motor Vehicle Repair Facility on Lot 5 in the Rosen, Rosen, Rosen Subdivision
 - C. Consider an Amendment to Section 21.11(J) Conservation Design Standards and Procedures within Planned Developments, Section 21.4 General Provisions, and Section 21.13(C) Development Requirements within a Watershed Protection Overlay District, of the Algonquin Zoning Ordinance
 - D. Consider a Revised Plat for Chick Fil A to Include a Village Utility Easement
 - E. Lennar Subdivision Presentation of Concept
 - F. Pathways Senior Housing Presentation of Concept
4. **General Administration**
 - A. Consider an Amendment to Chapter 33, Liquor Control and Liquor Licensing
 - B. Consider a Resolution Authorizing Purchase of a 2020 Ford Police Responder F-150 Crew Cab from Morrow Brothers Ford.
 - C. Consider a Resolution Authorizing Purchase of Two (2) 2020 Ford Police Interceptor Utility Vehicles from Morrow Brothers Ford.
 - D. Consider a Resolution Authorizing Purchase of a 2022 Multihog CV-350 Compact Sweeper from Jet Vac Environmental.
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: December 9, 2021

TO: Committee of the Whole

FROM: Craig Arps, Building Commissioner

SUBJECT: *Chapter 23 Building Codes Ordinance Update*

At the February 16, 2021 Committee of the Whole meeting, staff recommended the adoption of the 2018 edition of the International Building Codes, as well as the 2014 edition of the Illinois State Plumbing Code, and the 2017 edition of the National Electrical Code. Staff also recommended updating the current Permit Fee schedule.

The Committee of the Whole voiced a number of concerns regarding the consequences of adopting the 2018 I-Codes at the previous meeting. Specifically, the Committee was not comfortable with the requirement to install a fire sprinkler system in new residential dwellings. In an effort to address this concern, staff is recommending that *Section R313.2 One-and two-family dwellings automatic fire sprinkler systems* be deleted in its entirety. Additionally, the Committee was uncomfortable with the requirement that one- and two-family dwellings, which are not sprinkled, provide ½” sheetrock applied to the underside of floor framing members. In an effort to address this concern, staff is recommending that *Section R302.13 Fire protection of floors* be deleted in its entirety. All other recommendations by staff at the previous Committee of the Whole Meeting remain unchanged.

Concerns were also raised regarding the potential cost of residential fire sprinklers in new townhomes at the meeting. Staff reached out to Valley Fire Protection, RAM Fire Protection and Nova Fire Protection to obtain an estimated cost to install a residential sprinkler system. Based on the figures provided by the fire protection contractors, the cost to install a NFPA 13D system would be approximately \$2.75 per square-foot of living space. Consequently, it would cost just over \$4,000 to install a sprinkler system in a new 1,500 square foot townhouse.

As the cost of an automatic sprinkler system in a new townhouse would add less than 2% to the overall cost of the townhouse, staff recommends that sprinklers be required in all new townhomes. As an aside, there was a fire in April 2021 in a townhouse on the 2600 block of Williamsburg Drive. A center unit in a multi-unit townhome building, the fire caused significant damage to two adjacent units, leaving all three townhomes uninhabitable. Almost eight months later, all three of these units are still uninhabitable. If a sprinkler system was installed in the units, there is a very good chance that the adjacent units would not have been affected and the owners not forced out of their homes. Staff recommends that the requirement to install an automatic sprinkler system in new townhomes remain in the International Residential Code.

There was also a question regarding Permit fees at the previous meeting. Specifically, how the fees relate to plumbing fixtures. A plumbing fixture is any device connected to the potable water system. The recommended permit Fee Schedule assesses a \$25.00 fee for each plumbing fixture installed. This fee would be collected on permits, where the scope of work includes adding new plumbing fixtures, which is usually limited to new construction and additions. This fee would not apply to replacing existing fixtures. In application, this fee would be assessed only when the scope of work includes cutting into the potable water system.

During the previous meeting, it was also questioned why a separate Permit and \$45.00 fee is assessed each time a temporary swimming pool is installed. The reason is because each time a temporary swimming pool is installed, the proposed Permit submittal must be reviewed for compliance with applicable Codes. After the pool is installed, the pool must then be inspected to verify compliance with applicable Codes. For example, the pool must be located at least ten feet from the house, at least five feet from the property lines, and outside of any easements. The barrier protecting the pool must be in place and of adequate design. The electric to the pool pump must be installed pursuant to the National Electrical Code.

Unlike a permanent swimming pool, a separate permit is issued each time a temporary pool is erected because the pool could be installed in a different manner than in previous seasons, and must be reviewed and inspected.

Recommendation

Consensus to move the updates to Chapter 23 and Appendix B of the Village of Algonquin.

Chapter 23
BUILDING CODES

- 23.01 Definitions
- 23.02 International Residential Code/2018 Adopted
- 23.03 Modifications to the Residential Code
- 23.04 International Building Code/2018 Adopted
- 23.05 Modifications to the Building Code
- 23.06 International Fire Code/2018 Adopted
- 23.07 Modifications to the Fire Code
- 23.08 International Mechanical Code/2018 Adopted
- 23.09 Modifications to the Mechanical Code
- 23.10 International Fuel Gas Code/2018 Adopted
- 23.11 Modifications to the Fuel Gas Code
- 23.12 National Electrical Code/2017 Adopted
- 23.13 Modifications to the Electrical Code
- 23.14 Illinois State Plumbing Code/2014 Adopted
- 23.15 International Energy Conservation Code/2018 Adopted
- 23.16 Modifications to the Energy Conservation Code
- 23.17 International Existing Building Code/2018 Adopted
- 23.18 Modification to the Existing Building Code
- 23.19 International Property Maintenance Code/2018 Adopted
- 23.20 Modifications to the Property Maintenance Code
- 23.21 Illinois Accessibility Code/2018 Adopted
- 23.22 International Swimming Pool and Spa Code/2018
- 23.23 Modifications to Swimming Pool and Spa Code
- 23.24 Permit Fee Schedule
- 23.25 Kane County Road Improvement Impact Fee
- 23.26 Identification of Local Building Code Not Adopted

23.01 DEFINITIONS

In addition to those terms defined in Appendix A of this Code, for purposes of this Chapter, any reference to Code Official and Building Official shall mean the Building Commissioner; any reference to a specific chapter, other than Chapter, shall mean the applicable chapter in the applicable building code; and any reference to a code, other than Code, shall mean that particular building code of that section.

23.02 INTERNATIONAL RESIDENTIAL CODE/2018

The International Residential Code, 2018 edition, and appendices B, C, D, F, J and K (“Residential Code”), are hereby adopted by reference and made part of this Section, subject to modifications set forth herein, and shall be applicable to the Village.

23.03 MODIFICATIONS TO THE RESIDENTIAL CODE

The Residential Code shall be amended as follows:

1. Section R101.1 insert Village of Algonquin.

2. Section R105.1 shall be amended to read as follows:

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, replace, repair, including the installation of roof coverings, siding, patios, decks, gazebos, porches, detached accessory buildings or structures, sidewalk, driveways, fences, and swimming pools; retaining walls; use of a shipping container for temporary storage, if on site for more than 14 consecutive days and in no case shall the shipping container be on site for more than 90 consecutive days; move, demolish, or change the occupancy of a building or structure; install or replace any electrical gas, mechanical, or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit(s).

3. Section R105.2 shall be amended to read as follows:

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinance of the Village.

Building:

1. Prefabricated swimming pools that are not capable of holding 24 inches (610 mm) or more of water.
2. Retaining walls that are not over two feet (610 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
3. Painting, papering, tiling, carpeting, countertops, and similar finish work.
4. Swings and other playground equipment accessory to a one- or two-family dwelling.
5. Prefabricated storage containers less than 100 cubic feet in volume, accessory to a one- or two-family dwelling, located in the rear yard and outside any easements.

Electrical: No change.

Gas: No change.

Mechanical: No change.

4. Section R105.2.2 Insert new Sections:

R105.2.2.1 Fence Repair. The repair or replacement of up to two (2) fence panel sections and/or three (3) support posts.

R105.2.2.2 Siding and Roof Repair. The repair or replacement of up to an aggregate total of 200 square feet of roofing material or siding material.

5. Section R105.5 shall be amended to add:

The work authorized by permit shall be completed and a final inspection conducted within 180 days after its issuance.

Exceptions: The following work authorized by permit shall be completed and a final inspection conducted within one year after its issuance.

1. Single-family dwellings
2. Two-family dwellings
3. Townhouse dwellings
4. Dwelling unit additions and/or alterations

6. Section R106.1 shall be amended to read as follows:

R106.1 Submittal documents. Construction documents for new single-family dwellings, two-family dwellings, townhouse dwellings, duplex dwellings, additions to dwelling units above the first floor, modifications which alter existing bearing walls or beams, modifications which alter the existing roof of a dwelling unit, retaining walls that are five (5) feet in height or taller measured from the footing to the top of the wall, unless supporting a surcharge and alterations, repairs, expansion, additions, and/or modifications to a dwelling unit of a substantial scope as determined by the Building Official shall be sealed and signed by an Illinois licensed architect or structural engineer.

7. Section R106.2 shall be amended to read as follows:

R106.2 Site plan. The construction documents submitted with the permit application shall be accompanied by a plat of survey prepared by an Illinois licensed professional engineer or land surveyor showing the size and location of new construction, existing structures, any floodplain or wetland areas, and easements on the site and distances from lot lines. A plat of survey submitted for the construction of a new single-family, two-family, duplex, or townhouse dwelling shall specify the top of foundation elevation proposed for the building based on the approved engineering plan for the subdivision in which the building will be located. In the event there is not an approved engineering plan for the subdivision in which the building will be located, the proposed top of foundation elevation shall be determined using best engineering practices.

8. Section R106.2.1 shall be amended to add the following:

R106.2.1 As-built plan. An as-built survey prepared by an Illinois licensed professional engineer or land surveyor shall be completed after the foundation for a single-family dwelling, two-family dwelling, duplex, or townhouse dwelling has been placed and submitted to the Village for review and approval. The as-built survey shall show the location of the foundation, distances from property lines, the proposed top of foundation elevation, and the actual top of foundation elevation. Construction past the first floor deck shall not continue until the as-built survey has been reviewed and approved by the Building Official.

9. Add a new Section R106.2.2, which shall read as follows:

R106.2.2 Final as-built & grading plan. A final as-built survey and grading plan prepared by an Illinois licensed professional engineer or land surveyor shall be completed after the construction of a single-family, two-family, duplex, or townhouse dwelling has been completed. The survey shall be submitted to the Village for review and approval prior to the issuance of a Certificate of Occupancy. The final as-built and grading plan shall indicate the location of all construction, site improvements, and final grading on the lot.

10. Section R112 shall be amended to read as follows:

112.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code, an appeal may be made to the Village Board.

11. New Section R115 shall be added, to read as follows:

R115 SITE REQUIREMENTS

R115.1 Construction site access. Access to construction sites and lots shall be by means of a paved roadway(s) capable of supporting a vehicle weighing at least 85,000 pounds.

R115.2 Street identification. All streets and roadways leading to construction site(s) shall be identified by their name, on signs clearly visible from the right-of-way with characters not less than three inches in height.

R115.3 Lot identification. All construction sites and lots shall be identified by their address, on signs clearly visible from the right-of-way with numbers and letters not less than three inches in height. Once a structure is in place, the address shall be applied legibly to the portion of the structure that faces the right-of-way and remain in place throughout the construction process.

R115.4 Roadway maintenance. All roadways, streets, sidewalks, and bike paths shall remain free of mud/dirt and debris at all time.

R115.5 Construction driveways. The designated areas for driveways shall, at a minimum, be gravel or crushed stone from the back of the curb or end of the paved right-of-way up to the structure.

R115.6 Sanitation facilities. Approved portable sanitation facilities in sufficient quantities shall be provided and maintained on construction sites and located within 200 feet of construction activity.

12. Section R202: The following definition shall be added:

DUPLEX (TWO-FAMILY DWELLING). A building not more than three stories in height, consisting of two attached single-family dwelling units in which each unit extends from foundation to roof. Each unit has a separate means of egress and each unit has open space on three sides.

13. Table R301.2(1), insert the following:

Ground Snow Load	30 pounds per square foot
Wind Speed (three second gust)	115
Topographic effects	No
Special Wind Region	No
Windborne Debris Zone	No
Seismic Design Category	B
Weathering	Severe
Frost Line Depth	42 inches minimum below grade
Termite	Moderate
Winter Design Temperature	-4 degrees Fahrenheit
Ice Barrier Underlayment Required	Yes
Flood Hazards	reference Flood Insurance Rate Map for Algonquin 11/16/2006 & Chapter 44
Air Freezing Index	1745
Mean Annual Temperature	47.8 degrees Fahrenheit
Elevation	700
Latitude	42.251264
Winter Heating	-4 degrees Fahrenheit
Summer Cooling	89 degrees Fahrenheit
Altitude correction factor	0.0
Indoor design temperature	72 degrees Fahrenheit
Heating temperature difference	76 degrees Fahrenheit [72-(-4)]
Cooling temperature difference	14 degrees Fahrenheit [89-75]
Wind velocity heating	8.4 miles per hour
Wind velocity cooling	5.7 miles per hour
Coincident wet bulb	74 degrees Fahrenheit
Daily range	M
Winter humidity	30%
Summer Humidity	50%

14. Table R301.5: Substitute the following line items:

USE	LIVE LOAD
Sleeping rooms	40

15. Table R301.7: Substitute the following line item:

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Floors	L/480

16. Section R302.5.1 shall be amended to add the following:

Doors shall have a net clear opening of not less than 34 inches.

17. Section R302.6 shall be amended to read as follows:

R302.6 Dwelling-garage fire separation. All garages attached to a dwelling shall have 5/8-inch Type X gypsum board or equivalent applied to all walls and ceilings. Attachment

of gypsum board shall comply with Table R702.3.5.

18. Add a new Section R309.6, which shall read as follows:

R309.6 Garage exit. Not less than one exit conforming to Section R311 shall be provided from any attached or detached garage.

19. Section R311.2 shall be amended to read as follows:

R311.2 Egress door. Not less than two egress doors shall be provided for each dwelling unit. One egress door shall be side-hinged and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees. The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. The second required egress door may be a sliding type door, with a net clear opening of not less than 32 inches. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from the inside the dwelling without the use of a key or special knowledge or effort.

20. **Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.** Shall be deleted in its entirety.

21. **Section R302.13 Fire protection of floors.** Shall be deleted in its entirety.

22. Section R401 shall be amended to read as follows:

R401.4. A soil test shall be conducted to determine the soil's characteristics in the ultimate bearing strata prior to the placement of footings for all one-family, duplex, two-family, and townhouse dwellings. Additionally, in areas likely to have expansive, compressive, shifting, or other unknown soil characteristics, a soil test shall be conducted prior to the placement of footings for additions to dwellings or detached accessory structures. These tests shall be made by an approved agency using an approved method. A copy of the soil report shall be submitted to the Community Development Department prior to the approval of the footing inspection.

23. Chapter 4: All references to wood foundations and rubble stone masonry foundations shall be deleted.

24. Section 403.1 shall be amended to read as follows:

R403.1 General. All exterior walls for one-family, duplex, two-family, and townhouse dwellings and additions to dwelling units shall be supported in their entirety on a continuous concrete spread footing and foundation of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332. Any structure attached to a dwelling unit containing any glazing including but not limited to glass, Lexan, Plexiglas, plastic, or other similar material shall be considered an addition and shall conform to the requirements of this Chapter.

Exceptions:

1. Exterior walls for one-family, duplex, two-family, and townhouse dwellings, additions to dwelling units, and dwelling unit separation wall assemblies may be supported in their entirety on a continuous concrete bank poured (trench) foundation not less than 16 inches in width, with the base of the foundation placed at or below the frost line.
 2. Single-story additions to a dwelling unit with a total area of 400 square feet or less may be supported by a continuous concrete bank poured (trench) foundation not less than 12 inches in width, with the base of the foundation placed at or below the frost line with 24-inch #5 reinforcing bars doweled six inches into the existing foundation, 12 inches on center vertically, where the foundation for the addition abuts the existing foundation.
 3. Exterior stairs having three or more risers shall have stringers pressure treated to prevent decay and shall be supported by solid concrete piers not less than eight inches in diameter with the base of the pier placed at or below the frost line.
25. Section R403.1.1, Minimum size, shall be amended to add the following:
- In no case shall the footing size be less than 16 inches in width and less than eight inches in thickness.
26. Section R404.1.3, Concrete foundation walls, shall be amended to add the following:
- All foundation walls with a basement shall have not less than two continuous #4 reinforcing bars tied in place within 12 inches of the top and bottom of the wall and no splices shall be made within 18 inches of a corner.
27. Section R404.1.5 shall be amended to add the following:
- In no case shall the foundation wall thickness be less than eight inches.
28. Section 405.2.3, Drainage system, shall be amended to add the following:
- All basement window wells shall be provided with drainage consisting of a vertical drain pipe connected to the foundation drainage system with an approved "T"-type connector.
29. Section R407.3, Structural requirements, shall be amended to add the following:
- The amount of exposed loose shims used to support a column or girder shall not exceed one inch in height.
30. Section R408.6, Finish grade, shall be amended to add the following:
- The under-floor grade within a crawl space shall be covered with an approved vapor barrier and a slush-coat of concrete not less than two inches thick.

31. Section R502.3.1 shall be amended to read as follows and delete Table R502.3.1(1):
32. **R502.3.1 Sleeping areas and attic joists.** Table R502.3.1(2) shall be used to determine the maximum allowable span of floor joists that support sleeping areas and attics that are accessed by means of a fixed stairway in accordance with Section R311.5, provided that the design live load does not exceed 40 psf and the design dead load does not exceed 20 psf. The allowable span of ceiling joists that support attics used for limited or no storage shall be determined in accordance with Section R802.5.
33. **Section R504 Pressure Preservative-Treated Wood Floors (On Ground)** Shall be deleted in its entirety.
34. Section R506.2.2 shall be amended to read as follows and add Section R506.2.2.1:
- R506.2.2 Base.** A base course not less than four inches thick consisting of a compactible gravel aggregate, such as CA-6 or equivalent, shall be placed on the prepared sub-grade of any slab on grade, not confined on all edges by a footing, foundation, or other permanent structure, and compacted to not less than 95 percent modified proctor density. Any slab on grade confined on all edges may use a four-inch minimum base course of clean graded sand, gravel, crushed stone, or washed stone.
35. **R506.2.2.1 Slab reinforcement.** Two continuous #4 reinforcing bars shall be placed mid-slab the entire length of all service walks and doweled six inches into abutting stoops. Two continuous #4 reinforcing bars shall be placed mid-slab in any portion of a public walk which crosses over a backfilled excavation. Six-inch by six-inch #10 welded wire fabric shall be placed in the top one-third of all basement slabs, garage slabs, concrete driveways, and concrete patios with more than 100 square feet of total area. Fiber reinforced concrete, with fiber content of not less than 1.5 pounds per cubic yard (0.9 kg per cubic meter) of concrete may be used in place of welded wire fabric.
36. Section R506.2.3, Vapor retarder, Exception 1, shall be amended to read as follows:
- Exception:** 1. From detached garages, detached utility buildings, and other detached unheated accessory structures.
37. Section R507.3 shall be amended to read as follows:
- Section 507.3 Piers.** Decks shall be supported on top of concrete piers. Deck piers shall be sized to carry the imposed loads from the deck structure to the ground. The base of the concrete pier shall be at a depth in accordance with Section R403.1.4.
Delete Figure R507.3 Deck Posts to Deck Footing Connection.
Delete Exception.
38. Section R507.3.1 shall be amended to read as follows:

R507.3.1 Minimum size. The minimum size of a concrete pier shall be not less than 12 inches (305 mm) in diameter.

Delete Table R401.4.1 Minimum Footing size for Decks.

39. Section R507.3.2. Delete Exceptions

40. Table R507.4 Deck Post Height. Replace maximum heights with the following:

Deck Post Size	Maximum Height
4 x 4	6 Feet
4 x 6	8 Feet
6 x 6	10 Feet
8 x 8	14 Feet

41. Section R507.4.1 shall be amended to read as follows:

R507.4.1 Deck post to deck pier connection. Deck posts shall bear on the center of the concrete piers. The attachment of the deck post to the concrete pier shall be made by approved manufactured connectors to provide lateral and uplift restraint.

Delete Exception.

42. Section R703.1 Exterior covering general, shall be amended to add the following:

Any enclosed, attached, or detached accessory structure constructed of canvas, nylon, plastic, or other pliable material supported by air, cables, tubing, metal, or wood framework shall be prohibited. The provisions of this Section shall not apply to awnings or canopies which provide weather protection or decoration.

43. Section R801.3, Roof drainage, shall be amended to read as follows:

R801.3 Roof drainage. All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least two feet from foundation walls or to an approved drainage system. Upper roof surfaces shall not be permitted to discharge onto lower roof surfaces. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge drainage to the ground surface at least five feet from foundation walls or to an approved drainage system.

44. The following chapters shall be deleted in their entirety:

Chapter 25, Plumbing Administration
Chapter 26, General Plumbing Requirements
Chapter 27, Plumbing Fixtures
Chapter 28, Water Heaters
Chapter 29, Water Supply and Distribution
Chapter 30, Sanitary Drainage
Chapter 31, Vents

Chapter 32, Traps
Chapter 34, Electrical General Requirements
Chapter 35, Electrical Definitions
Chapter 36, Services
Chapter 37, Branch Circuits and Feeder Requirements
Chapter 38, Wiring Methods
Chapter 39, Power and Lighting Distribution
Chapter 40, Devices and Luminaries
Chapter 41, Appliance Installation
Chapter 42, Swimming Pools
Chapter 43, Class2 Remote-Control, Signaling and Power-Limiting Circuits

45. All plumbing installations, materials, and fixtures shall comply with the Illinois Plumbing Code, 2014 edition, promulgated by the Illinois Department of Public Health.
46. All electrical installations, materials, fixtures, and devices shall comply with the National Electrical Code, 2017 edition, promulgated by the National Fire Protection Association, as amended by the Village.

23.04 INTERNATIONAL BUILDING CODE/2018

The International Building Code, 2018 edition, (“Building Code”) is hereby adopted by reference and made part of this Section, subject to the modifications set forth herein, and shall be applicable to the Village.

23.05 MODIFICATIONS TO THE BUILDING CODE

The Building Code shall be amended as follows:

1. Section [A] 101.1, insert: Village of Algonquin
2. Section [A] 101.4.4 shall be amended to read as follows:

[A] 101.4.4 Plumbing. The provisions of the Illinois State Plumbing Code, 2014 edition, shall apply to the installation, alteration, repair, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances.

