



**Village of Algonquin
Minutes of the Committee of the Whole Meeting
Held On December 14, 2021
Village Board Room
2200 Harnish Dr. Algonquin, IL**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Trustee Smith, Chairperson, called the Committee of the Whole meeting to order at 7:30 p.m.

Present: Trustees Laura Brehmer, Brian Dianis, Jerry Glogowski, Robert Smith, John Spella, Maggie Auger, and President Debby Sosine. A quorum was established

Staff Members Present: Village Manager, Tim Schloneger; Public Works General Services Superintendent, Vince Kilcullen; Community Development Director, Jason Shallcross; Assistant Village Manager, Mike Kumbera; Police Chief, John Bucci; Village Clerk, Fred Martin; and Village Attorney, Kelly Cahill

AGENDA ITEM 2: Public Comment
None

AGENDA ITEM 3: Community Development
Jason Shallcross Presented

A. Consider 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 is to move the updates to Chapter 23 and Appendix B of the Village of Algonquin.

President Sosine clarified that remodeling requires no sprinklers, just new construction, 2-hour firewall should be considered and costs to homeowner versus HOA

Trustee Brehmer questioned whether newer technology was being explored, municipal water hook up, and annual inspections. Annual pool permit costs should be reduced, and stormwater on residential property concerns.

Trustee Smith voiced concerns over pool permit costs, and home improvement permits, none required.

Following discussion, it was the consensus of the Committee to move this forward to the Village Board for approval.

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

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.

Trustee Brehmer expressed concerns about placing landscaping to block Rosen parking lot view from neighboring daycare facility's front entrance. Following discussion, it was the consensus of the Committee to move this forward to the Village Board for approval.

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

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.

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

Trustee Glogowski wanted to make sure Public Works has input on new PUD's.

Trustee Smith questioned at what point is there public input, staff said only on new parcels.

Following discussion, it was the consensus of the Committee to move this forward to the Village Board for approval.

D. Consider a Revised Plat for Chick Fil A to Include a Village Utility Easement

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.

Jason Shallcross said this is a permit close out procedure and recommended approval.

Following discussion, it was the consensus of the Committee to move this forward to the Village Board for approval.

E. 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.

Trustee concerns included, vinyl siding versus masonry, and the monument materials used at the development entrance, lots sizes seem to be too small compared to the adjoining home lots, sidewalks, fencing, traffic studies, landscaping, bike paths.

Developer will work with Village staff to address concerns and recommendations.

F. Pathways Senior Housing 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.

Trustee concerns included whether or not the proposal defined the concept as a full assisted living facility, the need for more parking for staff, visitors and support services, noise generated, building elevations need stone or brick, larger trash receptacles, need much more detail on the proposed single family homes proposed on the North side of the project.

AGENDA ITEM 4: General Administration

A. Consider an Amendment to Chapter 33, Liquor Control and Liquor Licensing

Mr. Schloneger presented

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.

- Dafra’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 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.

Following discussion, it was the consensus of the Committee to move this forward to the Village Board for approval.

Mr. Kumbera presented the following:

- 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.**

The following 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.

Trustee Glogowski questioned why the proposed police vehicles are not white in color, Chief Bucci said that black vehicles are used for traffic enforcement.

Trustee Spella questioned the enterprise contract.

Trustee Brehmer questioned the cost of the sweeper.

Following discussion, it was the consensus of the Committee to move this forward to the Village Board for approval.

AGENDA ITEM 5: Public Works & Safety-Vince Kilcullen
None

AGENDA ITEM 6: Executive Session
None

AGENDA ITEM 7: Other Business
Trustee Brehmer had concerns with the pedestrian crossing at Square Barn Road, Vince Kilcullen will look into adding more lighting.

AGENDA ITEM 8: Adjournment
There being no further business, Chairperson Smith adjourned the meeting at 9:30 p.m.

Submitted: _____
Fred Martin, Village Clerk