**Village of Algonquin**
**Committee of the Whole**
**March 10, 2026**
**7:30 PM**
**Ganek Municipal Center**
**2200 Harnish Drive, Algonquin**

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

1. **Roll Call - Establish a Quorum**
2. **Public Comment - Audience Participation**
   (Persons wishing to address the Committee must register with the Chairperson prior to roll call.)
3. **Community Development**
   A. Consider a Public Event License for the McHenry County Lions Rugby Club on April 2, April 16, April 30, and May 14 for Rugby Matches at Ted Spella Park and Waiving the Event Fee
   B. Consider an Ordinance Issuing a Special Use Permit for Dog Grooming at 1515 South Randall Road
   C. Consider an Ordinance Approving a Final Planned Development for Lot 3 of the NorthPoint Algonquin Corporate Campus
   D. Consider an Ordinance Approving a Final Planned Development for Lot 6 of the NorthPoint Algonquin Corporate Campus
   E. Consider an Ordinance Authorizing the Execution of a Development Agreement Concerning Certain Property Commonly Known as Huntington Villas Subdivision
   F. Consider an Ordinance Approving a Preliminary Planned Development Plat, Preliminary Planned Development Plan, and a Zoning Map Amendment for the Huntington Villas Subdivision
   G. Consider an Ordinance Approving the 2026 Village of Algonquin Zoning Map
4. **General Administration**
   A. Consider an Agreement with Professional Cemetery Services for the 2026-2030 Cemetery Maintenance and Interment Services
   B. Consider an Amendment to the First Amendment to the Refuse and Recycling Contract Allowing for a June Start Date
   C. Review of the Proposed FY 2026 - 2027 Budget (General Fund and Other Funds)
   D. Consider an Amendment to the Merit Compensation Plan
5. **Public Works & Safety**
   A. Consider an Agreement with Christopher B. Burke Engineering, Ltd. for the Extension of the In-House engineering Contract for FY2026-27.
   B. Consider a Change Order Number 1 for the Souwanas Trail and Schuett Street Improvements Agreement with Benchmark Construction
   C. Consider an Agreement for Phase III Construction Oversight with Christopher B. Burke Engineering, Ltd. for the Boyer Road Improvements

D. Consider an Intergovernmental Agreement with McHenry County for the Construction and Long Term Maintenance of the Shared Yard Improvements

E. Consider Resolution Allowing the Village to Undertake Emergency Repairs within IDOT Right-of-Way

F. Consider an Agreement with Christopher B. Burke Engineering, Ltd for Phase 2 Engineering Design of Huntington Drive Resurfacing Improvements

G. Consider an Agreement with Schwartz Construction Group, Inc. for the Willoughby Farms Park Project

H. Consider an Agreement with Davey Resource Group for the 2026 Natural Area Maintenance Project

**6. Executive Session**

A. Land Acquisition

**7. Other Business**

**8. Adjournment**

# Village of Algonquin

2200 Harnish Drive, Algonquin, IL
(847) 658-2700 | www.algonquin.org


## AGENDA ITEM

**MEETING TYPE:** Committee of the Whole

**MEETING DATE:** March 10, 2026

**SUBMITTED BY:** Patrick M Knapp, AICP, Director
Stephanie Barajas, Planner

**DEPARTMENT:** Community Development

**SUBJECT:** Consider a Public Event License for the McHenry County Lions Rugby Club on April 4, April 16, April 30, and May 14 for Rugby Matches at Ted Spella Park and Waiving the Event Fee

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**ACTION REQUESTED:**

Raissa Quick, on behalf of the McHenry County Lions Rugby Club, is seeking approval of a Public Event License for four high school rugby matches to be held at Ted Spella Park on April 4, April 16, April 30, and May 14, 2026. The applicant is also requesting a license fee waiver, as the rugby club is a not-for-profit organization.