3. Section [A] 101.4. Add new Section:

[A] 104.4.8 Electrical. The provisions of the National Electrical Code, 2017 edition, promulgated by the National Fire Protection Association, as amended by the Village shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

4. Section [A] 105.1, Required, shall be amended to read as follows:

[A] 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure; or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, plumbing, or fire protection system; the installation of communication towers or antennas; the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

5. Section [A] 107.3, Examination of documents, shall be amended to read as follows:

[A] 107.3 Examination of documents. The Building Official shall examine or cause to be examined the accompanying construction documents and fire protection shop drawings and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this Code and other pertinent laws or ordinances. The Building Official is authorized to submit the construction documents and fire protection shop drawings to a third-party plan review agency chosen by the Building Official. The property owner or owner's agent shall be responsible for the reimbursement to the Village of all fees associated with the review of documents by any third-party plan review agency, and all fees shall be paid in full prior to the issuance of the permit.

6. Section [A] 110.4, Inspection agencies, shall be amended to read as follows:

[A] 110.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability. The Building Official is authorized to engage a third-party inspection agency for inspections of a technical nature in addition to the inspections required in Section 1704. The property owner or the owner's agent shall be responsible for the reimbursement to the Village of all fees associated with inspections conducted by any third-party inspection agency and shall be paid in full prior to the issuance of a Certificate of Occupancy.

7. Section [A] General, 113.1 shall be amended to read as follows:

[A] 113.1 General. In order to hear and decide appeals of order, decisions, or determinations made by the Building Official relative to the application and interpretation of this code, an appeal may be made to the Village Board.

8. Section [A] 113.3, Qualifications, shall be deleted in its entirety.

9. Section 310.3, Residential Group R-2, shall be amended to add the following:

Buildings with more than two dwelling units where any portion of any individual dwelling unit does not extend from the foundation to the roof, regardless of egress arrangement, shall be classified as R-2.

10. Section 310.4, Residential Group R-3, shall be amended to add the following:

Buildings with not more than two dwelling units where any portion of any individual dwelling unit does not extend from the foundation to the roof, regardless of egress arrangement, shall be classified as R-3.

11. Section [F] 903.2 shall be amended to read as follows:

[F] 903.2 Where required. An approved automatic sprinkler system shall be provided throughout all new buildings and structures regardless of Group or fire area and in locations described in the Section.
Delete Exception.
12. Section [F] 903.2.1 shall be amended to read as follows:

[F] 903.2.1. Group A. An automatic sprinkler system shall be provided for in Group A-1 occupancies.
13. Section [F] 903.2.1.1 shall be amended to read as follows:

[F] 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for in Group A-1 occupancies.
14. Section [F] 903.2.1.2 shall be amended to read as follows:

[F] 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for in Group A-2 occupancies.
15. Section [F] 903.2.1.3 shall be amended to read as follows:

[F] 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for in Group A-3 occupancies.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as exit discharge of the main entrance and exit.
16. Section [F] 903.2.1.4 shall be amended to read as follows:

[F] 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for in Group A-4 occupancies.

Exception: Areas used exclusively as participant sports areas where the main floor is located at the same level as exit discharge of the main entrance and exit.
17. Section [F] 903.2.1.5 shall be amended to read as follows:

[F] 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided in all Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and all other accessory use areas.
18. Section [F] 903.2.2 shall be amended to read as follows:

[F] 903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be provided

in any area containing an ambulatory care facility.

19. Section [F] 903.2.3 shall be amended to read as follows:

[F] 903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing a Group E occupancy.

20. Section [F] 903.2.4 shall be amended to read as follows:

[F] 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a F-1 occupancy.

21. Section [F] 903.2.4.1 shall be amended to read as follows:

[F] 903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancies that contain woodworking operations.

22. Section [F] 903.2.5.3 shall be amended to read as follows:

23. **[F] 903.2.5.3 Pyroxylin plastics.** An automatic sprinkler system shall be provided throughout buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored, or handled.

24. Section [F] 903.2.6
Delete exceptions.

25. Section [F] 903.2.7 shall be amended to read as follows:

[F] 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy.

26. Section [F] 903.2.9 shall be amended to read as follows:

[F] 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout buildings containing a Group S-1 occupancy.

27. Section [F] 903.2.9.1 shall be amended to read as follows:

[F] 903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout buildings used as repair garages in accordance with Section 406.

28. Section [F] 903.2.9.2 shall be amended to read as follows:

[F] 903.2.9.2 Bulk storage of tires. Buildings and structures used for the storage of tires

shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1

29. Section [F] 903.2.10.1 shall be amended to read as follows:

[F] 903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for the storage of commercial motor vehicles.

30. Section [F] 903.2.11.1 shall be amended to read as follows:

[F] 903.2.11.1 Stories without openings. An automatic sprinkler system shall be installed throughout every story or basement of all buildings.

31. Section [F] 903.2.11.3, Buildings over 55 feet in height, delete exceptions.

32. Section 903 shall be amended to add the following section:

[F] 903.2.13 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy.

33. Section 903 shall be amended to add the following section:

[F] 903.2.14 Group F-2. An automatic sprinkler system shall be provided throughout buildings containing a Group F-2 occupancy.

34. Section 903 shall be amended to add the following sections:

[F] 903.2.15 Group U. An automatic sprinkler system shall be provided throughout buildings containing a Group U occupancy.

[F] 603.2.16 Discontinuation of use. An automatic sprinkler system shall be provided throughout a building containing any occupancy specified in Section 903 that has been unoccupied for more than 365 consecutive days.

[F] 603.2.17 Substantial improvement. An automatic sprinkler system shall be provided throughout a building containing any occupancy specified in Section 903 when the building or structure is substantially improved. Substantial improvement is defined when any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started.

35. Section [F] 903.3.1.1, Exempt locations, delete 2, 3, and 4.

36. Section [F] 903.3.5, Water supplies, shall be amended to read as follows:

[F] 903.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this Section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of the Illinois Plumbing Code. A minimum 10% but less than 5 pounds per square inch safety factor shall

be provided in the fire protection system hydraulic calculations. The system demand shall be a minimum of 5 pounds per square inch below the seasonal low water flow test supply. Hydrant water flow data used for the design of any sprinkler system shall be no more than one year old.

37. Section [F] 903.3.6, Hose threads, shall be amended to add the following sections:

[F] 903.3.6.1 Algonquin–Lake in the Hills Fire Protection District. The fire department connection on buildings constructed within the Algonquin-Lake in the Hills Fire Protection District shall be based on the fire protection system demand as follows:

1. 400–999 GPM: One four-inch locking Storz FDC with cap.
2. Greater than 1000 GPM: Two four-inch locking Storz FDC’s with caps. The FDC’s shall be remotely located on the building.

[F] 903.3.6.2 Huntley Fire Protection District. The fire department connection on buildings constructed within the Huntley Fire Protection District shall be a single five-inch locking Storz FDC with cap.

[F] 903.3.6.3 Carpentersville Fire Protection District. The fire department connection on buildings constructed within the Carpentersville Fire Protection District shall be one 2.5-inch x 2.5-inch x 4-inch NST double-clappered Siamese FDC and one four-inch locking Storz FDC with a check valve in the piping between the connections.

[F] 903.3.7 Fire Department Connections. Fire department connections shall be visible and unobstructed on a street front, parking lot, fire lane, or other accessible location approved by the Building Official and appropriate fire protection district. A fire hydrant shall be located within 100 feet of fire department connections. A blue weatherproof 75-candela exterior strobe light shall be installed on the exterior of the building above each fire department connection and shall be activated by water flow only.

38. Section 903 shall be amended to add the following section:

[F] 903.3.9 Fire pump test header. An outside test header shall be provided on all fire pump installations. An OS&Y control valve with a tamper switch shall be provided on all fire pump test headers.

39. Section 903 shall be amended to add the following section:

[F] 903.3.10 Riser check valve. Provide a check valve in each sprinkler riser.

40. Section 903 shall be amended to add the following section:

[F] 903.3.11 Hydraulic placard information. A reproduction of each hydraulic placard shall be included on the design drawings near the corresponding hydraulically calculated area.

41. Section 903 shall be amended to add the following section:

[F] 903.3.12 Sprinkler room access. Where fire sprinkler risers or fire pumps are located in a separate room, a minimum of a 36-inch side-swinging door complying with Section 715.4 shall be installed to provide direct access into the room from inside and outside of the building. Where the fire sprinkler risers are not located in a separate room, a minimum of a 36-inch side-swinging door complying with Section 715.4 shall be installed in an exterior wall, in an approved location, to provide access to the vicinity of the sprinkler risers from the outside of the building. A sign shall be provided on the exterior of the door(s) with minimum four-inch high letters stating, “SPRINKLER CONTROL VALVES” and/or “FIRE PUMP ROOM,” as applicable.

42. Section [F] 903.4.2 shall be amended to read as follows:

[F] 903.4.2 Alarms. A fire alarm shall monitor all automatic sprinkler systems. Approved audible and visual devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Actuation of the automatic sprinkler system shall actuate the building fire alarm system flow alarm, sprinkler bells, and water flow indicating appliances over the fire protection district direct connection. Visual alarm devices shall be arranged so the flashing light beam can be seen at the required level of intensity from all common use areas. Visual alarm appliances shall be provided as directed in Section [F] 907.5.2.3 and in restrooms. Audible alarms shall be arranged so the alarm can be heard in all areas of the building.

43. Section [F] 903.4.3 shall be amended to read as follows:

[F] 903.4.3 Floor control valves. Approved, supervised indicating floor control valves with water flow switches shall be provided at the point of connection to the riser on each floor in multiple story buildings, including all floor levels below grade.

44. Section [F] 903 shall be amended to add the following section:

[F] 903.6. Yard Hydrants. Fire hydrants shall be provided around the perimeter of a building in 300 feet increments.

45. Section [F] 905.3 shall be amended as follows:

[F] 905.3 Required Installations. Class I standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.7 and in locations indicated in Sections 905.4. Standpipe systems are permitted to be combined with automatic sprinkler systems unless otherwise noted. Exception: Standpipe systems are not required in buildings and structures regulated by the International Residential Code in accordance with Section 101.2, Exception 1.

46. Section [F] 905.301 shall be amended as follows:

[F] 905.3.1 Height. Class I standpipe systems shall be installed throughout all buildings and portions of buildings: 1. With more than two stories above the lowest level of fire de-

partment vehicle access. 2. With more than two stories below the highest level of fire department vehicle access. 3. Where there is a floor level located more than 30 feet above the lowest level of fire department vehicle access, including mezzanines. 4. Where there is a floor level located more than 30 feet below the highest level of fire department vehicle access, including mezzanines. 5. Where any portion of the building floor area, including mezzanines, is more than 400 feet of travel from the nearest point of fire department vehicle access.

47. Section [F] 905.3 shall be amended to add the following Section:

Section [F] 905.3.9 High-piled combustible storage. Buildings or portions of buildings with high-piled combustible storage shall be equipped with a Class I automatic wet standpipe system. Standpipe hose connections shall be located in high-piled combustible storage areas where storage exceeds 12 feet in height. Hose connections shall be located at each door to the high-piled combustible storage area. Where the travel distance between hose connections exceeds 200 feet, the Building Official is authorized to require additional hose connections be provided in approved locations. The standpipe system shall be: 1. A separate riser piping system. 2. Hydraulically calculated for a minimum of 250 gallons per minute at 75 pounds Chapter 23, Page 19 4/22/14 per square inch to the most hydraulically remote fire hose valve. 3. Where system pressures exceed 100 pounds per square inch, a reduced pressure field-adjustable type hose valve shall be provided.

48. Section [F] 905.4 shall be amended to add:

7. In Group A-1 and A-2 occupancies with occupant loads of more than 1,000, hose connections shall be located on each side of any stage, on each side of the rear of the auditorium, on each side of the balcony, and on each tier of dressing rooms.

49. Section [F] 905.4 shall be amended to add the following to the list of locations of Class I standpipe hose connections:

7. In Group A-1 and A-2 occupancies with occupant loads of more than 1,000, hose connections shall be located on each side of any stage, on each side of the rear of the auditorium, on each side of the balcony, and on each tier of dressing rooms.

50. Section [F] 905.4 shall be amended to add the following section:

[F] 905.4.3 Hose connection threads. Each Class I standpipe hose connection shall be equipped with a 2.5-inch NST male hose valve, with a removable 2.5-inch female to 1.5-inch male adapter, which shall be permanently chained to the hose connection.

51. **Section [F] 905.5 Locations of Class II standpipe hose connections.** Shall be deleted in its entirety.

52. **Section [F] 905.6 Location of Class III standpipe hose connections.** Shall be deleted in its entirety.

53. Section [F] 907.1.3, Equipment, shall be amended to read as follows:

[F] 907.1.3. Equipment. All fire alarm systems shall be of the addressable type. Systems

and their components shall be listed and approved for the purpose for which they are installed.

54. Section [F] 907.2, Where required, shall be amended to read as follows:

[F] 907.2 Where required. An approved manual, automatic, or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in accordance with Section 907.2.1 through 907.2.23, as amended, and provide occupant notification in accordance with Section 907.9. An approved manual fire alarm system shall be provided in all Groups. An approved automatic fire detection system installed in accordance with NFPA 72 shall be provided in all non-sprinklered Groups. Where automatic sprinkler protection, installed in accordance with Section 903.1.1 or 903.1.2, is provided and connected to the building fire alarm system, automatic heat detection required by this Section shall not be required. Devices, combinations of devices, appliances, and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to activate a smoke detector. All fire alarm control panels of full function annunciator panels shall be installed within 10 feet of the main entrance or in a location approved by the fire protection district.

55. Section [F] 907.2.1, Group A, delete the exception.

56. Section [F] 907.2.2, Group B, delete the exception.

57. Section [F] 907.2.3, Group E, delete exception 2.

58. Section [F] 907.2.4, Group F, delete the exception.

59. Section [F] 907.2.7, Group M, delete exception 2.

60. Section [F] 907.2.8.1, Manual fire alarm system, shall be amended to read as follows:

[F] 907.2.8.1 Manual fire alarm system. A manual fire alarm system shall be installed in accordance with NFPA 72 in all Group R-1 occupancies.

Delete Exceptions 1 and 2.

61. Section [F] 907.2.9, Group R-2, shall be amended to read as follows:

[F] 907.2.9.1 Group R-2. A manual fire alarm system shall be installed in accordance with NFPA 72 in all Group R-2 common areas. An automatic fire detection system shall be installed in accordance with NFPA 72 in all Group R-2 common areas.

Delete Exceptions 1, 2, and 3

62. Section [F] 907.2.12, High-rise buildings, all exceptions shall be deleted.

63. Section [F] 907.6.4, Zones, shall be amended to read as follows:
64. **[F] 907.6.4 Zones.** Each floor shall be zoned separately and a zone shall not exceed 22,500 square feet. The length of any zone shall not exceed 300 feet in any direction. Multi-tenant buildings shall ring by tenant space.
65. Chapter 29, Plumbing Systems and the Illinois State Plumbing Code shall govern the erection, installation, alterations, repairs, relocation, replacement, addition to, use, or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed, and maintained in accordance with the Illinois State Plumbing Code.

23.06 **INTERNATIONAL FIRE CODE/2018**

The International Fire Code, 2018 edition, and appendices B, C, and D, (“Fire Code”), be and the same are hereby adopted by reference and made a part of this Section, subject to modifications set forth herein, and shall be applicable to the Village.

23.07 **MODIFICATIONS TO THE FIRE CODE**

The Fire Code shall be amended as follows:

1. For the purpose of this code, any Fire Code sections repeated within the International Building Code and modified therein shall also be considered modified accordingly within the Fire Code.
2. Section 101.1, insert Village of Algonquin.
3. Section 109.1 shall be amended to read as follows:

109.1 Board of appeals established. In order to hear and decide appeals of order, decisions, or determinations made by the fire code/building code official relative to the application and interpretation of this code, an appeal may be made to the Village Board.
4. Section 109.3, Qualifications, shall be deleted in its entirety.
5. Open Burning and Recreational Fires shall be deleted in its entirety (refer to Section 43.08 of the Village of Algonquin Municipal Code)

23.08 **INTERNATIONAL MECHANICAL CODE/2018**

The International Mechanical Code, 2018 edition, (“Mechanical Code”) be and the same is hereby adopted by reference and made part of this Section, subject to modifications set forth herein, and shall be applicable to the Village.

23.09 **MODIFICATIONS TO THE MECHANICAL CODE**

The Mechanical Code shall be amended as follows:

1. Section [A] 101.1, insert Village of Algonquin.

2. Section [A] 106.5.2, insert Appendix B of the Village of Algonquin Municipal Code.

3. Section [A] 106.5.3 shall be amended to read as follows:

[A] 106.5.3 Fee refunds. Refunds for mechanical permits shall be in accordance with Appendix B of the Village of Algonquin Municipal Code

4. Section [A] 108.4, insert Appendix B of the Village of Algonquin Municipal Code.

5. Section [A] 108.5, insert Appendix B of the Village of Algonquin Municipal Code.

6. Section [A] 109.1 shall be amended to read as follows:

[A] 109.1 Application of appeal. A person shall have the right to appeal a decision of the Code Official to the Village Board. An appeal shall be based on a claim that the intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed.

7. The following sections shall be deleted in their entirety:

Section [A] 109.2 Membership of board.
Section [A] 109.2.2 Alternate members.
Section [A] 109.2.3 Chairman.
Section [A] 109.2.4 Disqualification of member.
Section [A] 109.2.5 Secretary.
Section [A] 109.2.6 Compensation of members.
Section [A] 109.3 Notice of meetings.
Section [A] 109.4 Open hearings.
Section [A] 109.4.1 Procedure.
Section [A] 109.5 Postponed hearing
Section [A] 109.6 Board decision
Section [A] 109.6.1 Resolution
Section [A] 109.6.2 Administration

23.10 INTERNATIONAL FUEL GAS CODE/2018

The International Fuel Gas Code, 2018 edition, ("Fuel Gas Code") be and the same is hereby adopted by reference and made part of this Section, subject to modifications set forth herein, and shall be applicable to the Village.

23.11 MODIFICATIONS TO THE FUEL GAS CODE

The Fuel Gas Code shall be amended as follows:

1. Section [A] 101.1, insert Village of Algonquin.

2. Section [A] 106.6.2, insert Appendix B of the Village of Algonquin Municipal Code.

3. Section [A] 106.6.3 shall be amended to read as follows:

[A] 106.6.3 Fee refunds. Refunds for permit fees shall be in accordance with Appendix B of the Village of Algonquin Municipal Code.

4. Section [A] 108.4, insert Appendix B of the Village of Algonquin Municipal Code.
5. Section [A] 108.5, insert Appendix B of the Village of Algonquin Municipal Code.
6. Section [A] 109.1 shall be amended to read as follows:

[A] 109.1 Application of appeal. A person shall have the right to appeal a decision of the Code Official to the Village Board. An appeal based on a claim that the intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed.

7. The following sections shall be deleted in their entirety:

Section [A] 109.2 Membership of board
Section [A] 109.2.2 Alternate members
Section [A] 109.2.3 Chairman
Section [A] 109.2.4 Disqualification of member
Section [A] 109.2.5 Secretary
Section [A] 109.2.6 Compensation of members
Section [A] 109.3 Notice of meeting
Section [A] 109.4 Open hearing
Section [A] 109.5 Postponed hearing
Section [A] 109.6 Board decision
Section [A] 109.6.1 Resolution
Section [A] 109.6.2 Administration

8. Section 401.5 Identification shall be amended to add the follows:

Exterior gas piping shall be coated to protect the piping from corrosion. Exterior gas piping located on the roof shall be painted yellow. All other exterior gas piping shall be painted to match the exterior of the building.

23.12 NATIONAL ELECTRICAL CODE/2017

The National Electrical Code, 2017 edition, promulgated by the National Fire Protection Association, (“Electrical Code”) be and the same is hereby adopted by reference and made part of this Section, subject to modifications set forth herein, and shall be applicable to the Village.

23.13 MODIFICATIONS TO THE NATIONAL ELECTRICAL CODE

The Electrical Code shall be amended as follows:

1. Article 110.2 shall be amended to add the following:

All electrical devices, conductors, and equipment shall be listed by a recognized and approved testing laboratory, or by express written approval from the Electrical Inspector.

2. Article 110.12 shall be amended to add the following:

110.12(C). All accessible temporary and/or abandoned wiring conductors, conduit systems, raceways, junction boxes, electrical materials, and electrical equipment shall be completely removed, unless express written approval is obtained from the Electrical Inspector.

3. Article 110.34 shall be amended to add the following:

(G) Utility sinks, water hose bibs, drinking fountains, and similar fixtures shall not be installed in a dedicated electric panel or switch gear room in commercial or industrial buildings. In a non-dedicated electric panel or switch gear room, utility sinks, water hose bibs, drinking fountains, and similar fixtures shall not be installed within six (6) feet of electric service panels or switch gear.

4. Article 210.8(A)(1) shall be amended to add the following:

No less than one 20-ampere GFCI-protected duplex outlet shall be provided for every vanity sink installed in a residential occupancy.

5. Article 210.8(A)(7) shall be amended to add the following:

Not less than one GFCI-protected duplex outlet shall be provided for every wet bar sink.

6. Article 210.8(B) shall be amended to add the following:

(4) All outdoor outlets in all residential, commercial and industrial construction shall be GFCI-protected.

(5) All indoor receptacles in residential, commercial and industrial construction shall be GFCI-protected, if within six feet of sinks, water hose bibs, drinking fountains, any equipment with exposed or accessible water, open water, or similar fixtures.

7. Article 210.10(C) shall be amended to add the following:

(5) All required smoke detectors shall be 110-volt with battery backup, interconnected and supplied by a general lighting circuit. Where smoke detectors are installed adjacent to unconditioned spaces, conduit shall be connected to the side of the junction box or an approved sealant to the top of the junction box entries.

Exception. Existing non-modified structures shall have wireless battery-powered interconnected smoke detectors, at locations where required.

8. Article 210.11(A) shall be amended to add the following:

(1) All sump pumps and ejector pumps shall each be supplied by a separate circuit..

- (2) All furnaces and air conditioners shall each be supplied by a separate circuit.
9. Article 220.10 shall be amended to add the following:
- In no case shall the electric service size for a single-family detached dwelling unit be less than 200 ampere, with a 40-circuit panel; or
- Less than 200 ampere electric service with a 40-circuit panel for single-family attached dwelling units with 1,400 square feet or more of living space; or
- Less than 100 ampere electric service with a 20-circuit panel for single-family attached dwelling units with 1,399 square feet or less of living space; or
- Less than 400 ampere electric service with an 80-circuit panel for single-family dwelling units with 4,000 or more square feet of living space.
10. Article 230.70(A) shall be amended to add the following:
- Service disconnecting means shall be located outside of the building or within five feet of the point in which the service conductors enter the building.
11. Article 2240 shall be amended to add the following:
- Circuit breakers. Only one conductor per screw terminal shall be permitted on full size single-pole, 2-pole and 3-pole circuit breakers. Mini-circuit breakers and double/single-pole combination circuit breakers shall not be installed in any service panel, sub-panel or disconnect enclosure of any size or type.
12. Article 250.34 shall be amended to add the following:
- A permit shall be obtained from the Community Development Department prior to the use of a portable generator of 10,000 watts or more in size; a separate permit may be issued each day of operation.
13. Article 310.10 shall be amended to read as follows:
- All conductor material shall be copper.
14. Article 348.10 shall be amended to add the following:
- Flexible metal conduit: Type FMC (Greenfield) can be used in enclosed areas with a proper sized equipment grounding conductor in compliance with Article 250.122.
15. Article 358.10(A) shall be amended to add the following:
1. Interior above slab wiring: All 110-volt and higher voltage conductors shall be enclosed in EMT (Electrical Metallic Tubing), or IMC (Intermediate Metal Conduit) or RMC (Rigid Metal Conduit) installed in accordance with this Code shall be used for interior above slab wiring.

2. Exterior above grade exposed wiring: All exterior above grade exposed wiring shall be enclosed in IMC (Intermediate Metal Conduit) or RMC (Rigid Metal Conduit) and installed in accordance with the Code.
 3. Under slab and below grade wiring: Rigid PVC and RTRC (Reinforced Thermo-setting Resin Conduit) or RMC (Rigid Metal Conduit) installed in accordance with this code may be used below grade and under slab wiring. Direct burial wiring shall be used for underground service entrance conductors.
 4. Other raceways and wireways may be permitted by express written approval by the Electrical Inspector.
16. Article 404.2 shall be amended to add the following:
- A three-way switch or interior motion sensing switching device or photocell device shall be provided for interior lighting in all screen rooms, sunrooms, and additions classified as three-season rooms, constructed off an exterior door.
17. Article 404.4 shall be amended to add the following:
- (D) Switches shall be located at least five feet measured horizontally, from the inside walls of a bathtub, whirlpool tub, hot tub, spa, hydro-massage bathtub, tub/shower combination, shower stall or shower enclosure.
18. Article 406.9(C) shall be amended to add the following:
- (D) Receptacles shall be located at least six feet measured horizontally, from the inside walls of a bathtub, whirlpool tub, hot tub, spa, hydro-massage bathtub, tub/shower combination, shower stall or shower enclosure.
19. Article 410.10 shall be amended to add the following:
- (G) Ceiling mounted, open or exposed, glass tube fluorescent luminaires shall be provided with fall protection for the light bulbs.
20. Article 410.30 (B) (3) shall be amended to add the following:
- A 5/8 inch by eight foot, copper-clad ground rod shall be provided for all light pole bases; the ground rod shall be properly terminated and accessible from the hand hole.
21. Article 422.16 (B) shall be amended to add the following:
- (5) All dishwashers and food waste disposals installed in residential occupancies shall be hard-wired and shall be equipped with a disconnect located within sight of the appliance.
- Exception: Appliances equipped with factory-installed power cords.
22. Article 700.12.12 IV shall be amended to add the following:

Emergency systems shall be properly identified.

23. Article 700.16 shall be amended to add the following:

Emergency lighting consisting of not less than two lamps shall be provided in all non-residential bathrooms, connected to the bathroom lighting circuit.

24. Article 760 shall be amended to add the following:

Accessible fire alarm cable, conduit, and junction boxes shall be the color red in their entirety.

- 26 Requirements for Electrical Contractors:

It shall be unlawful for any person to engage in the business of electrical contracting without being a licensed Electrical Contractor. If such person is licensed for the current year in another City or Village within the State of Illinois, in conformity with the State Statutes, such Electrical Contractor shall be required to show proof of such license. The term "Licensed Electrical Contractor" as used in Section shall be understood to mean any person installing or altering electric equipment for the utilization of electricity supplied for light, heat or power; not including radio apparatus or equipment for wireless reception of sounds and signals, conductors and other equipment installed under the jurisdiction of the Illinois Commerce Commission, for use in their operation as Public Utilities; but the term "Licensed Electrical Contractor" does not include employees of an electrical contractor who perform and supervise work. The Corporate Authorities, by virtue of the Illinois Compiled Statutes, requires candidates for electrical contracting to successfully complete a written examination administered by any Illinois Municipality that administers written examinations.

23.14 ILLINOIS STATE PLUMBING CODE/2014

The Illinois State Plumbing Code, 2014 edition, (State of Illinois Plumbing License Law, Plumbers Licensing Code and Plumbing Code) ("Plumbing Code") be and the same, is hereby adopted by reference and made part of this Section, subject to the modifications set forth herein and shall be applicable to the Village. No plumbing work, unless modified by this Chapter, shall be undertaken prior to the issuance of a permit by the Building Commissioner. The application for a permit shall be made on forms provided by the Building Commissioner and shall be accompanied by the prescribed permit fees as set forth in Appendix B.

23.15 INTERNATIONAL ENERGY CONSERVATION CODE/2018

The International Energy Conservation Code, 2018 edition, ("Energy Conservation Code") be and the same, is hereby adopted by reference and made part of this Section, subject to the modifications set forth herein, and shall be applicable to the Village.

23.16 MODIFICATIONS TO THE ENERGY CONSERVATION CODE

The Energy Conservation Code shall be amended as follows:

1. Section C101.1, insert Village of Algonquin
2. Section C109 shall be amended to add the following:

C 109.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Code Official relative to the application and interpretation of this code, an appeal may be made to the Village Board.

3. Section C109.3 Qualifications, shall be deleted in its entirety

23.17 INTERNATIONAL EXISTING BUILDING CODE/2018

The International Existing Building Code, 2018 edition, (“Existing Building Code”) be and the same, is hereby adopted by reference and made part of the Section, subject to modifications set forth herein, and shall be applicable to the Village.

23.18 MODIFICATIONS TO THE EXISTING BUILDING CODE

The Existing Building Code shall be amended as follows:

1. Section [A] 101.1, insert Village of Algonquin
2. Section [A] 101.2 shall be amended to read as follows:

[A]101.2 Scope. The provisions of the Existing Building Code shall apply to the repair, alteration, change of occupancy, addition, and relocation of existing, non-residential, and mixed-use occupancy buildings. New buildings or a building or portion of a building that has not been previously occupied or used for its intended purpose shall comply with the provisions of the Building Code for new construction. Repairs, alterations, change of occupancy, existing buildings to which additions are made, historic buildings, and relocated buildings complying with the provisions of the Building Code, Mechanical Code, Plumbing Code, Electrical Code, and Residential Code, as applicable, shall be considered in compliance with the provisions of the code.

3. Section [A] 105.2, Work exempt from permit, delete: 1, 3, 4, and 5.
4. Section [A] 112.1 shall be amended to read as follows:

[A] 112.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Code Official relative to the application and interpretation of this code, an appeal may be made to the Village Board.

5. Section [A] 112.3, Qualifications, shall be deleted in its entirety.

23.19 INTERNATIONAL PROPERTY MAINTENANCE CODE/2018

The International Property Maintenance Code, 2018 edition, (“Property Maintenance Code”) be and the same, is hereby adopted by reference and made part of this Section, subject to modifications set forth herein, and shall be applicable to the Village.

23.20 MODIFICATIONS TO THE PROPERTY MAINTENANCE CODE

The Property Maintenance Code shall be amended as follows:

1. Section [A] 101.1 insert Village of Algonquin.
2. Section [A] 111.1 shall be amended to read as follows:

[A] 111.1 Application for appeal. Any person directly affected by a decision of the Code Official or a notice of order issued under this code shall have the right to appeal to the Village Board, providing that a written application for an appeal is filed within 20 days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code, or the rules legally adopted thereunder, have been incorrectly interpreted, the provisions of this code do not apply, or the requirements of this code are adequately satisfied by other means.

3. Section [A] 111.2 Membership of board, shall be deleted in its entirety.
4. Section [A] 111.3 Notice of meeting, shall be deleted in its entirety.
5. Section [A] 111.4 Open hearing, shall be deleted in its entirety.
6. Section [A] 111.5 Postponed hearing, shall be deleted in its entirety.
7. Section [A] 111.6 Board decision, shall be deleted in its entirety.
8. Section 302.2 shall be amended to add:

302.2.1 Sump pump and downspout discharge. The discharge from a sump pump and/or roof drainage downspout shall not discharge directly or indirectly on or over any public street, sidewalk, bike path, or right-of-way; and the outlet of sump pump discharge piping shall not be located within five feet of a property line, shall be orientated to discharge in the direction of the engineered drainage path, and shall not cause standing water on adjacent properties.

9. Section 302.4, 8 inches shall be inserted.
10. Section 302.8 shall be amended to read as follows:

302.8 Motor and recreational vehicles. All motor and recreational vehicles, including but not limited to cars, vans, trucks, construction/excavating/landscape equipment, motorized bikes/motorcycles, boats, watercraft, snowmobiles, campers, aircraft, all-terrain vehicles,

and trailers, shall be parked on an approved surface of four inches of concrete over a four-inch compacted gravel base or two inches of asphalt over a six-inch compacted base, or paving bricks designed for motor vehicle traffic, installed in accordance with manufacturer's installation instructions, or completely enclosed in a structure designed and approved for such purpose. Motor vehicles, recreational vehicles, and equipment parked on an approved surface shall be accessible without maneuvering over lawn, grass, curbs, or any unpaved surface. No more than two recreational vehicles shall be visible on a zoning lot. No part of any motor or recreational vehicle, when parked, shall encroach over a public sidewalk or bike path, and in no case shall equipment or a recreational vehicle be parked on public property. No vehicle shall, at any time, be in a state of major disrepair, disassembly, or in the process of being stripped or dismantled.

Exception: A vehicle of any type is permitted to undergo major repair provided that such work is performed inside an enclosed structure designed and approved for such purpose.

11. Section 304.14 shall be amended to insert April 15 to November 1.

12. Section 307.2 shall be amended to read as follows:

308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish and recycling in a clean and sanitary manner pursuant to Chapter 13 of this Code and by placing such rubbish and items intended for recycling in approved containers and stored in a location with minimal exposure to the public view.

Exception: Rubbish and recycling may be placed on the right-of-way after 5:00 p.m. the day prior to the scheduled rubbish collection day, and all rubbish and recycling containers shall be removed from the right-of-way by 11:00 p.m. the day of rubbish collection.

13. Section 308.2 shall be amended add:

308.2.3 Special pick-up. Items requiring a special pick-up, such as refrigerators, water heaters, stoves, ovens, cook tops, furniture, carpeting, and construction material, shall not remain on the right-of-way for more than 48 hours.

14. Chapter 3 shall be amended to add a new section, which shall read as follows:

SECTION 310 YARDWASTE COMPOSTING.

310.1 Compost piles and bins. Compost piles and bins shall comply with the following requirements:

1. Compost piles and bins shall be located in side or rear yards.
2. Compost piles and bins shall not exceed four feet in height and in diameter.
3. Compost piles and bins shall not be placed or tended in such a way as to allow materials to be wind-blown.
4. Compost piles and bins shall not emit odorous matter in such quantities as to be

readily detectable at any point along any lot line, or to otherwise produce a public nuisance or hazard beyond any lot line.

5. Compost piles or bins shall be located not less than five feet from any lot line and out of any easement.

310.2 Composting material. Compost material shall be comprised of approximately an equal mixture of carbon-rich (brown) material and nitrogen-rich (green) material.

310.2.1 Carbon-rich material. The following examples are acceptable carbon-rich (brown) material:

1. Leaves
2. Pine needles
3. Small twigs and branches
4. Wood chips and shavings
5. Bark pieces
6. Straw

310.2.2 Nitrogen-rich material. The following examples are acceptable nitrogen-rich (green) material:

1. Grass clippings
2. Weeds
3. Spent flowers and plants
4. Vine and other soft prunings from the garden
5. House plant trimmings

310.2.3 Improper compost material. The following examples are improper composting materials and shall not be permitted:

1. Animal and dairy products
2. Meats
3. Fats, oils and grease
4. Animal feces

310.3 Compost maintenance. Compost piles shall be maintained neatly and not allowed to sprawl. Piles of grass clippings and/or large branches are not considered composting and shall not be permitted.

15. Section 602.3, insert September 15 to May 15.
16. Section 602.4, insert September 15 to May 15.
17. The following section shall be added:

SECTION 801 DRIVEWAYS

801.1 Driveways. All driveways and off-street parking areas shall be paved with a surface

of not less than four inches of concrete over a four-inch compacted base course or not less than two inches of asphalt over a six-inch compacted base course or paving bricks designed for motor vehicle traffic, installed in accordance with manufacturer's installation instructions. Gravel driveways and off-street parking areas are not permitted. Any nonconforming gravel driveway or off-street parking area shall be paved in accordance with this code no later than December 1, 2009.

18. The following sections shall be added:

SECTION 706 SALT STORAGE

706.1 Salt Storage. In the interest of limiting pollution to our environment and waterways and ultimately preventing contamination of our groundwater resources, all properties which store bulk rock salt for winter snow or ice removal operations shall comply with these regulations. Prior to the installation of any salt storage, a permit, which is valid November through April, shall be obtained from the Community Development Department. The permit fee is found in Appendix B of this Code. The permit application shall include the amount of salt to be stored, a site plan that includes the location and dimensions of the storage site, as well as any storm sewer drains within 125 feet of the storage site, the amount of salt to be stored, the method by which the salt will be covered and additional measures that will be undertaken to minimize visual impact to public ways and/or adjacent residential uses.

Properties not in compliance with the salt storage requirements shall be fined pursuant to Appendix B of this Code until the storage is brought into compliance. Those properties containing a salt pile without a valid permit shall be fined pursuant to Appendix B of this Code and required to obtain a permit or remove the salt pile.

Salt storage shall comply with the following requirements:

1. The maximum amount of storage allowed shall not exceed four storm events.
2. The salt within the salt storage location shall be covered with a water-resistant tarp or similar protective cover, which shall be adequately secured to prevent damage from wind and/or water at all times.
3. The location shall be not less than 100 feet from any storm sewer drain.
4. The location shall be uphill and away from snow piles.
5. The location shall be in an area that minimizes visual impact to public ways and/or adjacent residential uses.
6. The salt pile and area used for truck loading and unloading shall be diligently swept and maintained free of loose salt and debris at all times. The area shall be kept in a clean, workmanlike manner at all times.

7. All unused salt and the site shall be cleaned up no later than April 15th.

23.21 ILLINOIS ACCESSIBILITY CODE/2018

The Illinois Accessibility Code, effective date October 23, 2018, (71 Illinois Administrative Code 400) (“Accessibility Code”) be and the same, is hereby adopted by reference and made part of this Section and shall be applicable to the Village. In the event of a conflict between the provisions of the Illinois Accessibility Code and the International Building Code, the most restrictive provisions shall apply.

23.22 INTERNATIONAL SWIMMING POOL AND SPA CODE/2018

The International Swimming Pool and Spa Code, 2018 edition, (“Swimming Pool and Spa Code”) be and the same, is hereby adopted by reference and made part of this Section, subject to modifications set forth herein, and shall be applicable to the Village.

23.23 MODIFICATIONS TO THE SWIMMING POOL AND SPA CODE

The Swimming Pool and Spa Code shall be amended as follows:

1. Section [A] 101.1 insert Village of Algonquin.
2. Section [A] 108.1 shall be amended to read as follows:

[A] 108.1 Application for appeal. Any person directly affected by a decision of the Code Official or a notice of order issued under this code shall have the right to appeal to the Village Board, providing that a written application for an appeal is filed within 20 days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code, or the rules legally adopted thereunder, have been incorrectly interpreted, the provisions of this code do not apply, or the requirements of this code are adequately satisfied by other means.

3. The following sections shall be deleted in their entirety

Section [A] 108.2 Membership of board
Section [A] 108.2.1 Qualifications
Section [A] 108.2.2 Alternate members
Section [A] 108.2.3 Chairman
Section [A] 108.2.4 Disqualification of member
Section [A] 108.2.5 Secretary
Section [A] 108.2.6 Compensation of members
Section [A] 108.3 Notice of meeting
Section [A] 108.4 Open hearing
Section [A] 108.5 Postponed hearing
Section [A] 108.6 Board decision
Section [A] 108.6.1 Resolution
Section [A] 108.6.2 Administration

4. Section 305.5 Onground residential pool structure as a barrier, shall be amended to read as follows:

Onground residential pool structure as a barrier. Where an onground pool structure is used as a barrier, an additional barrier shall be mounted on top of the pool structure. The maximum vertical clearance between the top of the pool and the bottom of the barrier shall be four inches. The minimum vertical height of the barrier above the top of the pool shall be 18 inches and in no case shall the top of barrier be less than 48 inches above grade for the entire perimeter of the pool and comply with the requirements of Section 305.2. Where the barrier is mounted on top of the pool structure and means of access is a ladder or steps:

1. The ladder or steps shall be designed and manufactured to meet the barrier requirements of Section 305.2; or
2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section 305.2.

23.24 PERMIT FEE SCHEDULE

Permit fees are found in Appendix B of this Code.

23.25 KANE COUNTY ROAD IMPROVEMENT IMPACT FEE

All developers of new development in Kane County, as defined in Kane County Ordinance No. 04-22, Kane County Road Improvement Impact Fee Ordinance, are required to submit, with their building permit application, a copy of their receipt of payment reflecting payment of the Kane County Road Improvement Impact Fee.

23.26 IDENTIFICATION OF LOCAL BUILDING CODE NOT ADOPTED

Notwithstanding the provisions of 20 ILCS 3918/55, the Village shall not provide the identification of a new building code or amendment thereto, its title and edition, to the State of Illinois Capital Development Board, or its successor, for placement on the Internet through the State of Illinois worldwide website.

Section 23.23 Permit Fee Schedule

- A. The building permit fee for the construction of new buildings, additions and interior build-outs, not including electrical, plumbing, mechanical or other fees required by this Section shall be calculated as follows:

1. Residential, one-family detached & attached

a. With basement or crawlspace:	\$0.84 per square foot of living area; plus \$0.30 per square feet of garage area
b. Without basement or crawlspace:	\$0.72 per square foot of living area; plus \$0.30 per square feet of garage area

2. Non-residential

a. New building:	\$0.99 per square foot
b. Interior build-out in existing building:	\$0.75 per square foot

3. Residential detached garage:

	\$0.30 per square foot of area \$50.00 minimum
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4. The greater of 23.23.A.1, 23.23.A.2, 23.23.A.3 or .75% of the construction cost indicated on the Building Permit Application.

- B. Alterations, remodeling or repairs not associated with the construction of new buildings, additions, or interior buildouts, not including electrical, plumbing, mechanical and other fees required by this section shall be calculated as follows:

Residential, one-family detached & attached:	.75% of construction cost \$45.00 minimum.
Non-residential:	.75% of construction cost \$85.00 minimum

- C. Permit fee amounts shall be rounded up to the next greater dollar.

Plumbing:

Installation of new plumbing fixture	\$25.00 per fixture; \$45.00 minimum
Replacement of water heater	\$10.00 per unit
Water or sewer connection (new, replacement, repair)	\$75.00
Landscape irrigation	\$0.80 per head; \$90.00 minimum

HVAC:

Installation of new heating equipment	\$100.00 for the first 100,000 BTUs Plus \$25.00 per each additional 100,000 BTUs or fraction thereof
Installation of new cooling equipment	\$100.00 for the first three tons Plus \$25.00 per each additional three tons or fraction thereof.
Installation of new natural gas piping	\$25.00 per gas fired appliance; \$45.00 minimum
Replacement of heating or cooling equipment	\$45.00 per residential appliance; \$95.00 per non-residential appliance.

Installation of new exhaust equipment	\$50.00 for the first 500 CFM Plus \$25.00 each additional 500 CFM or fraction thereof
Commercial kitchen hood & duct	\$200.00 per hood

Electrical

Electric Service (new, replacement, temporary):

0-100 amperes	\$100.00
101-200 amperes	\$175.00
201-400 amperes	\$225.00
401-1,000 amperes	\$275.00
1,001-4,000 amperes	\$400.00
4,001-10,000 amperes	\$550.00
Over 10,000 amperes	\$550.00 plus \$125.00 per each additional 1,000 amperes or fraction thereof.

Electrical installation for new residential detached & attached

0-1,400 square feet of living area	\$225.00 plus electric service
1,402-4,000 square feet of living area	\$450.00 plus electric service
Over 4,000 square feet of living area	\$575.00 plus electric service

Electric installations for new non-residential Buildings, additions, alterations and interior build-outs

	20% of the permit fee as calculated in Section 23.23.A plus electric service. Minimum \$85.00
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Electric installations for residential one-family detached and attached additions and alterations.