**DISCUSSION:**

The April 4th match is scheduled from 10:00 a.m. to 1:00 p.m., the April 16th and 30th matches are scheduled from 5:00 p.m. to 8:00 p.m., and the May 14th match will take place from 5:30 p.m. to 8:30 p.m. The applicant anticipates up to 90 participants at each match. In addition to the Public Event License, the applicant is requesting permission to place a portable toilet at the park from April 1st through May 30th, 2026. If approved, staff recommends placing the portable toilet on a hard surface to prevent lawn damage. If this is not feasible, the event coordinator will be responsible for repairing any lawn damage upon removal of the unit. They will also be responsible for maintaining and servicing the portable toilet for the duration of its placement.

**RECOMMENDATION:**

All Village Departments and the Algonquin-Lake in the Hills Fire Protection District (ALFPD) have reviewed this request and recommend approval and waiving event fees, subject to the following conditions:

- The Public Event License Fee of $95 per day is waived;
- Emergency access to the field shall not be blocked;
- No alcohol shall be allowed on the premises. The permittee is responsible for any parties that illegally bring alcohol to the match for consumption;
- The applicant shall fill the goal post holes after each match;
- The event coordinator is responsible for the maintenance of the portable toilet. It shall be placed on a hard surface, if possible. If placed on grass, the event coordinator shall be responsible for fixing dead grass when removed. Final location is subject to staff approval;
- Village Police officers and other officials shall have free access to the event at all times to ensure that the event complies with the Municipal Code;
- All garbage/debris from the event shall be deposited in on-site trash bins by the event coordinator;

- Any on-site food truck operators will need to apply for a separate Public Event permit through the Village of Algonquin at least 2 weeks in advance and shall pay the applicable Public Event Fee;
- The event coordinator is responsible for suspending or canceling the event in case of structural concerns, electrical malfunctions, or storms that may include wind above 40 mph, lightning, tornado warnings, unruly crowds, or any other issues that may pose a risk or danger to the public;
- The applicant shall abide by all provisions of the Algonquin Municipal Code, with specific attention to the Public Event/Entertainment section, along with all provisions/requirements of the Public Event/Entertainment License Application checklist and the application provided.

**ATTACHMENTS:**

- Public Event License Application

Village of Algonquin

# PUBLIC EVENT/ENTERTAINMENT LICENSE APPLICATION

In order for the Village of Algonquin to assist you with your Public Event, please fill out the information below and return to the Ganek Municipal Center (2200 Harnish Drive) or permits@algonquin.org at least 45 days prior to the event.

Please type or print legibly.

**Official Name of the Event**: McHenry County Rugby Club High school games

**Sponsoring Organization:**

Name: Mchenry County Rugby Club Contact Name: Raissa Quick

Address [redacted]

City, St

Phone:

**Event Coordinator:**

Name: Raissa Quick

Home [redacted]

City,

Phon

**Event Information:**

Describe the Nature of the Event: Highschool Rugby match

New Event ☐ Repeat Event ☑ If repeat, will anything be different this year?

Event Address:

Date(s) and Time(s) of the Event: 4/2/26- 5pm-8pm ; 4/16/26-5pm-8pm ; 4/30/26- 5pm-8pm ; 5/14/26- 5:30pm-8:30pm

Rain Date(s), if applicable:

Set-Up Date/Time: 3/29/26- Time TBD to set up posts and line the fields

Maximum Number of Attendees/Participants Expected: 90

Admission Fee: Yes ☐ No ☑ If Yes, list fee(s) to be charged:

How will the revenue be used (include donations to non-profit or charitable organizations):

Event Website: lionsyouthrugby.com

**Event Details:**

Describe provided security, including who will be providing the security (name and contact information), hours, and a security plan: No security required at the event- Call 911 in case of emergency

Describe parking or traffic control, including the location of extra parking and the number of spaces allocated, and how overflow parking will be handled: Parking lot at Ted Spella part- overflow parking in street

Will there be a need for road closures? Yes ☐ No ☑ If Yes, please explain: _____

Are you requesting Algonquin Police Officer(s) presence? Yes ☐ No ☑ If Yes, to perform what function?