	\$0.30 per square feet of area; Minimum \$45.00
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Emergency whole house generator

	\$100.00
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Temporary generator; over 10,000 watts (10kw)

	\$100.00 for each seven days of operation or fraction thereof
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Rooftop Photovoltaic residential one-family installation

	\$100.00
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Rooftop Photovoltaic Non-residential Installation

	Convert total electric generated into amperes; calculate fee in accordance with new Electric Service Section of this Chapter. Minimum \$100.00
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Wind turbine generator, one-family installation

	\$100.00
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Wind turbine generator, non-residential installation

	Convert total electric generated into amperes; calculate fee in accordance with new Electric Service Section of this Chapter. Minimum \$100.00
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Fire Protection Systems:

Sprinkler system, new installation

1-20 heads	\$210.00
21-100 heads	\$435.00
101-200 heads	\$580.00
201-300 heads	\$665.00
305-500 heads	\$980.00
Over 500 heads	\$980 plus \$1.10 per each additional head

Additions and alterations to existing sprinkler system

	50% of new installation; \$85.00 minimum
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Residential one-family detached & attached sprinkler system

	\$190.00
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Complete fire alarm system, new installation

	\$0.215 per square foot of building area; \$200 minimum
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Partial fire alarm system or alteration of existing alarm system

	\$0.011 per square foot of building area; \$200 minimum
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Commercial hood & duct suppression

	\$200.00 per hood
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Fee for fire protection system reviewed by consultant

	Equal to 10% of the invoiced review fee; \$85.00 minimum
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Plan Examination:

New one-family detached & attached	\$95.00 dwelling unit
Residential one-family addition, alteration, remodeling	10% of the permit fee, calculated per Section 23.23.A.1; \$45.00
Non-residential additions, alterations, remodeling	10% of permit fee, calculated per Section 23.23.A.2; \$85.00 minimum
<i>New buildings:</i>	
1-60,000 cubic feet	\$375
60,001-80,000 cubic feet	\$450
80,001-100,000 cubic feet	\$500
100,001-150,000 cubic feet	\$575
Over 150,000 cubic feet	\$750 + \$7.50 per each additional 10,000 cubic feet or fraction thereof
Mechanical Code review	25% of Building Code review fee; \$95 minimum
Plumbing Code review	25% of Building Code review fee; \$95 minimum

Electrical Code review	50% of Building Code review fee; \$95 minimum
Accessibility Code review	25% of Building Code review fee; \$95 minimum
Building plans reviewed by consultant	Equal to the invoiced review fee plus \$50.00

Miscellaneous:

Certificate of Occupancy, one-family detached & attached	\$75.00 dwelling unit
Certificate of Occupancy, non-residential	\$20.00 per 1,000 square feet of area or fraction thereof; minimum \$100.00
Temporary Certificate of Occupancy, residential one-family	\$100.00 per dwelling unit
Temporary Certificate of Occupancy, non-residential	\$200.00
Christmas Tree sales lot	\$175.00 per season
Deck, gazebo, dock/pier	\$85.00 for the first 150 square feet of area plus \$20 for each additional 150 square feet of area or fraction thereof.
Demolish or relocate entire residential one-family detached structure	\$300.00
Demolish or relocate entire non-residential structure	\$500.00
Limited demolition, residential one-family detached & attached	\$40.00
Limited demolition, non-residential	\$85.00
Elevator, escalator, dumbwaiter	\$300.00 per car or escalator
Biannual elevator inspection	\$75.00
Fence, dog run	\$45.00
Fireplace	\$45.00
Patio (concrete or pavers)	\$45.00
Public walk, private walk, approach, driveway	\$45.00
Roofing, new & re-roof, residential one-family	\$45.00 per dwelling
Roofing, new & re-roof, non-residential	\$1.50 per 100 square feet of roof area or fraction thereof; \$85.00 minimum
Window, door replacement	\$10.00 per window; minimum \$45.00
Storage shed	\$45.00
Shipping container for temporary storage	On site over 14 consecutive days and no more than 90 consecutive days, \$150.00
Hot tub, spa	\$45.00
Storable, temporary swimming pool	\$45.00 per season
On-ground swimming pool	\$150.00
In-ground swimming pool	\$300.00
Telecommunication/data transmission freestanding tower	\$750.00
Telecommunication/data transmission antenna	\$150.00 per antenna
Fuel dispensing tank installation	\$0.11 per gallon capacity of tank; \$150. Minimum
Underground storage tank removal	\$95.00 per tank
Temporary structure	\$150.00 for the first 90 days plus \$50.00 for each additional 30 days or fraction thereof

Special event (fair, carnival, sidewalk/outdoor sales)	\$95.00 per day
Reinspection	\$45.00 per inspection

Permits, miscellaneous	
<i>Permit extension (Note: All requests for a permit extension shall be made in writing.)</i>	
First 6-month extension	25% of permit fee; \$45 minimum
Second 6-month extension	50% of permit fee; \$45 minimum
Third 6-month extension	100% of permit fee; \$45 minimum
Withdrawn permit	In the event a permit application is reviewed, approved and issued, and the work for which the permit was issued has not been started within six months of issuance, the permit shall be voided. If a permit is withdrawn by the applicant or is revoked or voided by the Village, a portion of the permit fee may be refunded pursuant to a written request from the applicant, the plan review portion of the permit shall be retained by the Village and not refunded, and in no case shall the amount retained be less than \$45.
Work performed without a permit	Penalty of 100% of the permit shall be added to the cost of a permit if construction is started without first obtaining an approved permit.

Chapter 29, Sign Code:

	Fee
Section 29.16-B, Permit Fees	
Ground and Freestanding Signs	\$75 base permit fee plus \$2 per square foot of sign face
Wall and Projecting Signs	\$75 per sign
Illuminated Signs	Additional \$60 electrical permit fee per sign
Temporary Signs and Flag Poles	\$40
Section 29.17-E, Confiscated Signs	
Storage	\$25 per sign
Section 29.17-G, Penalties for Erecting Off-Site Subdivision Identification Sign	
Penalty	\$500
Section 29.18, Variations	
Review fee	\$100



**VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT**

– M E M O R A N D U M –

Date: December 9, 2021

To: Committee of the Whole

From: Jason Shallcross, Community Development Director
Patrick Knapp, Senior Planner

Re: An Amendment to Ordinance No. 2001-O-47 and Special Use authorizing a minor motor vehicle repair facility on Lot 5 in the Rosen, Rosen, Rosen Subdivision

Rosen Auto Group/LRR LLC, the “Petitioner”, applied for an amendment to the Final Planned Development and a Special Use Permit to operate an oil change and minor repair facility at 2430 Harnish Drive referred to herein as the “Subject Property”. The Petitioner proposes to convert the former NAPA auto parts facility into an automobile service facility to complement their existing Hyundai and Genesis Operations. The interior of the building will include 14 service bays, parts and tool storage, locker rooms, a break room, and electric vehicle (EV) battery storage. Very minimal changes to the exterior will be made including a new door for egress, an overhead door, a relocated and enlarged overhead door for vehicle access, and double door access for EV battery storage. The bulk of the exterior will remain unchanged. While signage is shown on the attached plans, the Petitioner informed staff that they will not include signage on the building.

PUBLIC HEARING

A public hearing was held for the amendment to the Planned Development and the request for a Special Use at the December 6, 2021 Planning and Zoning Commission Meeting. During the hearing, one member of the public that represented the daycare center immediately east of the subject property voiced their concern about the exhaust fumes and vehicle noise that may be emanated from the facility. The Petitioner replied that they do not idle their vehicles in the repair facility and that the overhead doors are often closed as the facility is climate controlled. The Planning and Zoning Commission unanimously adopted staff’s findings as the findings of the Planning and Zoning Commission and recommended approval of the requests, subject to the conditions listed in the staff report, with a vote of 6-0.

RECOMMENDATION

Based upon this information, staff recommends approval of an Amendment to Ordinance No. 2001-O-47 and Special Use authorizing a minor motor vehicle repair facility on Lot 5 in the Rosen, Rosen, Rosen Subdivision as outlined in the staff report for case PZ-15-21, subject to the conditions listed in the staff report.



STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

Jason C. Shallcross, AICP
Director of Community Development

Patrick M. Knapp, AICP
Senior Planner

Date: November 5, 2021

Case Number:
PZ-15-21

Applicant/Property Owner:
Rosen Auto Group/LLR LLC / John Reichert

Public Hearing Date:
November 11th, 2021

Property Address/Location:
2430 Harnish Drive-Lot 5 of the Rosen, Rosen, Rosen Subdivision

Brief Summary of Request and Background

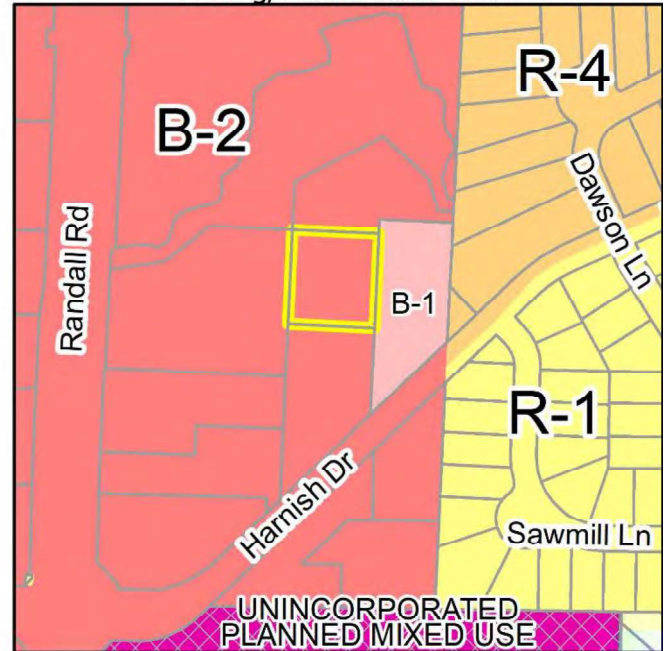
Rosen Auto Group/LRR LLC, the “Petitioner”, applied for an amendment to the Planned Development and a Special Use Permit to operate an oil change and minor repair facility at the property located 2430 Harnish Drive referred to herein as the “Subject Property”.

Staff supports the Petitioner’s requests, subject to the conditions listed in this report.

Location



Zoning/Future Land Use



Existing Zoning	Future Land Use/Improvements	Surrounding Zoning & Land Use	Property Size
B-2, Business General Retail	Planned Mixed Use Predominantly Commercial	North: B-2 Business - General Retail East: B-1 Business - Limited Retail South: B-2 Business - General Retail West: B-2 Business - General Retail	1.0 ac

Staff Recommendation Summary

Approve

Deny

Approve with Conditions

Discussion of Staff Recommendation

Rosen Auto Group/LRR LLC, the “Petitioner”, applied for an amendment to the Planned Development and a Special Use Permit to operate an oil change and minor repair facility at the property located 2430 Harnish Drive referred to herein as the “Subject Property”. The Petitioner plans to purchase the Subject Property that was formally a NAPA auto parts facility and convert the interior to an additional service facility for Hyundai and Genesis Operations. The interior of the building will include 14 service bays, parts and tool storage, locker rooms, a break room, and EV battery storage. Exterior renovation work will include a new door for egress, a new overhead door, a relocated overhead door, and double door access for EV battery storage.

Zoning – The current zoning of the subject property is B-2 (Business General Retail) which does permit an oil change and minor repair facility as a special use. Surrounding zoning and land use includes B-2 SU (Business General Retail) to the west and north that is already owned by the Petitioner and operated as a new car dealership, B-2 SU (Business General Retail) to the south that includes a fire station, and B-1 SU (General Retail) to the east that includes a Day Care Center.

Access – The subject property is located at the end of a private access road that also serves the Rosen Auto Group properties, the Fire Station, and the multi-tenant strip center addressed as 775-785 Randall Road.

Elevations – The proposed building elevations include the addition of a door on the north elevation for egress and a double door on the south elevation to access the EV battery storage. The overhead door on the south elevation will be relocated eastward and a new overhead door will be added to the west elevation. No changes to the color of the bricks or the roof are proposed.

Signage – Wall signs are included in the elevation plan set, but the Petitioner has indicated that wall signs will not be included after receiving feedback from staff. Staff proposes a condition that all signage meets code.

Engineering Plan – An access driveway will be installed to access the new overhead door on the west elevation and the access driveway on the south side of the building will be expanded to accommodate the relocated overhead door. Due to the new access driveway on the west side of the building, the parking stalls on the Subject Property will be restriped with a net loss of 2 stalls.

Parking – The existing site provides 26 parking stalls. The installation of the access driveway on the west side of the building will require the removal of 2 parking stalls. Per the village’s parking requirements, automobile service stations require 1 parking stall for each employee on duty and 1 parking stall for each service stall. This facility will have 14 service stalls and a maximum of 10 employees working at one time, which meets the parking requirements.

Landscape Plan – New landscaping will be installed in disturbed areas around the building. Eight-foot-tall White Firs will be planted on each side of the south access driveway to the building, Grow Low Sumacs will be planted near the new north elevation egress and west elevation overhead door, and Dense Yew will be planted on the south elevation. The proposed landscaping meets code requirements.

Findings of Fact

The following findings of fact should be used if the Commission recommends approval of the project:

1. The proposed uses of the subject property are appropriate and desirable in this location, and will be compatible both with the Comprehensive Plan designation and surrounding uses. The proposed uses will contribute to the Randall Road corridor and the proposed uses are consistent with the business zoning classifications of a majority of the surrounding properties, especially the existing Rosen Auto Group properties.

2. The proposed uses of this site are interior and will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values.
3. The proposed uses will comply with all zoning requirements of the Village and conditions stipulated as part of the approval. The subject property is zoned B-2, Business General Retail, and oil change and minor repair facilities are allowed as a special use in a B-2 District as long as the property does not front on Randall Road.

Staff Recommendation

Staff recommends approval of the amendment to the Planned Unit Development consistent with the findings of fact outlined above, subject to the conditions listed below. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. "To approve an amendment to Ordinance No. 2001-O-47 and Special Use authorizing a minor motor vehicle repair facility on Lot 5 of the Rosen, Rosen, Rosen Subdivision as outlined in the staff report for case PZ-15-21, subject to the following conditions:
 - a. The Additions & Renovations Plan, as prepared by Just 4 Measure, Ltd, with the latest revision date of September 14, 2021, shall be revised to include curb along the access driveways into the building and all signage shall meet code requirements;
 - b. The Landscape Plans, as prepared by G Studio, with the latest revision date of October 13, 2021, shall be adhered to; and
 - c. The Petitioner shall address the concerns outlined in the Village Engineer's report dated October 6, 2021.

The Village Board's decision is final for this case.

Attachments:

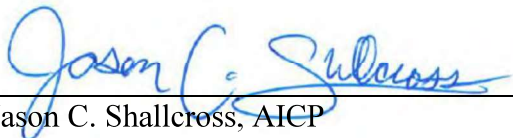
Administrative Content

Application and Engineering Comments

Plans

Engineering Plans and Plat

I concur:



Jason C. Shallcross, AICP
Director of Community Development



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

October 6, 2021

Village of Algonquin
2200 Harnish Drive
Algonquin, IL 60102

Attention: Jason Shallcross, Director of Community Development

Subject: Rosen Hyundai Amendment to PUD – FIRST REVIEW
Algonquin Case No. UNASSIGNED
(CBBEL Project No. 070272.00106)

Dear Jason:

We have reviewed the following documents related to the aforementioned project:

- Site Plan (sheet C-100) prepared by Northwestern Engineering Consultants bearing a revision date of September 12, 2001
- ALTA/NSPS Land Title Survey prepared by Vanderstappen Land Surveying bearing a revision date of August 23, 2021
- Architectural Plans prepared by Just for Measure, Ltd. bearing a revision date of August 30, 2021
- Village of Algonquin Development Application dated September 24, 2021, and attachments

The proposed development mostly involves interior remodeling of the existing structure. The submittal also did not include any preliminary engineering plans for review. Consequently, we have limited comments on the submittal.

The comments in this letter reflect the input from the Department of Public Works provided at a team review meeting held on October 6, 2021. These comments shall be addressed before Christopher B. Burke Engineering can approve the final engineering to the Village:

1. The preliminary architectural plans show the installation of a new trench drain within the building. The discharge from the trench drain will need to be run through a triple basin before it exists the building. The sewage flow from the existing bathrooms will need to bypass the triple basin in the joint discharge line. We have included a segment of the engineering plans for the building showing the location of the existing sanitary service line. The discharge line from the triple basin should be extended out of the building and connect to the existing manhole so that each discharge can be sampled independently.

100% Sunny > d))) 07/28/2021

2. The existing engineering plans show that a 6-inch diameter water service was to be run into the building. We assume that the existing service line will be adequate to provide the proper fire flow for the new use, however the internal sprinkler configuration may need to be revised to reflect the internal wall configurations.
3. The architectural plans show neither building mounted nor pole mounted exterior lighting. If new exterior lighting is included with the project, then a site photometric plan, site-specific lighting catalog cuts, and electrical site plan (if applicable) will need to be provided to the Village during the final engineering process.
4. There is no north curb return depicted for the new entrance on the east side of the building. We recommend that it have a radius to mimic the existing radius on the south side of that entrance, if possible.

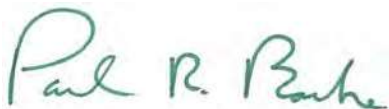
STORMWATER MANAGEMENT

5. Images on Google Earth indicate that the existing building was constructed in March of 2002 and the parking areas around it constructed soon afterward. It also appears from these same images that no other additional areas of impervious surface were constructed since that time. The proposed project includes small areas of new impervious surface on the west, south, and east sides of the existing building. By inspection, it does not appear that the amount of new impervious surface would cross the threshold for requiring detention storage (25,000 SF) or retention storage (5000 SF). However, a table should be included with the project plans showing the before and after site pervious surface, impervious surface, and the differentials in each to verify that.

OUTSIDE PERMITTING AGENCIES

6. A permit from the IEPA is required if the discharge from the facility will exceed 1500 gallons per day. It does not appear that the remodeling includes an interior wash bay at this time. The addition of that feature would most likely push the discharge to that limit or beyond.

Sincerely,



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



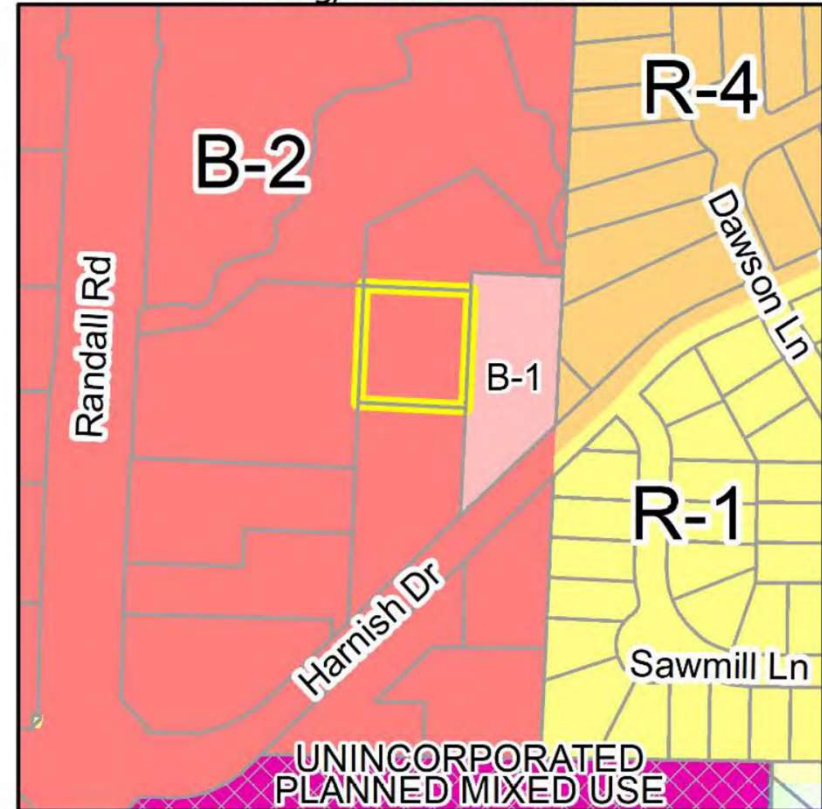
Michael E. Kerr, PE
President

LOCATION

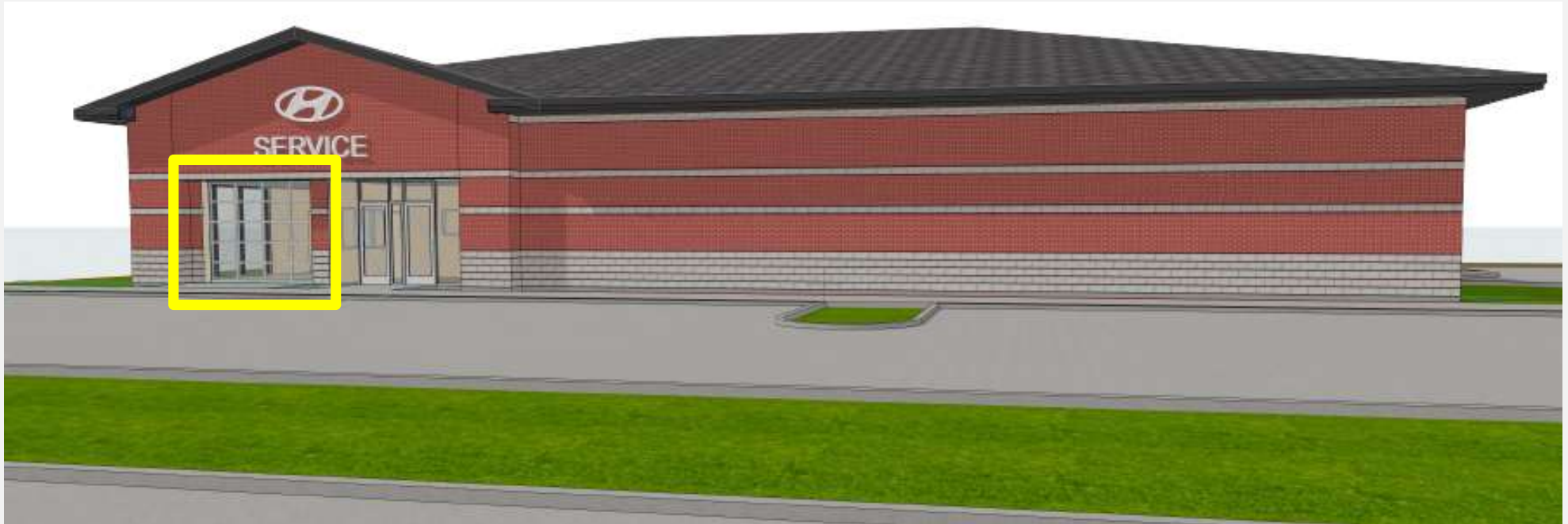
Location



Zoning/Future Land Use



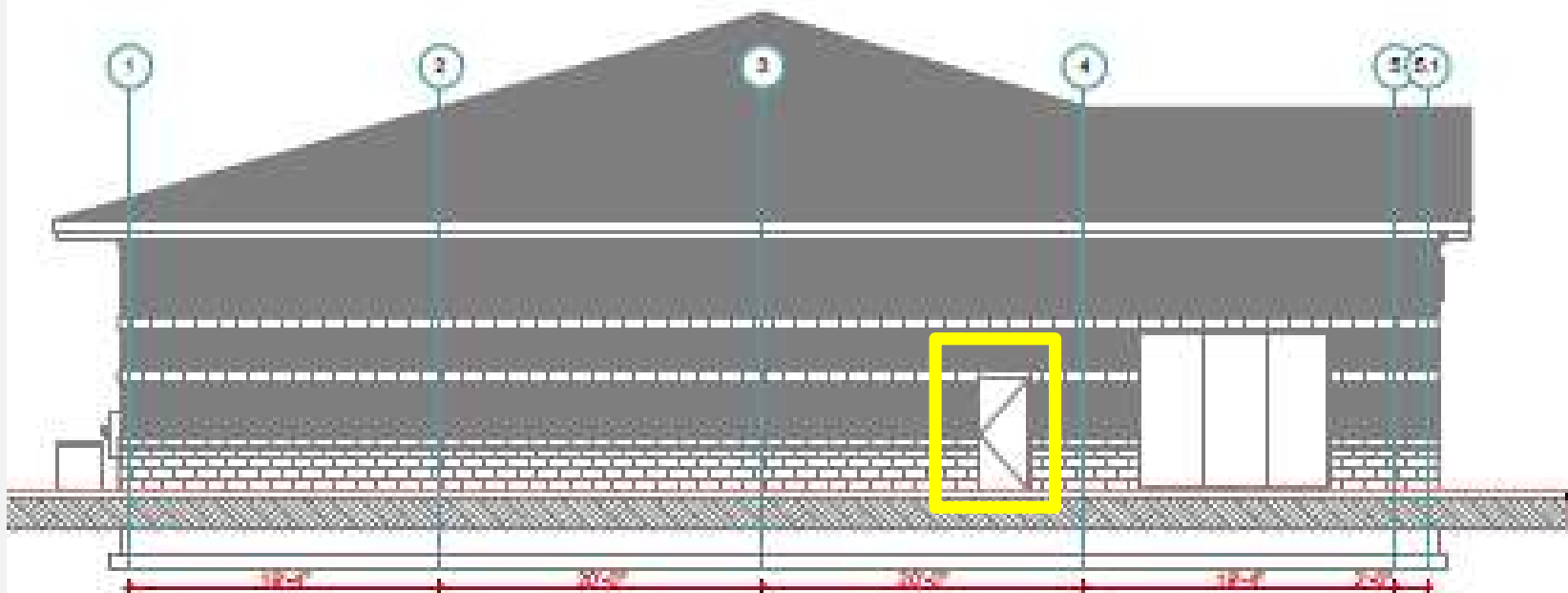
ELEVATIONS – WEST ELEVATION



ELEVATIONS – SOUTH ELEVATION



ELEVATIONS – NORTH ELEVATION



SITE PLAN

NORTH



New Access Door

New Access Driveway

Reconfigured Parking

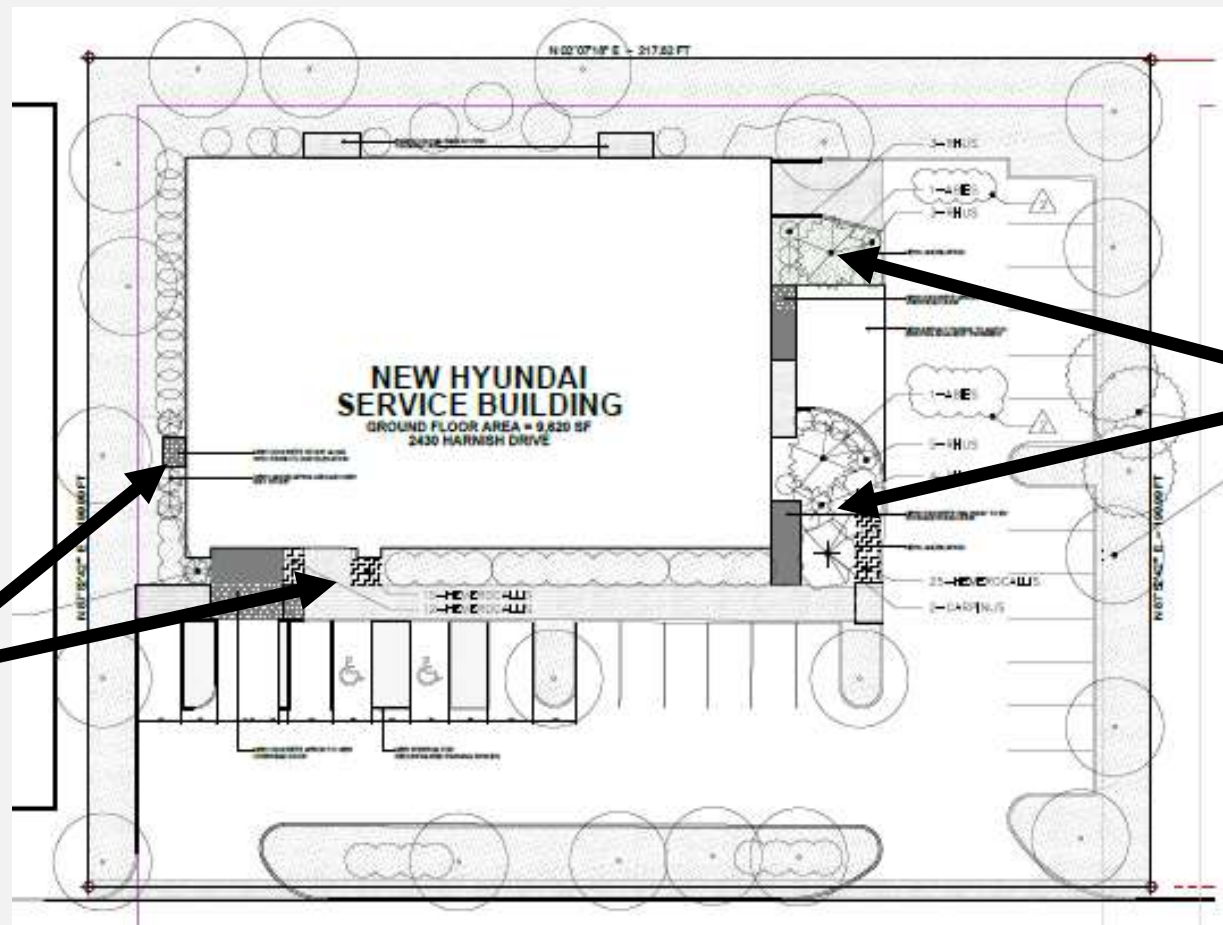
Expanded Access Driveway

EV Battery Access Door

**NEW HYUNDAI
SERVICE BUILDING**
GROUND FLOOR AREA = 9,620 SF
2430 HARNISH DRIVE



LANDSCAPE PLAN

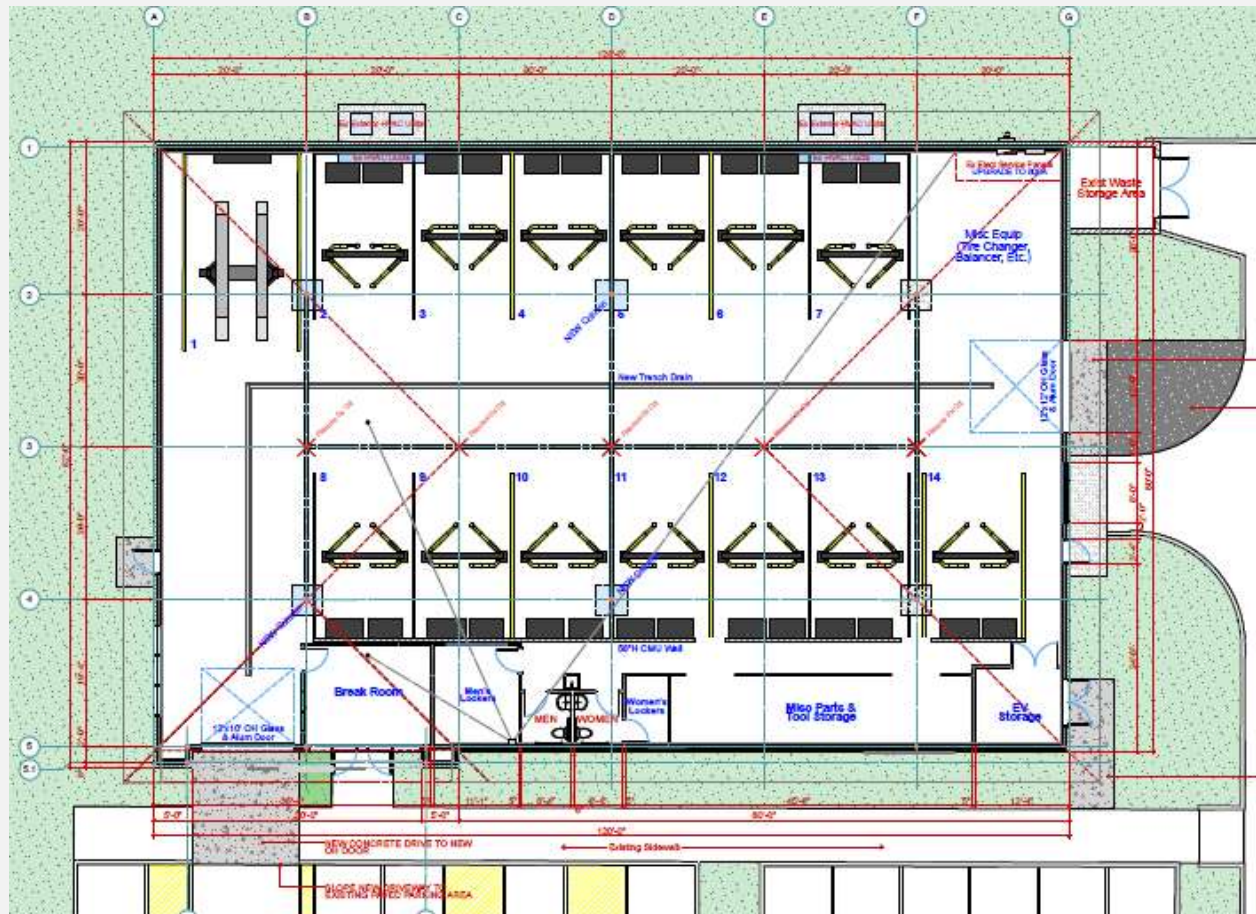


New
Landscaping

New
Landscaping



FLOOR PLAN





VILLAGE OF ALGONQUIN DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY

CASE # _____

COMPLETION OF THIS APPLICATION SATISFIES THE REQUIREMENT OF FILING A
PETITION IN MATTERS BEFORE THE PLANNING AND ZONING COMMISSION

PROJECT TITLE: _____

ACTION REQUESTED:

- | | |
|--|---|
| <input type="checkbox"/> Annexation (annexation petition required) | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Amendment to the Zoning Ordinance | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Final Plat of Subdivision |
| <input type="checkbox"/> Re-Zoning | <input type="checkbox"/> Preliminary Planned Unit Development |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Final Planned Unit Development |

Other: _____

PETITIONER:

NAME: _____

ADDRESS: _____

PHONE: _____

FAX: _____

OWNER (IF DIFFERENT):

NAME: _____

ADDRESS: _____

PHONE: _____

FAX: _____

PROPERTY INFORMATION:

General Description of Project (attach all required plans and specifications): _____

General Location (attach legal description): _____

Property ID Number (PIN): 19-32-153-004

Comprehensive Plan Designation: Rosen Hyundai of Algonquin Service Building

Zoning: Current _____ Proposed: _____

Use: Current _____ Proposed: _____

Site Area: Gross _____ Net: _____

No. of Lots Proposed One - Lot 5 No. Dwelling Units Proposed _____

DEVELOPMENT TEAM: (Include Company, Contact Person, Phone Number and Fax Number)

Developer: _____

Architect: Just for Measure, Ltd. - Plan North

Attorney: Daniel C. Shapiro

Engineer: Northwestern Engineering Consultants, P.C.

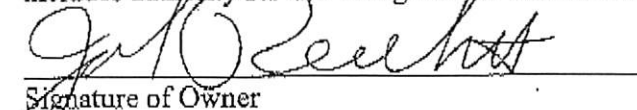
Landscape Architect: _____

Planner: _____

Surveyor: Vanderstappen Land Surveying, Inc.

Other: _____

SIGNATURES: As owner of the property, I hereby authorize the seeking of the above requested action. The Owner agrees to and does hereby grant to the Village permission to go upon or over any part of the Property for the purpose of taking video and pictures of the site and construction activities. This grant of permission includes authority for the Village to use a small unmanned aerial vehicle to capture images of the Property.


Signature of Owner

9-24-2021
(Date)

John Reichart, as Trustee under trust number 5432 dated August 5, 2004
Print Name of Owner

Signature of Petitioner (if different from owner)

(Date)

Rosen Auto Group/LRR LLC

Print Name of Petitioner

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter, which names all beneficiaries of the trust.

Property or Parcel (s): _____
Comprehensive Plan Designation: Business

Zoning: Current B-2

Proposed: _____

Use: Current Vacant Napa Building

Proposed: See attached Proposed Use Document

Site Area: Gross See attached Site Plan

Net: _____

No. of Lots Proposed One - Lot 5

No. Dwelling Units Proposed n/a

DEVELOPMENT TEAM: (Include Company, Contact Person, Phone Number and Fax Number)

Developer: Applicant, Scott Levy, Rosen Auto Group President Phone 847-854-6700 ext. 141

Architect: Just for Measure, Ltd. and Plan North

Attorney: Daniel C. Shapiro, Shapiro & Associates Law, Phone 312-763-9640

Engineer: Northwestern Engineering Consultants, P.C.

Landscape Architect: _____

Planner: _____

Surveyor: Vanderstappen Land Surveying, Inc.

Other: _____

SIGNATURES: As owner of the property, I hereby authorize the seeking of the above requested action. The Owner agrees to and does hereby grant to the Village permission to go upon or over any part of the Property for the purpose of taking video and pictures of the site and construction activities. This grant of permission includes authority for the Village to use a small unmanned aerial vehicle to capture images of the Property.

Signature of Owner

(Date)

John Reichart, as Trustee under trust number 5432 dated August 5, 2004

Print Name of Owner

Signature of Petitioner (if different from owner)

(Date)

Rosen Auto Group/LRR LLC, Scott Levy, President

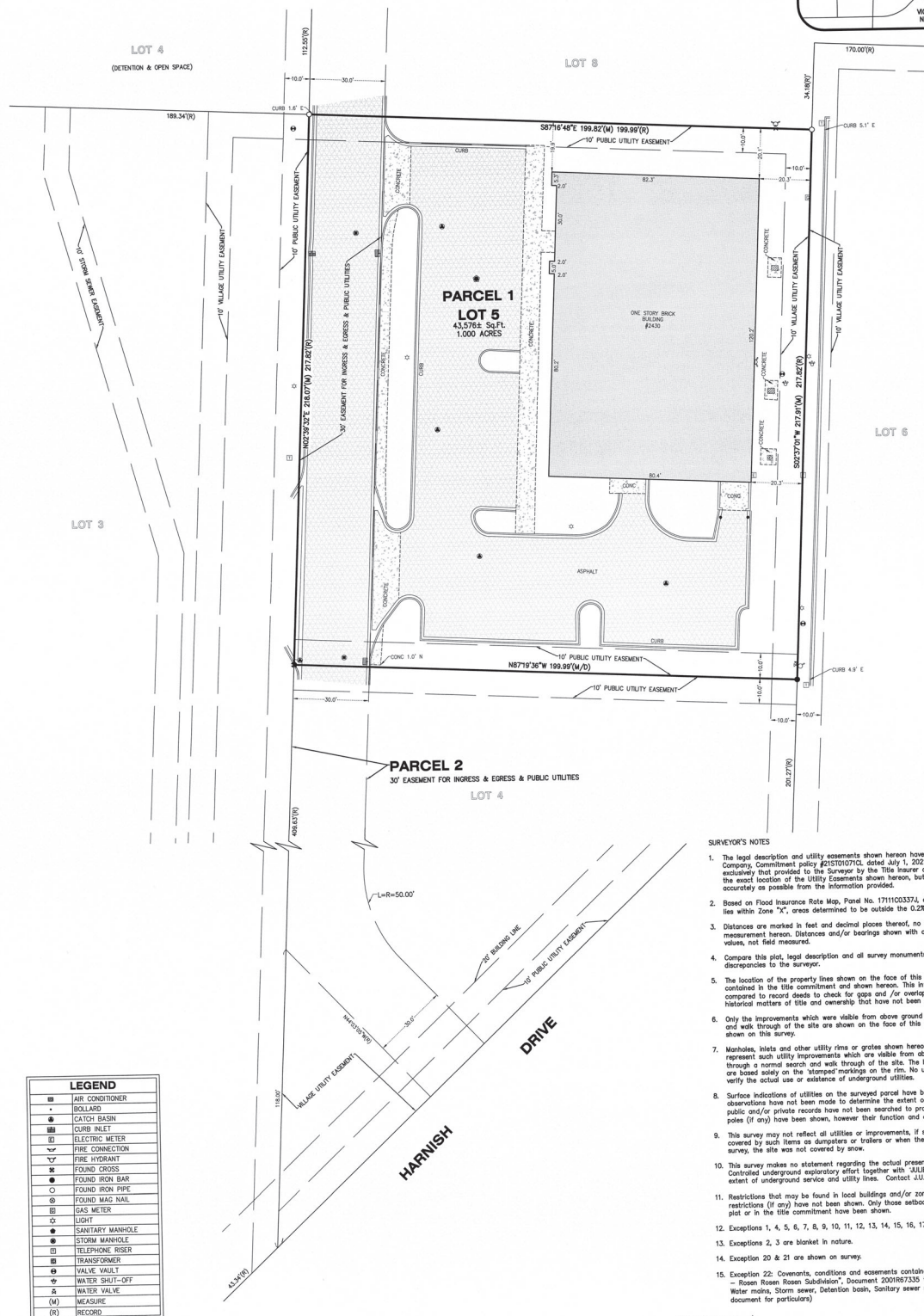
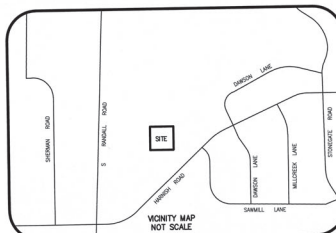
Print Name of Petitioner

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter, which names all beneficiaries of the trust.



PARCEL 1
Lot 5 in Rosen Rosen Rosen Subdivision, being a Subdivision of part of the Northwest Quarter of Section 32, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded July 26, 2001 as Document No. 2001R0052702, in McHenry County, Illinois.

PARCEL 2 (NOT SURVEYED)
A non-exclusive easement for the benefit of Parcel 1 as set forth in Grant of Easement --Rosen Rosen
Rosen Subdivision dated August 24, 2001 and recorded September 12, 2001 as Document No.
2001R007335 and as created by the Deed dated June 8, 2001 and recorded November 14, 2001 as
Document No. 2001R0086104, re-recorded November 25, 2002, as Document No. 2002R011113 from SSR,
LLC, to Home State Bank/National Association, as Trustee under provisions of a Trust Agreement dated
April 24, 1997 and known as Trust Number 4527, for the purpose of ingress and egress over that part of
Lot 4 as depicted on Plat of Subdivision and identified as "Easement for Ingress and Egress."



SURVEYOR'S NOTES

1. The legal description of the subject property shown herein have been provided by Chicago Title Insurance Company's encumbrance policy #215701070CAL dated July 1, 2021. The title information shown herein is not a warranty of title. The Surveyor has not conducted a title search and does not warrant exclusively that provided to the Surveyor by the Title Insurance or the owner of the property is accurate. The Surveyor is not responsible for the location of the property or the accuracy of the information provided.

2. Based on Field "X" source data, Map, Panel No. 17110(C)357A, dated November 16, 2006, the subject property lies within Zone "A", unless determined to be otherwise by the City of Chicago's Floodplain.

3. Distances are marked in feet and decimal places followed with a "D" in parenthesis (D) are record or deed values, not field measured.

4. Measurements are horizontal. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.

5. Compare this plot, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.

6. The location of the property lines shown on the face of this plot are based on the legal description contained in the title commitment and shown on the plat. This information has been furnished by the client and cannot be relied upon for check of gaps and/or overlaps. However, this survey may not reflect historical methods of title and the location of the lines may not be identical by the title commitment.

7. Only the improvements which were visible from above ground at time of survey and through a normal search of the records of the site are shown on the face of this plot. Low voltage sprinkler systems, if any, are not shown on this survey.

8. Manholes, inlets and other utility runs or grotes shown herein are from field location of such, and only the location of utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc.) are based solely on the information provided on the site. No underground observations have been made to verify the use or existence of underground utilities.

9. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite connections to other private records have not been shown. The location of utilities on the property, observations have not been made to determine the extent of utilities shown. The location of utilities on the property have not been shown, however their function and dimensions have not been shown.

10. This survey may not reflect utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, no utility was not covered.

11. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service lines and utilities.

12. Easements, rights of way, and/or zoning codes have not been shown. Height and plot area are not shown.

13. Restrictions that may be found in local ordinances and/or zoning codes on the record subdivided plat or in the title commitment have been shown. Only those setback restrictions shown on the record subdivided plat or in the title commitment have been shown.

14. Exceptions 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24 are not survey related.

15. Exceptions 2, 3 are blanket in nature.

16. Exception 20: Covenants are shown on survey.

17. Exception 22: Conditions, covenants and easements contained in an agreement entitled "Grant of Easement - Rosen Rosen Brown Subdivision", Survey 980173353 this document grants Easements for Rosen Brown - Water main, Storm sewer, Detention basin, Sanitary sewer main & Moment joint (partially plotted see attached plat).

Certified to: 1) Home State Bank, N.A., Trustee under Trust Agreement dated August 5, 2004 and known as Trust Number 5432
2) LRR LLC, an Illinois limited liability company
3) Chicago Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, & 19 of Table A thereof.

The field work was completed on August 20th, 2021.

Dated this 23th day of August, A.D., 2021.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

Arthur P. Gritmacker (seal)
ARTHUR P. GRITMACKER, 035-003857
PROFESSIONAL LAND SURVEYOR

LEGEND	
	AIR CONDITIONER
	BOLLARD
	CATCH BASIN
	CURB INLET
	ELECTRIC METER
	FIRE CONNECTION
	FIRE HYDRANT
	FOUND CROSS
	FOUND IRON BAR
	FOUND IRON PIPE
	FOUND MAG NAIL
	GAS METER
	LIGHT
	SANITARY MANHOLE
	STORM MANHOLE
	TELEPHONE RISER
	TRANSFORMER
	VAULT
	WATER SHUT-OFF
	WATER VALVE
	MEASURE
	RECORD



CLIENT: ZANCK, COEN, WRIGHT & SALADIN
DRAWN BY: PJD CHECKED BY: WJV
SCALE: 1"=20' SEC. 32 T. 43. R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 19-32-153-004
JOB NO.: 210781 I.D. ALT
FIELDWORK SHOWN: 08/20/21 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF:



**VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT**

– M E M O R A N D U M –

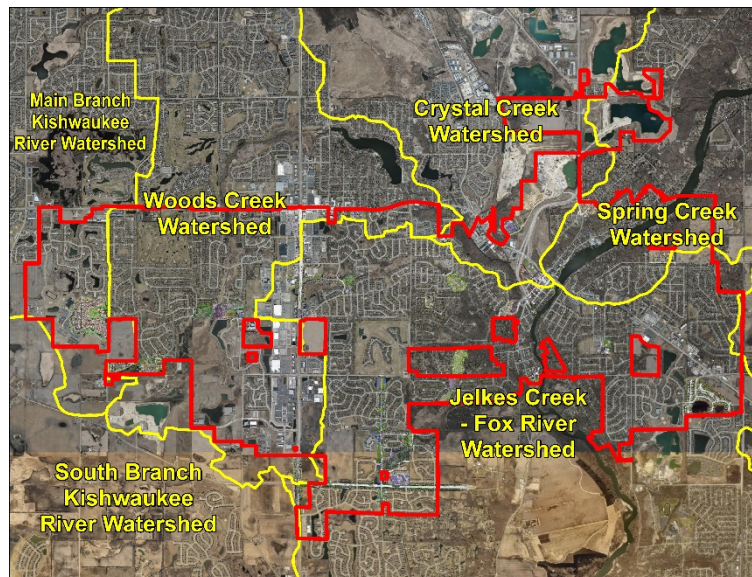
Date: December 9, 2021

To: Committee of the Whole

From: Jason Shallcross, Community Development Director
Patrick Knapp, Senior Planner

Re: An Amendment to Section 21.11(J) Conservation Design Standards and Procedures within Planned Developments, Section 21.4 General Provisions, and Section 21.13(C) Development Requirements within a Watershed Protection Overlay District, of the Algonquin Zoning Ordinance

The Village of Algonquin's Zoning Code requires that all proposed development within an adopted Watershed Protection Overlay District be a Planned Development (PUD), regardless of the character of the development. The village's adopted Watershed Protection Overlay Districts cover a majority of the village, consequently requiring nearly all development in the village to be a PUD. This includes the development of a single structure, which contradicts the Zoning Code's definition of a PUD that states that a PUD is a development on a tract of land containing two or more principal buildings.



Map 1: The Woods Creek and Jelkes Creek Watersheds are adopted Watershed Protection Overlay Districts

Staff proposes to remove the PUD requirement within the Watershed Protection Overlay Districts while still keeping the Conservation Design Standards and Procedures which are currently required in the Zoning Code. However, the Conservation Design Standards and Procedures is a subsection of Planned Developments (PUDs), even though Planned Developments are not mentioned within the subsection. Since there is no reference to PUDs in the Conservation Design Standards and Procedures, staff proposes to move the entire Conservation Design Standards and Procedures

subsection to the General Provisions of the Zoning Code so that they apply to all new development inside a Watershed Protection Overlay District.

A public hearing was held for the text amendment at the December 6, 2021, Planning and Zoning Commission Meeting. During the hearing, two members of the public were concerned that making this change to the Zoning Code would limit the public's opportunity to review and comment on development. Staff reiterated that this change would only affect new single lot development with only one structure that completely complies with the Zoning Code and does not include any sort of Special Use. All other development would still need to go through a public review process. The Planning and Zoning Commission unanimously recommended approval of the proposed text amendment by a vote of 6-0.

Text Amendment

21.11 PLANNED DEVELOPMENTS

J. CONSERVATION DESIGN STANDARDS AND PROCEDURES.

This subsection will be moved in its entirety to 21.4-Q GENERAL PROVISIONS. No changes to the text within this subsection will be made.

21.13 WATERSHED PROTECTION OVERLAY DISTRICT

C. DEVELOPMENT REQUIREMENTS. All developments within the District shall meet the following requirements.

1. Each development proposed within the District shall ~~be a planned development, see~~ conform to section ~~21.11 Planned Developments and~~ 21.4-Q Conservation Design Standards and Procedures.
2. Each ~~planned~~ development shall take into consideration the size and type of proposed use, proximity to the creek and rare fens and wetlands to determine the best management practices for the development, all in accordance with the approved watershed based protection plan.
3. Site design and structural and administrative considerations shall be given to each project to reduce negative impacts to the District.
4. Eco-corridors. All natural resource areas within the District shall be connected by eco-corridors.

Conclusion and Findings

Based upon this information, staff is recommending approval of amending Chapter 21: Zoning Ordinance of the Village Code to remove the requirement that all development within an Adopted Watershed Protection Overlay District be a Planned Development.

VILLAGE OF ALGONQUIN – 2200 Harnish Drive, Algonquin, IL 60102



STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

Jason C. Shallcross, AICP
Director of Community Development

Patrick M. Knapp, AICP
Senior Planner

Date: November 3, 2021

Case Number:
PZ-17-21

Petitioner/Property Owner:
Village of Algonquin

Public Hearing Date:
November, 11 2021

Property Address/Location:
Text Amendment to Zoning Code

Brief Summary of Request and Background

The Village of Algonquin's Zoning code requires that all proposed development within an adopted Watershed Protection Overlay District be a Planned Development (PUD), regardless of the character of the development. Staff proposes removing this requirement and using the definition of a PUD to determine if a development is part of a PUD or not.

Staff Recommendation Summary

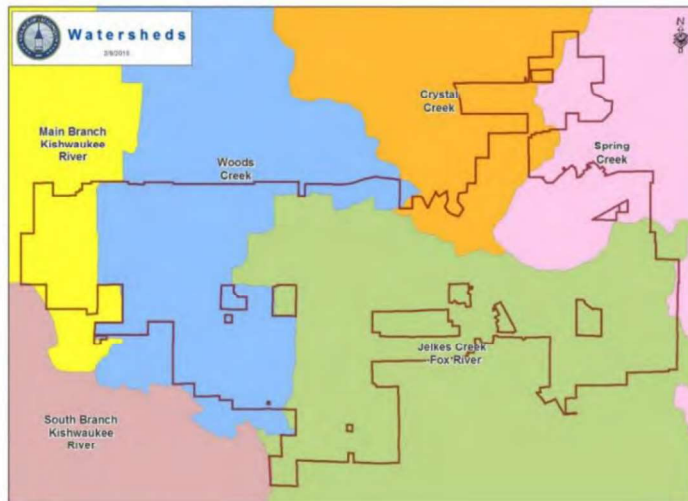
Approve

Deny

Approve with Conditions

Discussion of Staff Recommendation

The Village of Algonquin's Zoning code requires that all proposed development within an adopted Watershed Protection Overlay District be a Planned Development (PUD), regardless of the character of the development. The village's adopted Watershed Protection Overlay Districts cover a majority of the village, consequently requiring nearly all development in the village to be a PUD. This includes the development of a single structure, which contradicts the Zoning Code's definition of a PUD that states that a PUD is a development on a tract of land containing two or more principal buildings.



Map 1: The Woods Creek and Jelkes Creek Watersheds are adopted Watershed Protection Overlay Districts.

Staff proposes to remove the PUD requirement within the Watershed Protection Overlay Districts while still following the Conservation Design Standards and Procedures which are outlined in the Zoning Code. However, the Conservation Design Standards and Procedures is a subsection of Planned Developments (PUDs), even though Planned Developments are not mentioned within the subsection. Since there is no reference to PUDs in the Conservation Design Standards and Procedures, staff proposes to move the entire Conservation Design Standards and Procedures subsection to the General Provisions of the Zoning Code.

Text Changes:

21.11 PLANNED DEVELOPMENTS

J. CONSERVATION DESIGN STANDARDS AND PROCEDURES.

This subsection will be moved in its entirety to 21.4-Q GENERAL PROVISIONS. No changes to the text within this subsection will be made.

21.13 WATERSHED PROTECTION OVERLAY DISTRICT

C. DEVELOPMENT REQUIREMENTS. All developments within the District shall meet the following requirements.

1. Each development proposed within the District shall ~~be a planned development, see~~ [conform to](#) section ~~21.11 Planned Developments and~~ [21.4-Q](#) Conservation Design Standards and Procedures.
2. Each ~~planned~~ development shall take into consideration the size and type of proposed use, proximity to the creek and rare fens and wetlands to determine the best management practices for the development, all in accordance with the approved watershed based protection plan.

Findings of Fact

The following findings of fact should be used if the Commission recommends approval of the text amendment:

1. The development of one building on a tract of land shall still adhere to Conservation Design Standards and Procedures, even if the development is no longer required to be a Planned Development.
2. Staff will use the definition of a Planned Development to determine if the development shall be a Planned Development.
3. The proposed text amendment will not be detrimental to the health, safety, morals or general welfare of persons residing or working within the Village.

Staff recommends approval of amending Chapter 21: Zoning Ordinance of the Village Code to remove the requirement that all development within an Adopted Watershed Protection Overlay District be a Planned Development.

Staff Recommendation

The proposed text amendments to the zoning code are shown in the previous section. Modifications to the chapter are indicated as ~~deletions~~, [additions](#), and [notes](#). The proposed text amendment meets all applicable standards. Based on these findings, staff recommends that the Planning and Zoning Commission make a recommendation to the Village Board to **approve** the following motion:

1. “To approve an amendment to Section 21.11(J) Conservation Design Standards and Procedures within Planned Developments, Section 21.4 General Provisions, and Section 21.13(C) Development Requirements within a Watershed Protection Overlay District to remove the requirement that all development within an Adopted Watershed Protection Overlay District be a Planned Development, as outlined in the staff report for case PZ-17-21 which will remove the requirement that all development within an Adopted Watershed Protection Overlay District be a Planned Development.”

The Village Board’s decision is final for this case.

Attachments:

Administrative Content
Application

Plans
Engineering plans and plat

I concur:



Jason C. Shallcross, AICP
Director of Community Development



**VILLAGE OF ALGONQUIN
DEVELOPMENT APPLICATION**

OFFICE USE ONLY

Please type or print legibly

CASE # _____

COMPLETION OF THIS APPLICATION SATISFIES THE REQUIREMENT OF FILING A
PETITION IN MATTERS BEFORE THE PLANNING AND ZONING COMMISSION

PROJECT TITLE: Text Amendment to the Watershed Protection Overlay District Chapter (21.13) and the Planned Development Chapter (21.11)

ACTION REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> Annexation (annexation petition required) | <input type="checkbox"/> Variation |
| <input checked="" type="checkbox"/> Amendment to the Zoning Ordinance | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Final Plat of Subdivision |
| <input type="checkbox"/> Re-Zoning | <input type="checkbox"/> Preliminary Planned Unit Development |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Final Planned Unit Development |

Other: _____

PETITIONER:

NAME: Village of Algonquin

ADDRESS: 2200 Hamish Drive

Algonquin, IL 60102

PHONE: 847-658-2700

FAX: _____

OWNER (IF DIFFERENT):

NAME: _____

ADDRESS: _____

PHONE: _____

FAX: _____

PROPERTY INFORMATION:

General Description of Project (attach all required plans and specifications): Remove requirement that all development within a Watershed Protection District shall be a Planned Development (PUD). Staff will still enforce Conservation design, but can use discretion whether a development should be a PUD or not based on the Planned Development criteria. This text amendment will also move the Conservation Design subsection under Planned Developments to a separate section so that it is applicable to all development, not just Planned Developments.

General Location (attach legal description): N/A

Property ID Number (PIN): _____

Comprehensive Plan Designation: _____

Zoning: Current _____ Proposed: _____

Use: Current _____ Proposed: _____

Site Area: Gross _____ Net: _____

No. of Lots Proposed _____ No. Dwelling Units Proposed _____

DEVELOPMENT TEAM: (Include Company, Contact Person, Phone Number and Fax Number)

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

SIGNATURES: As owner of the property, I hereby authorize the seeking of the above requested action. The Owner agrees to and does hereby grant to the Village permission to go upon or over any part of the Property for the purpose of taking video and pictures of the site and construction activities. This grant of permission includes authority for the Village to use a small unmanned aerial vehicle to capture images of the Property.

Signature of Owner

(Date)

Print Name of Owner

Signature of Petitioner (if different from owner)

11-2-21

(Date)

Print Name of Petitioner

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter, which names all beneficiaries of the trust.



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

-MEMORANDUM-

Date: December 9, 2021

TO: Committee of the Whole

FROM: Jason C. Shallcross, AICP, Community Development Director
Patrick M. Knapp, AICP, Senior Planner

RE: Approving a Plat of Easement at 425 South Randall Road

Attached for approval is a Plat of Easement for a new watermain at 425 South Randall Road, the site of Chick-fil-A. This Village Utility Easement will allow access to install, operate, maintain, and remove underground facilities and appurtenances in connection with water, sanitary sewer, or the storm drainage system of the Village. No permanent buildings or trees shall be placed over this Village Utility Easement, but noninterfering landscaping may be installed.

OF

PIN: 19-29-351-024

STATE OF _____)
COUNTY OF _____) S.S.

DATED AT _____
THIS _____ DAY OF _____, A.D., 20_____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____

STATE OF _____)
COUNTY OF _____) S.S.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ (NAME) AS _____ (TITLE) AND _____ (NAME) AS _____ (TITLE) OF CHICK FIL A INC WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____.

PLEASE TYPE/PRINT NAME

STATE OF ILLINOIS)
COUNTIES OF MCHENRY AND KANE) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
ALGONQUIN, MCHENRY COUNTY AND KANE COUNTY, ILLINOIS, THIS
_____ DAY OF _____, 20____

VILLAGE PRESIDENT

VILLAGE CLERK

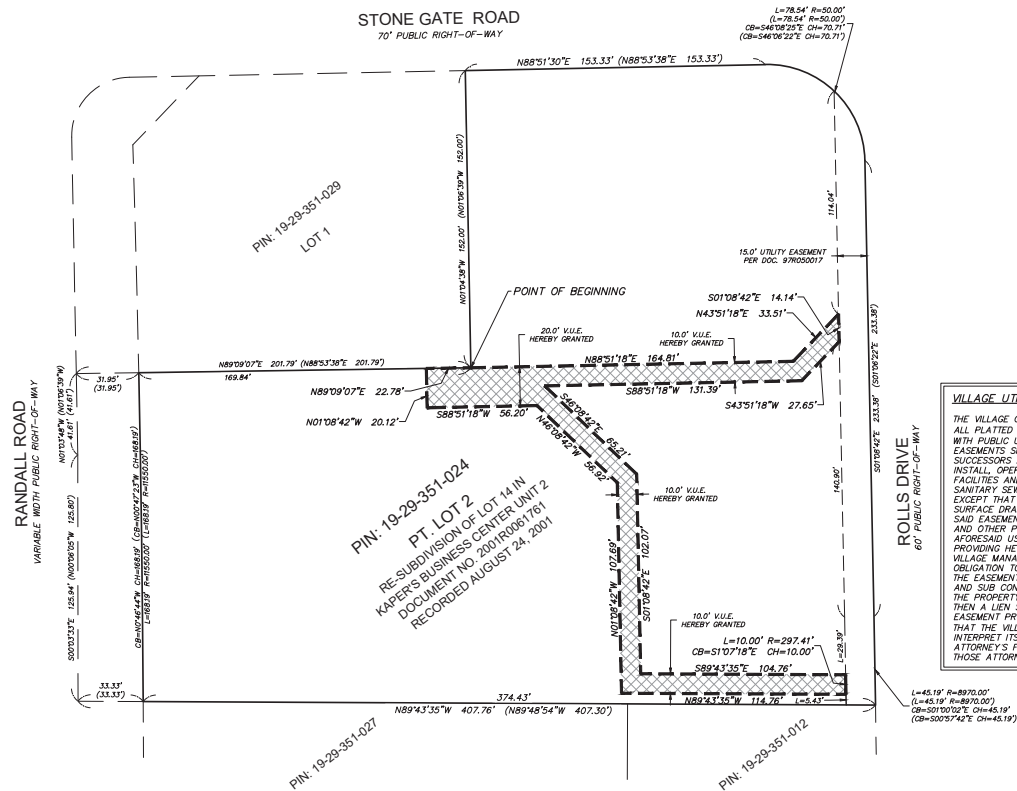
STATE OF ILLINOIS)
COUNTY OF MCHENRY) S.S.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, ON THIS _____ DAY OF
_____, 20____ A.D., AT _____ O'CLOCK.

BY: _____
RECORDER OF DEED
MCHENRY COUNTY

- * This map was created for use as a Plat of Easement.
- * This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
- * **This IS NOT a Plat of Survey.** No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
- * No underground improvements have been located unless shown and noted.
- * No distance should be assumed by scaling.
- * This map is void without original embossed or red colored seal and signature affixed.

11/4/2021 4:10:57 PM
\\hrgreen.com\HRG\Data\2020\200380\Survey\Dwg\200380-Village_Easement.dwg



THE VILLAGE OF ALGONQUIN IS HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENTS" AND JOINTLY WITH PUBLIC UTILITIES IN EASEMENTS DESIGNATED AS "UTILITY EASEMENTS", SAID EASEMENTS SHALL BE GRANTED TO THE VILLAGE OF ALGONQUIN, ITS SUCCESSORS AND ASSIGNS, SAID EASEMENTS SHALL BE USED SOLELY TO CONVEY WATER, GAS, OIL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEM OF THE VILLAGE OF ALGONQUIN, AND TO PROVIDE THE CRUISE BOAT LIFT, AND TO PROVIDE FOR LOCAL SURFACE DRAINAGE, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON THE EASEMENT AREA, BUT THE EASEMENT SHALL NOT BE CONSIDERED A MINING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, FENCES MAY BE PERMITTED TO BE PLACED ON THE PROPERTY, BUT THE EASEMENT SHALL BE THE PROPERTY OF THE VILLAGE MANAGER OR HIS DESIGNEE, THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION, AT ANY TIME TO REMOVE ANY OBSTRUCTIONS ON THE EASEMENT AREA, ANY COSTS INCURRED BY THE VILLAGE, OR ITS AGENTS AND SUB CONTRACTORS TO ABATE THE OBSTRUCTIONS SHALL BE PAID FOR BY THE EASEMENT OWNER, OWNERS, OR OWNERS' AGENTS, IF THE EASEMENT OWNER THEN A LENS SHALL BE PLACED ON THE PROPERTY, ANY MORTGAGE ON THE EASEMENT PROPERTY SHALL BE SUBORDINATE TO THIS EASEMENT, IN THE EVENT THAT THE EASEMENT OWNER OR OWNERS' AGENTS, OR ANY OTHER PARTY, SHALL INTERPRET ITS RIGHTS UNDER THIS EASEMENT, IT SHALL BE REBURSED ITS COSTS AND FEES AND COSTS ASSOCIATED WITH ANY APPEAL, INCLUDING THOSE ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ANY APPEAL.

NOTE: BOUNDARY LINES AND DIMENSIONS SHOWN
HEREON PER ALTA/NSPS LAND TITLE SURVEY, PREPARED
BY HR GREEN, DATED 11/20/20, AND REVISED 06/29/21.

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

I HEREBY CERTIFY THAT I HAVE PREPARED THE FOREGOING PLAT OF EASEMENT FOR THE PURPOSES OF GRANTING AN EASEMENT TO THE VILLAGE OF ALGONQUIN AND THAT THE PLAT IS A CORRECT REPRESENTATION THEREOF.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

DATED AT AURORA, KANE COUNTY, ILLINOIS, THIS 11TH DAY OF NOVEMBER, A.D., 2021.

BERNARD J. BAUER, PROJECT LAND SURVEYOR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2022
EMAIL: bbauer@hrgreen.com

Illinois Professional Design Firm # 104-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



PLAT OF EASEMENT
OF PART OF

VILLAGE OF ALGONQUIN, MCHENRY COUNTY, ILLINOIS.

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 11/03/2
JOB NO: 200380

SHEET
OF 1



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

-MEMORANDUM-

Date: December 9, 2021

TO: Committee of the Whole

FROM: Jason C. Shallcross, AICP, Community Development Director
Patrick M. Knapp, AICP, Senior Planner

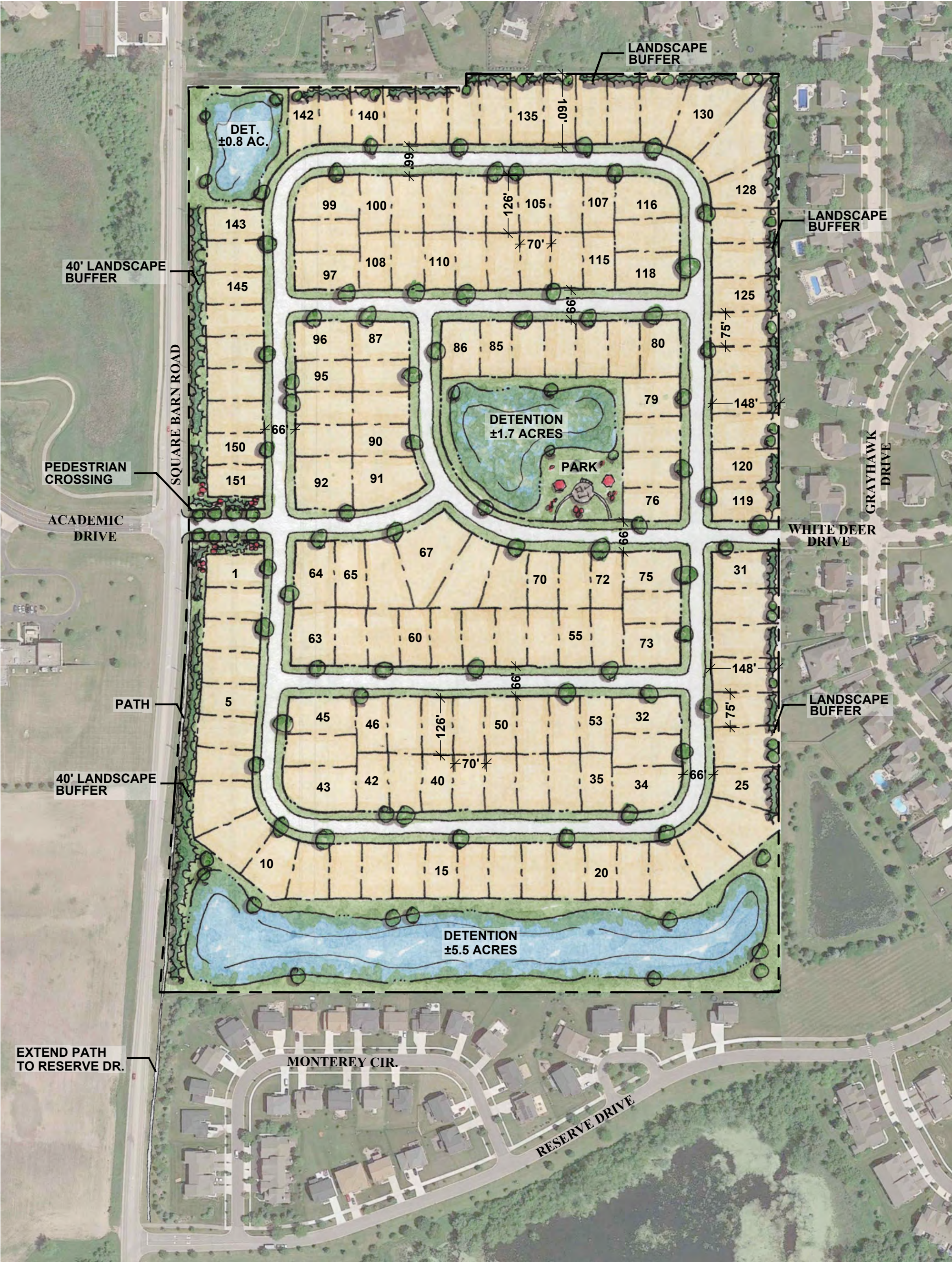
RE: Lennar Subdivision Presentation of Concept

The Lennar Corporation is proposing to annex a 59.7 acre parcel into the Village to create a new residential subdivision on the east side of Square Bard Road at the intersection of Square Barn Road and Academic Drive. The proposed subdivision includes 151 three-to-four-bedroom homes, a community park, and improvements to Square Barn Road. Home prices are anticipated to be in the \$450,000 to \$550,000 range.

Project Overview

- The total site acreage to be annexed is 59.7 acres. The 151 homes will be located on 47.4 acres and the remaining 12.3 acres will consist of a community park and detention areas.
- The proposed home parcels range from 8,820 sq. ft. to 22,655 sq. ft. with an average size of 10,243 sq. ft.
- The 151 homes will have three or four bedrooms and range in size from 2,146 sq. ft. to 3,237 sq. ft.
- Landscape buffers are proposed along the northern, western, and eastern perimeter of the development, and a stormwater detention facility is proposed along the southern perimeter of the development.
- Proposed Square Barn Road improvements include the burial of the overhead utility lines, improving the roadway, installing a safe pedestrian crossing at Academic Drive, and a bike path along the roadway.

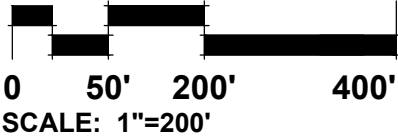
The Lennar Corporation will provide additional detail and renderings at the Committee of the Whole Meeting on December 14, 2021.

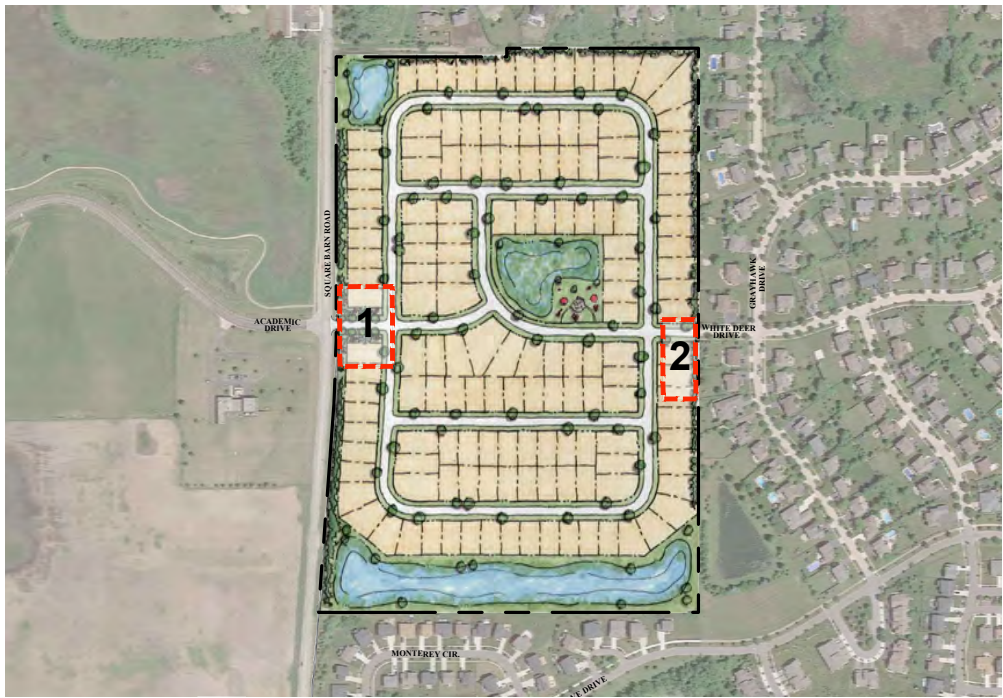


SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (70'w x 126'd TYP.)	151	47.4	79.4%
OPEN SPACE / PARK DETENTION	-	12.3	20.6%
TOTAL	151	59.7 AC.	100.0%

LOT SIZE	AREA
MINIMUM	8,820 S.F.
MAXIMUM	22,655.5 S.F.
AVERAGE	10,243.5 S.F.
R.O.W. LENGTH = 8,180 L.F.	





LOCATION KEY
(NOT TO SCALE)



ENTRY MONUMENT



COLORADO SPRUCE



WHITE FIR



SUGAR MAPLE

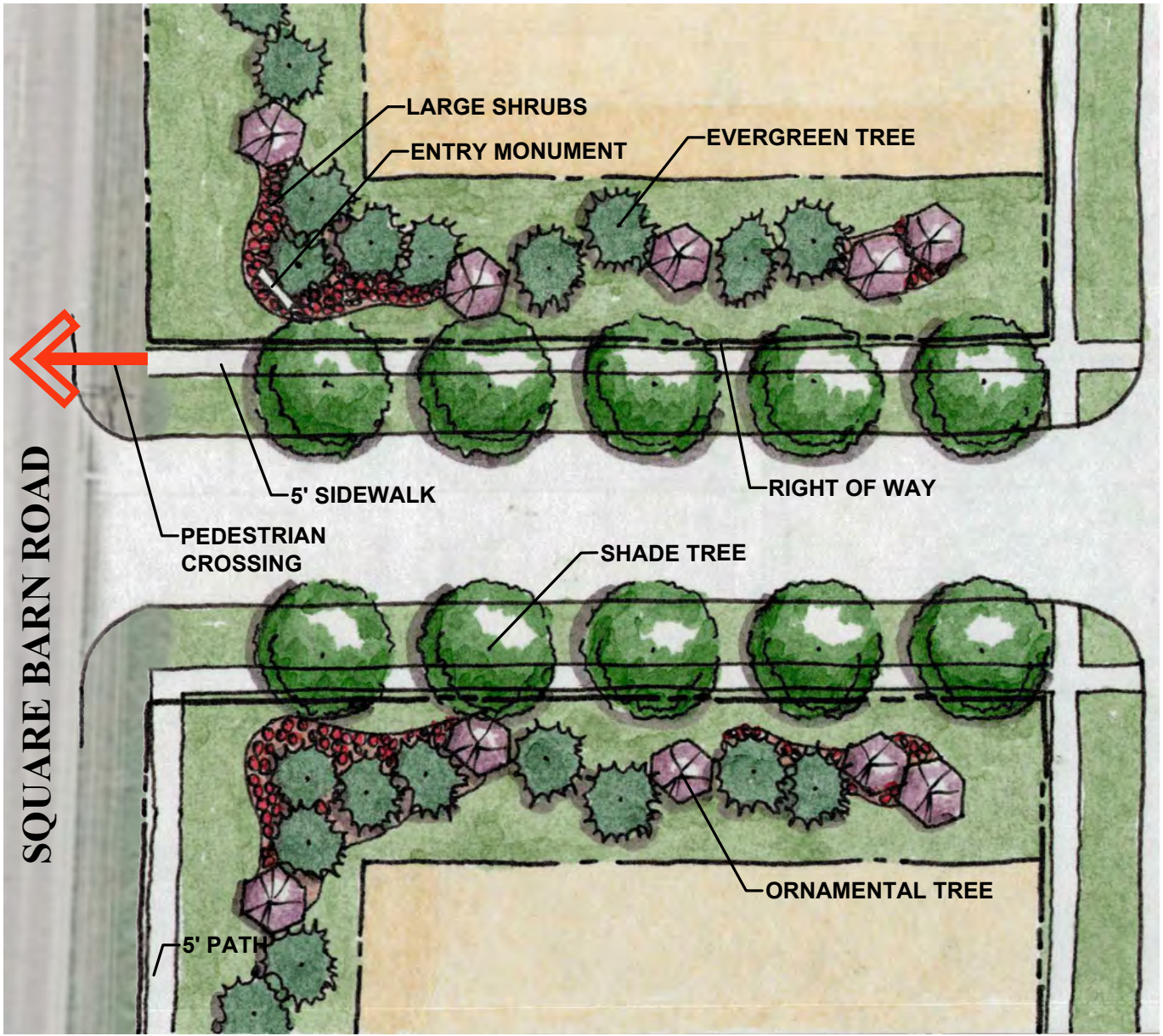


PRAIRIFIRE CRABAPPLE

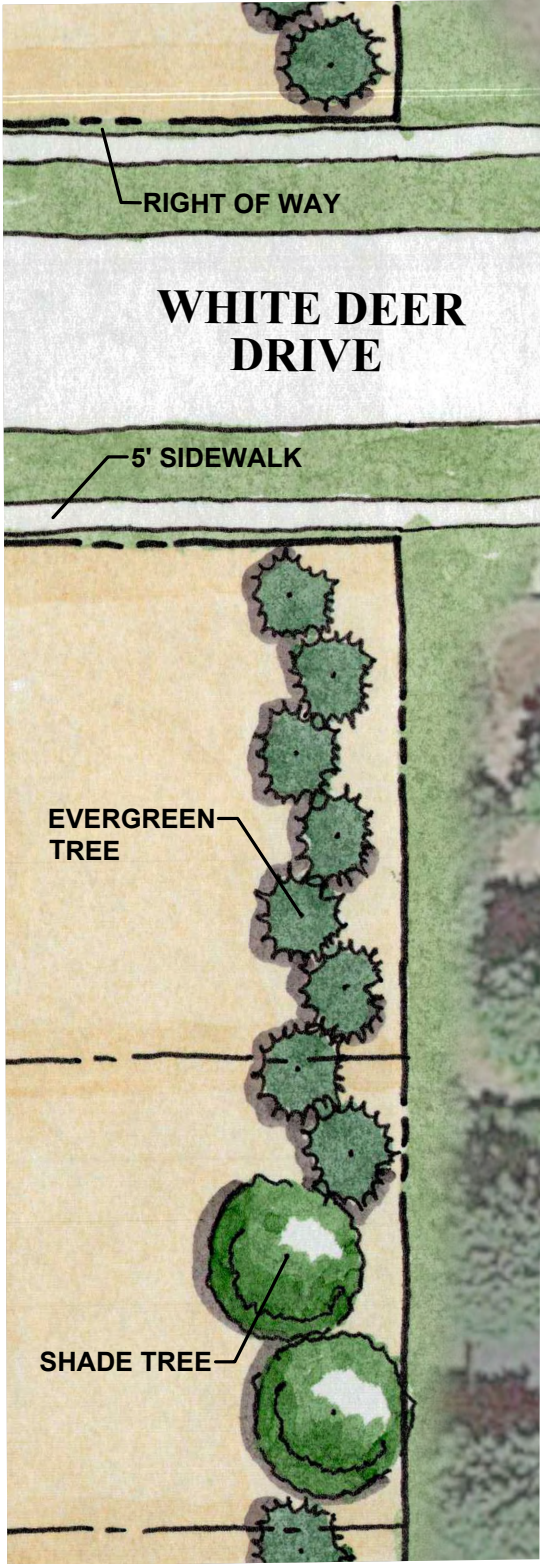


JUDD VIBURNUM

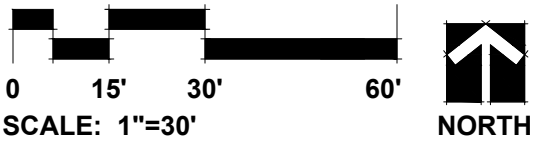
PLANT PALETTE



ENTRANCE LANDSCAPING #1



LANDSCAPE BUFFER #2



LANDSCAPING CONCEPT ALGONQUIN, ILLINOIS

11/12/2021

LENNAR®

GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM
L:\Projects\LN2196\Acad\LN2196_A01_01LL.dwg

Westview Crossing Elevations

LENNAR®

Adams – 2146 SF



3rd Car Garage is standard on Adams.

Westview Crossing Elevations

LENNAR

Sequoia – 3237 SF



3rd Car Garage is available on all 2-story homes.

Westview Crossing Elevations

LENNAR®

Santa Rosa – 3084 SF



3rd Car Garage is available on all 2-story homes.

Westview Crossing Elevations

LENNAR®

Rainier – 2758 SF



3rd Car Garage is available on all 2-story homes.

Westview Crossing Elevations

LENNAR®

Bryce – 2509 SF



3rd Car Garage is available on all 2-story homes.

Westview Crossing Elevations

LENNAR®

Biscayne – 2258 SF



3rd Car Garage is available on all 2-story homes.



VILLAGE OF ALGONQUIN
COMMUNITY DEVELOPMENT DEPARTMENT

-MEMORANDUM-

Date: December 9, 2021

TO: Committee of the Whole

FROM: Jason C. Shallcross, AICP, Community Development Director

RE: Pathways Homes Senior Living Presentation of Concept


Senior Development Corp. is proposing to construct a mixed-use assisted living and single-family home complex titled “Pathways Homes Senior Living” at the southwest corner of Huntington Drive and Stonegate Road in the Village of Algonquin. The proposed development would consist of three senior living facilities located on the southwest corner of the property with a naturalized detention basin provided on the southeastern corner and detached single family homes provided along Huntington Drive. The three facilities would combine to provide 42 rooms and 48 beds. There are dedicated areas for activities, dining, a kitchen, salon, laundry, and a living room. Additionally, each room would have its own private, full bathroom. Separate isolation rooms with direct access to the outdoors for visitors to address COVID-19 concerns would also be provided.

Staff would be present at the facility around the clock, and each building would have an apartment above available for staff to sleep in overnight. The developer will be present their concept at the December 14, 2021 Committee of the Whole Meeting and provide additional information and answer questions from the Committee.

SPECIAL NOTE:

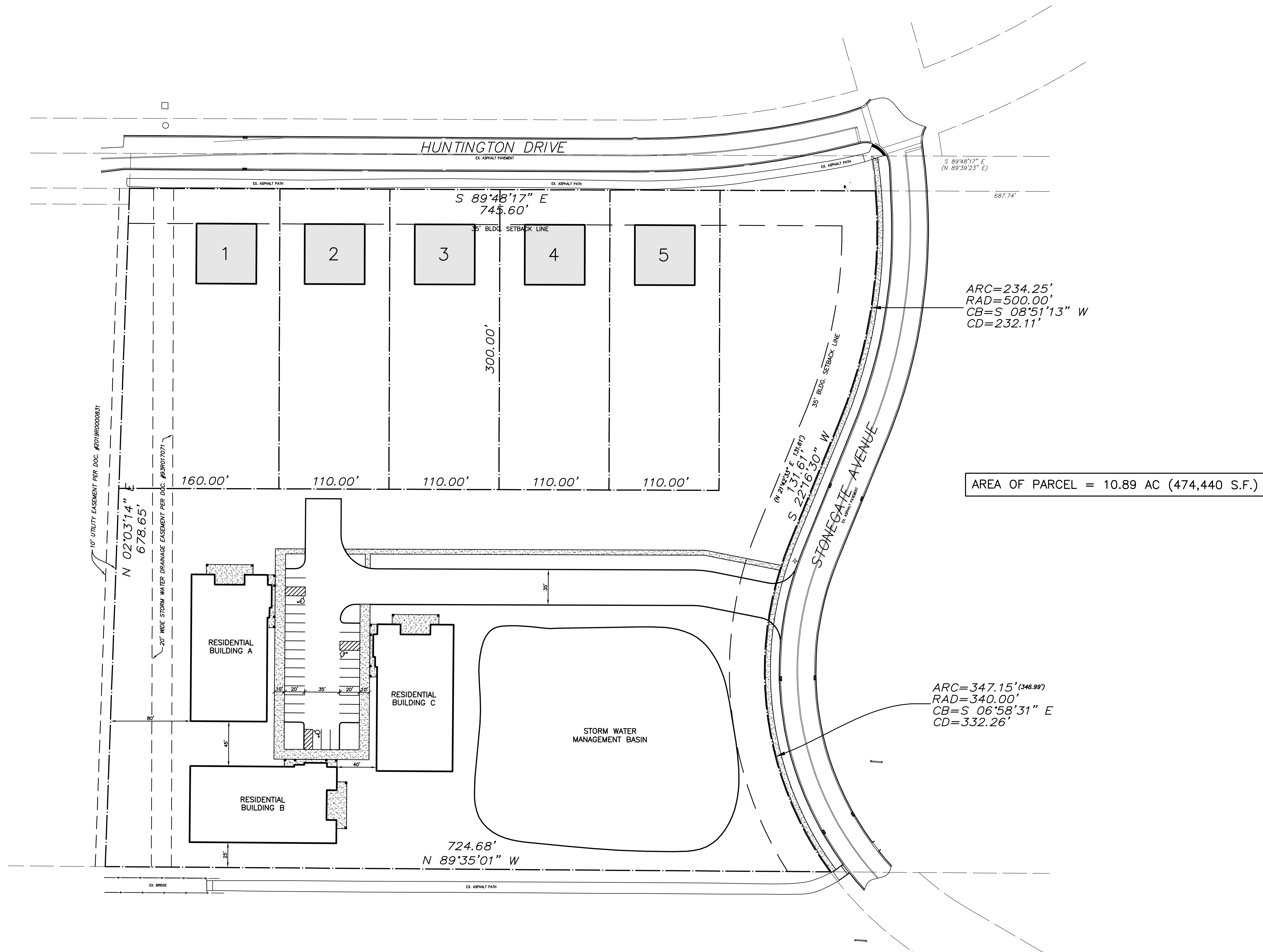
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

OPERATES
24 HOURS
365 DAYS

 CALL JULIE 1-800-892-0123

WITH THE FOLLOWING: _____ McHENRY
COUNTY _____ ALCONQUIN
CITY-TOWNSHIP _____
SEC. & 1/4 SEC. NO.# NW1/4 32-43-8

48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS



PRELIMINARY
9-3-21

[illegible]

OVERALL SITE PLAN
PATHWAY VILLAGE OF ALGONQUIN
HUNTINGTON DR. & STONEGATE RD.
ALGONQUIN, ILLINOIS

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING
CONSULTANTS, P.C.
675 N. NORTH COURT PALMATE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002689 EXP. 4-30-23



PLANT MATERIAL LEGEND

EXISTING DECIDUOUS TREE(S)

EXISTING TREE / SHRUB LINE

PROPOSED SHADE TREE

PROPOSED ORNAMENTAL TREE

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS SHRUB(S)

PROPOSED EVERGREEN SHRUB(S)

PROPOSED ORNAMENTAL GRASSES

PROPOSED FLOWERING PERENNIALS

PROPOSED DETENTION BASIN SEED

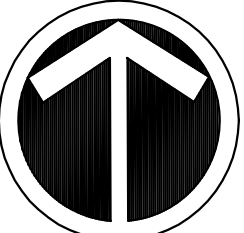
PROPOSED PRAIRIE SEED

NOTES:
1. SEE SHEET LS1 FOR PLANT LIST.
2. SEE SHEET LS2 FOR PLAN NOTES AND PLANTING DETAILS.
3. ALL EXISTING TREES IN WOODED AREAS TO BE EVALUATED AT TIME OF FINAL SUBMITTAL.

JOSEPH D. DAVITO
157-00925
Professional Engineer
State of Illinois

PRELIMINARY
LANDSCAPE PLAN
COLOR EXHIBIT

NOTE: ALL BASE INFORMATION PROVIDED BY
NORTHWESTERN ENGINEERING
CONSULTANTS, P.C. (847) 520-8410.



REVISIONS	
DATE	DESCRIPTION

PROPOSED DEVELOPMENT
PATHWAY VILLAGE
OF ALGONQUIN

HUNTINGTON DR & STONEGATE RD ALGONQUIN, ILLINOIS


PRELIMINARY LS PLAN COLOR EXHIBIT	
SCALE:	1"=30'-0"
DATE:	NOVEMBER 16, 2021
DESIGN:	J. DAVITO, PLA
DRAFTING:	J. DAVITO, PLA

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
ISLAND LAKE, IL 60042
2735 KINGSTON DRIVE
(847) 469-8797
WWW.DAVITODESIGN.COM

J. DAVITO DESIGN, INC. COPYRIGHT © 2021

PROJ. NO. 21-019
LS1A

0 4' 8' 16'



SCALE: 1/8" = 1'-0"





VILLAGE OF ALGONQUIN MEMORANDUM

DATE: December 8, 2021

TO: Committee of the Whole

FROM: Michelle Weber

SUBJECT: Liquor Code Amendment

Recently the Village was presented with two business models that are new to the Village.

- Golf X, under construction and located in Algonquin Commons, is an indoor golf arena with simulation golf and other sports related activities. They also have a bar/restaurant within the footprint. With this model we recommend adding a new definition to our Liquor Code, Golf - Sports Recreational Facility: An indoor area or facility to permit the public to engage in a golf sports activity for enjoyment and constructed primarily for use in connection with such recreational pursuit. And amend liquor license Class C and C-1 to include the additional type of facility.
- Dabra's Africana Market and Restaurant located at 1324 E. Algonquin Road, Algonquin to obtain a liquor license. At this time, we do not have a license category that allows a Market to serve alcohol. With this said, it is suggested a new class of liquor license be created allowing for a Market, with a restaurant located within the footprint, to sell alcoholic liquor in packaged containers for consumption off premise as well as serve alcoholic liquor in the restaurant for consumption on premise, Class A/B

In addition to the Class addition/changes beginning January 1, ILCC now allows for 3rd party delivery of alcohol. There are some licenses that do not allow for retail sale, it was recommended that we specify that carryout and delivery (including curbside) are allowed for a retail license for off premises consumption. State law currently limits delivery to an owner, officer, director, shareholder, or employee. Please note this is set to be repealed in state law on January 3, 2024. However, beginning January 1, 2022, third-party delivery will be included.

Upon approval of the aforementioned changes, in accordance with an ordinance passed in 2013 limiting the number of allowable liquor licenses in all classes to the number of licenses issued at that time, the attached proposed ordinance will amend Chapter 33 to accommodate the changes for curbside delivery, the new business models, as well as increases the number of available liquor licenses - Class A/B by one and Class C by one.

Attachment

ORDINANCE NO. 2021 - O -

An Ordinance Amending Chapter 33, Liquor Control and Liquor Licensing, of the Algonquin Municipal Code

WHEREAS, the Village of Algonquin, McHenry and Kane Counties, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF ALGONQUIN, McHenry and Kane Counties, Illinois, as follows:

SECTION 1: Section 33.01, Definitions, of the Algonquin Municipal Code shall be amended to add the following definition:

Golf – Sports Recreational Facility: an indoor area or facility to permit the public to engage in a golf sports activity for enjoyment and constructed primarily for use in connection with such recreational pursuit.

SECTION 2: Paragraph A, Classes, Fees, of Section 33.07, License Classifications, Event Permit, Daily Permit, of the Algonquin Municipal Code shall be amended as follows:

A. Classes, Fees: Liquor licenses shall be divided into the following classes:

1. Class A, which shall permit a retail sale on the premises specified of alcoholic liquor only for consumption on the specified premises and shall permit retail sale of ~~beer, wine, and~~ alcoholic liquor, in sealed cartons, bottles, casks, flasks, barrels, cases or other sealed containers for consumption off the premises where sold, where the principal source of sales is alcoholic liquor and/or food having been cooked and/or prepared on the premises, and not entertainment.
2. Class A-1, which shall ~~only~~ permit a retail sale on the premises specified, of alcoholic liquor only for consumption on the specified premises and shall permit retail sale of alcoholic liquor in sealed cartons, bottles, casks, flasks, barrels, cases or other sealed containers for consumption off the premises where sold, ~~and~~ where the principal source of sales is food and neither alcoholic liquor nor entertainment, such food having been cooked and/or prepared on the premises.
3. Class A-2, which shall ~~only~~ permit a retail sale on the premises specified of alcoholic liquor only for consumption on the specified premises and shall permit retail sale of alcoholic liquor in sealed cartons, bottles, casks, flasks, barrels, cases or other sealed containers for consumption off the premises where sold, ~~and~~ where the principal source of sales is food and not alcoholic liquor and the specified premises meets the definition of a banquet/catering facility, as defined in Section 33.01.
4. Class A-3, which shall permit a retail sale on the premises specified of alcoholic liquor only for consumption on the specified premises and shall permit the retail sale of wine in sealed cartons, bottles, casks, flasks, cases or other sealed containers for consumption off the premises where sold, where the principal source of sales is food and neither alcoholic liquor nor entertainment.

5. Class A-4(a), which shall permit a retail sale of wine in sealed cartons, bottles, casks, flasks, cases, or other containers and beer in sealed growlers that have been brewed only on the premises specified in the license, where sold for consumption both on and off the premises. A-4(a) shall also permit a retail sale of alcoholic liquor only for consumption on the licensed premises and where the facility has meal service, and a restaurant capacity of not less than 75 seats. A-4(a) also allows a licensee to conduct wine and beer tasting pursuant to the product sampling provisions in the Illinois Liquor Control Act, 235 ILCS 5/6-31, as amended.

Class A-4(b), which shall permit the licensee (i) to manufacture beer only on the licensed premises, (ii) to make sales of beer manufactured on the licensed premises in sealed casks, bottles, growlers, or other containers for consumption off the premises, (iii) to store the manufactured beer upon the licensed premises, (iv) to serve as a distributor of the beer provided the licensee obtains a distributor's license from the State Liquor Control Commission, and (v) to operate a tap room to conduct product sampling of the beer brewed on the licensed premises as provided in the Illinois Liquor Control Act, 235 ILCS 5/6-31, as amended, as well as sales of beer brewed on the licensed premises. The licensee shall be permitted to conduct tours of the brewing facilities. In no event shall the licensee give away any beer or other alcoholic beverages for commercial purposes or in connection with the sale of such products or to promote the sale of such products contrary to Section 100.280 of the Title 11 of the Illinois Administrative Code.

6. Class AB, which shall permit a retail sale on the premises specified of alcoholic liquor only for consumption on the specified premises and shall permit retail sale of alcoholic liquor in sealed cartons, bottles, casks, flasks, barrels, cases or other containers for consumption off the premises where sold, where the principal source of sales is food and neither alcoholic liquor nor entertainment, such food being sold in sealed packaged containers or having been cooked and/or prepared on the premises. Consumption of alcoholic liquor on the specified premises shall be limited to the area in which the food having been cooked and/or prepared on the premises is being served.
7. Class B, which shall permit a retail sale of alcoholic liquor in sealed cartons, bottles, casks, flasks, barrels, cases or other sealed containers, for consumption off the premises where sold ~~and not for resale in any form~~, and where the principal source of sales is alcoholic liquor and not entertainment. Food for consumption on the premises shall neither be sold by any Class B license holder, nor shall there be a direct entry between the premises of a Class B License holder and any other premises.
8. Class B-1, which shall only permit a retail sale of alcoholic liquor in sealed cartons, bottles, casks, flasks, barrels, cases or other containers, for consumption off the premises where sold ~~and not for resale in any form~~ where said premises have an overall sales area of 10,000 square feet or more, and where the principal source of sales is for goods and commodities other than alcoholic liquor or entertainment.
9. Class B-2, which shall only permit a retail sale of alcoholic liquor in sealed cartons, bottles, casks, flasks, barrels, cases or other containers, for consumption off the premises where sold ~~and not for resale in any form~~ and the principal source of sales is of goods and commodities other than alcoholic liquor or entertainment.

10. Class C, which shall ~~only~~ permit a retail sale of alcoholic liquor for consumption only on the premises where sold and shall permit retail sale of alcoholic liquor, in sealed cartons, bottles, casks, flasks, barrels, cases or other sealed containers for consumption off the premises, ~~and not for resale in any form~~, to be issued to a regularly organized golf club, golf - sports recreational facility, country club, bowling alley or billiards parlor.
11. Class C-1, which shall ~~only~~ permit a retail sale of beer and wine for consumption only on the premises where sold and shall permit retail sale of alcoholic liquor, in sealed cartons, bottles, casks, flasks, barrels, cases or other sealed containers for consumption off the premises, ~~and not for resale in any form~~, to be issued to a regularly organized golf club, golf - sports recreational facility, country club, bowling alley or billiards parlor.
12. Class D, which shall permit a retail sale of alcoholic liquor for consumption only on the premises where sold, to be issued to a regularly organized club, as hereinbefore defined, which has been established for at least 3 years prior to making application for such license, and said license shall authorize the licensee to sell liquor in the club quarters only, and liquor shall not be sold to any person other than members of said club holding said license or to guests of said club, and said clubs are hereby authorized 48 social nights yearly whereby liquor may be sold to the public. No Class D license shall be issued until the Commissioner is satisfied that the club applying for the license was actually and in fact organized for some purpose or object other than the sale or consumption of alcoholic liquor.
13. Class E, which shall only permit a retail sale of beer and wine in sealed cartons, bottles, casks, flasks, barrels, cases or other containers for consumption off the premises where sold ~~and not for resale in any form~~ and the principal source of sales is of goods and commodities other than alcoholic liquor or entertainment. Food for consumption on the premises shall be permitted, but consumption of beer and wine on the premises is strictly prohibited.
14. Class F, which shall only permit a retail sale on the premises specified of beer and wine for consumption on the premises and shall permit retail sale of alcoholic liquor, in sealed cartons, bottles, casks, flasks, barrels, cases or other sealed containers for consumption off the premises, and where the principal source of sales is food and neither beer and wine nor entertainment, such food having been cooked and/or prepared on the premises.
15. Class G, which shall only permit a Full Service Personal Care Establishment to serve (not sell) and consume beer and/or wine only for consumption on the licensed premises as an incidental part of a full service personal care service. The license shall be subject to the following conditions and limitations:
 - a. Limited Individual Servings: The serving of beer and/or wine intended for consumption on the licensed premises shall be limited to individual servings of beer and/or wine as part of a package of personal care services. No more than two (2) servings of beer (each not to exceed 8 ounces) or wine (each not to exceed 4 ounces) per customer shall be permitted on the licensed premises per calendar day.

- b. Incidental to Business Operation: The serving of beer and/or wine for consumption on the licensed premises shall be merely incidental to the primary business operation of the licensed premises of a full-service personal care services establishment, and the licensed premises shall not be advertised or otherwise held out to be a drinking establishment.
 - c. Permitted Hours for serving and/or consumption of beer and/or wine: In no case shall the serving, and/or consumption on the licensed premises of beer and/or wine take place outside of the normal business hours of the licensed premises and, in any event, not outside of the hours for liquor service as otherwise permitted by this Chapter.
 - d. Live Entertainment Prohibited: No live entertainment of any nature shall be permitted on the licensed premises.
 - e. No Signs: No sign or any other external indicia shall be permitted on the licensed premises or surrounding property that indicates that alcoholic liquor is available for serving at the licensed premises.
 - f. No license will be issued to a personal care facility within 100 feet of a licensed daycare or child care facility.
16. Class H, which shall permit a Bring Your Own Bottle Establishment to allow the consumption of beer or wine only on the premises. The license shall be subject to the following conditions:
- a. No more than one (1) bottle of wine per patron over the age of twenty-one (21) shall be permitted to be uncorked;
 - b. The licensee shall only permit BYOB to occur on the premises in conjunction with the purchase of a service within the establishment;
 - c. Only patrons that are participating in the service shall be permitted to consume wine and or beer that has been provided by the patron;
 - d. The licensee may provide glassware and ice to patrons and may uncork a bottle of wine, pour it and control its consumption for a corkage fee;
 - e. All employees who perform corkage duties shall be BASSET trained and shall serve the wine as if it was purchased in the establishment complying with all state and local laws;
 - f. It shall be unlawful for any person to carry, transport or possess liquor in an unsealed and open condition.
17. Class I, which shall permit a retail sale of alcoholic liquor for consumption only on the premises where sold, to be issued to a business offering classes such as art, crafting, painting, scrapbooking, etc. and said license shall authorize the licensee to sell liquor to registered patrons assembled on the premises for the purpose of attending classes, and

liquor shall not be sold to any person other than registered patrons assembled on the premises for the purpose of attending classes. The service of alcoholic liquor shall only be allowed during the time in which the business is conducting classes. The serving of alcoholic liquor intended for consumption on the licensed premises shall be limited to no more than three (3) servings of alcoholic liquor per customer per calendar day. A single "serving" is defined as 12 ounces of beer, 5 ounces of wine, or 1 ½ ounces of a distilled spirit. No Class I license shall be issued until the Commissioner is satisfied that the business applying for the license was actually and in fact organized for some purpose or object other than the sale or consumption of alcoholic liquor and the principal source of sales is of services, goods, and commodities other than alcoholic liquor. Food for consumption on the premises shall be permitted.

SECTION 3: Paragraph B, Number of Licenses Issued, of Section 33.07, License Classifications, Event Permit, Daily Permit, of the Algonquin Municipal Code shall be amended by adding one license for Class AB and adding an additional license for Class C as follows:

1. Five Class A licenses at any one time.
2. Twenty-Four Class A-1 licenses at any one time.
3. Zero Class A-2 licenses.
4. Seven Class A-3 licenses at one time.
5. One Class A-4(a) license at any one time.
One Class A-4(b) license at any one time.
6. One Class AB license at any one time.
- ~~6~~7. Four Class B licenses at any one time.
- ~~7~~8. Nine Class B-1 licenses at any one time.
- ~~8~~9. Eight Class B-2 licenses at any one time.
- ~~9~~10. ~~Two~~Three Class C license at any one time.
- ~~10~~11. Zero Class C-1 license at any one time.
- ~~11~~12. Zero Class D licenses.
- ~~12~~13. Two Class E licenses at any one time.
- ~~13~~14. Nine Class F licenses at any one time.
- ~~14~~15. One Class G license at any one time.
- ~~15~~16. One Class H license at any one time.
- ~~16~~17. Zero Class I licenses.

SECTION 4: Paragraph B, License Classifications Fees, of Section 33.08, Fees, of the Algonquin Municipal Code shall be amended by inserting a license fee for Class AB in the amount of \$2,000.00, to be inserted as new No. 6 and renumbering the remaining sections.

SECTION 5: Paragraph D, Remote Orders; Curbside Pick-Up, of Section 33.33, Prohibited Acts and Conditions, of the Algonquin Municipal Code shall be amended as follows:

D. Remote Orders; Curbside Pick-Up: ~~The sale of alcoholic liquor shall only be conducted within the licensed premises. The purchase of alcoholic liquor in conjunction with curbside pickups is prohibited. Except for remote orders from outside the Village, the delivery of alcoholic liquor to unlicensed premises is also prohibited.~~ A license allowing retail sale for off premises consumption shall include carryout by the consumer; delivery within the licensee's parking lot, including curbside, for pickup by the consumer; delivery by licensee, its agents or employees. Any person making such a delivery must be BASSET certified.

SECTION 6: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 7: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye:

Voting Nay:

Abstain:

Absent:

(SEAL)

APPROVED:

Village President Debby Sosine

ATTEST: _____
Village Clerk Fred Martin

Passed: _____

Approved: _____

Published: _____



VILLAGE OF ALGONQUIN
GENERAL SERVICES ADMINISTRATION

– M E M O R A N D U M –

DATE: December 9, 2021

TO: Tim Schloneger, Village Manager

FROM: Michael Kumbera, Assistant Village Manager

SUBJECT: *Replacment Vehicle Purchases*

The following memo provides a summary of the proposed purchase of four (4) vehicles for the Village's fleet. As you may recall, due to a myriad of factors that caused uncertainty in predicting General Fund revenues for the FY 21/22 Budget (pandemic, virus variants, stay-at-home orders, etc.), our strategy was to budget very conservatively and utilize the budget amendment process as revenues met minimum thresholds.

While revenues are performing better than expected, further challenges including supply chains, inflation, and labor/material shortages are greatly impacting our ability to procure items such as vehicles and equipment.

Accordingly, staff has been able to successfully source the following four (4) vehicles and equipment:

Proposed Vehicle Purchase	Not to Exceed Amount	Replacing
2020 Ford Police F-150	\$78,000	2015 Ford Police SUV (#95)
2020 Ford Police SUV	\$73,000	2016 Ford Police SUV (#97)
2020 Ford Police SUV	\$73,000	2016 Ford Police SUV (#96)
2022 Multihog Compact Sweeper	\$150,000	N/A – New Asset Purchase
TOTAL:	\$374,000	

Police Vehicles

Staff is proposing to purchase two (2) 2020 Ford Police Interceptor Utility vehicles and one (1) 2020 Ford Police Interceptor F-150 vehicle at a total not-to-exceed cost of \$224,000 (\$73,000 - \$78,000/each). This total cost includes the vehicle plus all accessories such as light bars, equipment, computers, printers, cameras, DVR, radar, and graphics. These vehicles will replace one (1) 2015 Ford Police Interceptor Utility (#95) and two (2) 2016 Ford Police Interceptor Utility vehicles (#97 and #96), all which meet replacement criteria based on age, mileage, reliability, and service history.

Public Works Equipment

Staff is proposing to purchase one (1) Multihog CV-350 Compact Sweeper for a not-to-exceed cost of \$150,000. This is a new piece of equipment that will provide sweeping capabilities along bike path and tunnels, a pressure washer for graffiti removal/general cleaning, and snow removal capabilities. Currently, the Village does not possess an asset that is capable of performing adequate general maintenance and upkeep of the new Randall Road pedestrian tunnel, which this equipment does achieve. If this new equipment performs as expected, it is possible that we could remove an existing 2011 Ford Ranger from the fleet, which is currently used for bike path snow removal.

Availability

The proposed vehicles and equipment are currently in stock and the Village is able to take delivery immediately if purchased. Otherwise, current lead times for ordering this equipment is 24 to 30 weeks, which is expected to grow in 2022. Purchase of the proposed vehicles and equipment helps insure the Village maintains a healthy life cycle for its vehicles and equipment, and further minimizes unexpected downtime.

Recommendation

Staff recommends that the Committee of the Whole forward this item to the Village Board for approval by Resolution(s) at their meeting on December 21, 2021.

C: Mike Reif, Internal Services Supervisor
 John Bucci, Chief of Police
 Robert Mitchard, Public Works Director
 Vince Kilcullen, General Services Superintendent

Ford Police Intercept Utility (2x)



Ford Police Intercept F-150 (1x)



Multihog CV-350 Compact (1x)





WWW.MORROWBROTHERSFORDINC.COM

1242 Main Street • GREENFIELD IL 62044

(217) 368-3037 • Fax (217) 368-3517 • Toll free 1-877-368-3038

October 29, 2020

Illinois Government Agency

We have figured the following vehicle for your consideration.

1-New 2020 Ford Police Responder F150 Crew Cab 4x4 ILLINOIS CONTRACT #4018488

The Only **Pursuit Rated** Truck Available

Illinois Government Price \$36,890.00

AVAILABLE OPTIONS:

Driver's Side LED Spotlight Add \$420.00

Super LED Fog Lights Add \$480.00

Running Boards Included

Extra Key WITH Remote Add \$180.00

Rear Defrost/Dark Tint Glass Included

Trailer Brake Controller Add \$270.00

Reverse Sensing System Included

Driver Side Bed Step Add \$360.00

Power Heated Mirrors Included

Spray in Bed Liner Add \$620.00

Includes-

Turn Signal, Auto Dim

Daytime Running Lights Add \$45.00

LED Side Lights

Weather Guard Toll Box Add \$870.00

Rear Defrost/Tint

New IL. M, MP or Sheriff Plates Add \$225.00

Molded Splash Guards Add \$290.00

Includes New Title and Filing with SOS

Available Colors: White, Black, Magnetic, Silver, and Gray. Complete vehicle up-fitting available.

We are a distributor for Whelen, Setina, Lund, Havis, Pro-gard, Blac-Rac, CTech, Decked and many more.

Units are in stock* at the time of this quote and are available first come first serve. Additional options can be added as required. Any and all trade in vehicles are welcome regardless of miles or condition. Let me know if you have any questions.

Thank you,

Richie Morrow Wellenkamp
Government Sales Manager
Morrow Brothers Ford, Inc.



WWW.MORROWBROTHERSFORDINC.COM

1242 Main Street • GREENFIELD IL 62044

(217) 368-3037 • Fax (217) 368-3517 • Toll free 1-877-368-3038

June 3, 2021

Illinois Government Agency

IN STOCK POLICE INTERCEPTORS FOR IMMEDIATE DELIVERY

1-New Ford Police Interceptor Utility AWD

- ✓ Cloth Front/Vinyl Rear Seats
- ✓ 51R Driver's Side LED Spotlight
- ✓ 18D Rear Hatch Timer Delete
- ✓ 549 Power Heated Mirrors
- ✓ 43D Dark Mode Interior
- ✓ 47A Factory Police Engine Idle
- ✓ 60A Grill/Lamp/Speaker Wiring
- ✓ All other standard equipment

Illinois Government Price \$35,985.00*

Available options:

Hybrid Engine	Add \$3,375.00	Red/White LED Spotlight	Add \$140.00
Remote Keyless	Add \$370.00	License/Title	Add \$225.00
Rear L/W/H D.C.	Add \$75.00	Delivery in Illinois	Add \$350.00

Complete Ready for the Road Upfitting available. Vehicle Equipment is in Stock.

A limited quantity of units are in stock* at the time of this quote. Units are available first come, first serve. Additional options can be added as required. Presently, factory order lead time is approximately 28 - 30 weeks. Let me know if you have any questions.

Thank you,

Richie Morrow Wellenkamp
Government Sales Manager
Morrow Brothers Ford, Inc.

Quoted
By:

Jet Vac Environmental

4035 Doheny Dr.

Island Lake, IL 60042

(847) 526-5671

www.jetvacenvironmental.com

Quoted To:

VILLAGE OF ALGONQUIN

110 Meyer Drive

Algonquin, IL 60102

Jason Roth

jasonroth@algonquin.org



Quote # 090121-2

Date: 9/1/2021

Expires: 10/21/2021

Sales Rep: Bob Fausto 815 440-9043

Multihog CV 350 Compact Sweeper

697-2120	1	CV 350 Sweeper 75HP Tier IV diesel engine Gross vehicle weight 3500kg Permanent 4 wheel hydrostatic drive 3 speed transmission 2 drive modes – Road and Work Independent spring and damper suspension Spacious, panoramic driver cab with cushioned mounting system High Back Air Suspension driver seat with 3-point seatbelt and head rest, Adjustable Seat mounted, multifunction control armrest with twin miniature joysticks for ease of operation and control for improved driver comfort. 7" high resolution colour screen with anti-glare technology Low level of vibration. Low driver noise level. Rear view mirrors. 40kmh travel speed 150 amp alternator Disk brakes Multi-disc parking brakes with automatic activation upon leaving the driver seat or turning the engine off. Adjustable steering with 2 tilt adjustments of steering column and telescopic height adjustment of steering wheel. Interior lightVariable flow load sensing hydraulic supply, 0 -100 litres per min with a maximum 225 bar pressure depending on flow setting. (See flow/ pressure graph for exact flow and pressure capability). Maximum flow to front is 100 l/m, Maximum flow to rear is 60 l/m. Combined Maximum flow to front and rear is 100 l/m 2 double acting hydraulic functions to the front 1 double acting hydraulic function to the rear Front mounted hydraulic lift arms with independent controls and 750kg combined lift capacity Emergency release brake system, to override parking brake and allow movement of machine in the event of breakdown. Heavy duty cooling system for engine, charge air and oil cooling with twin variable speed fans. On Board Diagnostics Hopper, 1.5m ³ Vacuum Hopper Suction Hood and Suction hose	New		
Color					
697-2121	1	Standard - White Removable Panels, Black Chassis, Cabin and Tanks	New		

Additional Options					
697-2123	1	Standard driver seat with 3-point seatbelt	New		
697-2086	1	Cruise Control	New		
697-2080	1	In-cab, electronic ground pressure control for front mounted sweeping	New		
697-2089	1	Aircon	New		
697-2070	1	High pressure wash-down Pump and Lance with retractable hose reel. Hose length-10m. Maximum pressure -170 bar. Maximum flow-22 l/m.	New		
697-2073	1	LED front work lights	New		
697-2074	1	LED rear hopper work lights	New		
697-2075	1	3 Camera kit. - Reversing Camera with camera mounted on rear of hopper lid, a second camera to the front of the suction hood and a third camera to the rear of the suction hood	New		
697-2077	1	LED flashers front	New		
697-2079	1	LED flashers mounted on rear of suction hopper	New		
697-2085	1	Rain water drain (hose pipe connection to recirculating tank drain valve)	New		
697-2065	1	Wander hose (5 metres)	New		
697-2088	1	Vacuum gauge mounted in driver's cabin	New		
697-2151	1	Standard Brush Arrm assembly (Pair)	New		
Gross Vehicle Weight					
697-2119	1	Standard 3500 kg (7,716 lbs) gross vehicle weight	New		
Tire Options					
697-1310 + 697-1098	1	Kuhmo MT51 mud and snow tyres. 245/70/16 with narrow mudguards. Machine width 1300mm (51") Maximum axle load 2500kg	New		
Brush Options					
697-2128	2	900mm Poly/steel mix brush	New		
Multihog Total:					\$129,336.32
Additional Options					
697-2099	1	Front A-Frame to carry front mounted attachments with hydraulic tilt function	New		\$1,365.00
S 150	1	60" Straight Plow	New		\$4,250.00
C 150	1	V Plow	New		\$4,260.00
Options Total:					\$9,875.00
Grand Total:					\$139,211.32



Contract # 030619-MUL



CUSTOMER APPROVAL:

Company Name:

Sourcewell #:

P.O.#:

Delivery Address:

Signature:

Title:

Date:

Please sign and return to:
meagan@jetvacenvironmental.com