Do you want a fire truck or ambulance present? Yes ☐ No ☑ If Yes, for what hours and to perform what function? _____

Are you wishing to post temporary sign(s) announcing the event? Yes ☐ No ☑ If Yes, please describe desired size, location and date(s) that the signage will be displayed: _____

Do you wish to serve alcoholic beverages? Yes ☐ No ☑

If Yes, do you have DRAM Shop Insurance for the sale/consumption of alcohol? Yes ☐ No ☐ *If Yes, attach a copy of the policy.*

Will you have live entertainment? (e.g. bands, D.J., amplified sound, etc.) Yes ☐ No ☑

*If Yes, please describe type, band name(s), and hours of performance and if there will be a stage:* _____

Do you foresee any other special needs for this event? (Physical set-up assistance, waste removal, portable toilets and hand washing stations, electricity, generator, running water, tent(s), etc.): _____

Portable toilet - Our team can rent directly for the month of April and May

Do you plan on holding a raffle during this event? Yes ☐ No ☑
*(Must be an Algonquin-based, non-profit organization)*

Name of on-site contact during the event (please print): Sean Haughian
On-site contact's cell number: [redacted]
On-site contact's work number: _____
On-site contact's home number: _____

**Affidavit of Applicant:**
I, the undersigned applicant, or authorized agent of the above noted organization, swear or affirm that the matters stated in the foregoing application are true and correct upon my personal knowledge and information for the purpose of requesting the Village of Algonquin to issue the permit herein applied for, that I am qualified and eligible to obtain the permit applied for and agree to pay all fees, to meet all requirements of the Algonquin Village Code, and any additional regulations, conditions, or restrictions set forth in the permit and to comply with the laws of the Village of Algonquin, the State of Illinois, and the United States of America in the conduct of the Public Event described herein. In addition, Applicant certifies, by signing the application, that, pursuant to 720ILCS 5/11-9.4(c), no sex offenders are employed by the carnival operator, and that no carnival employees are fugitives from Illinois or any other state's law enforcement agencies. I (or the above named organization) further agree(s) to hold harmless and indemnify the Village, its officials, employees and successors and assigns, for any and all liability, damages, suits, claims and demands for damages at law or in equity it incurs as a result and arising either directly or indirectly out of the public event noted above including but not limited to damages and attorney's fees.

[redacted]

02/19/2026
Date

Raissa Quick
Printed Name of Applicant

(8/2017)

# Indemnification, Waiver and Release

***To be signed by all: applicant, sponsor, organizer, promoter and permitee/licensee.***

The Permittee/Licensee shall indemnify and hold harmless the Village, its officers, boards, commissions, agents, elected, elected officials, and employees (collectively, "the Village Indemnitees") from any and all costs, demands, expenses, fees and expenses, arising out of: (a) breach or violation by the Permittee/Licensee of any of it certifications, representations, warranties, covenants or agreements in its application and permit/license issued by the Village; (b) any actual or alleged death or injury to any person, damage to any property or any other damage or loss claimed to result in whole or in part from the negligent performance by or on behalf of the Permitee/Licensee; or (c) any negligent act, activity or omission of permittee or an or its employees, representatives, subcontractors or agents.

The Permitee/Licensee agrees to indemnify, defend and hold harmless the Village Indemnitees against and from any and all losses, claims, demands, causes of action, actions, suits, proceedings, damages, costs and/or liabilities of every kind and nature, whatsoever (including, but not limited to expenses for reasonable legal fees, and disbursements and liabilities assumed by the Village in connection therewith), to persons or property, in any way arising out of or through the acts or omissions of the Permitee/Licensee, its servants, agents or employees, or to which the negligence of the Permittee/Licensee shall in any way contribute.

Permitee/Licensee hereby waives and releases all claims against the Village Indemnitees or arising out of the issuance of a permit to Permitee/Licensee for any and all injuries to persons or damage to property from any cause arising at any time during the event listed herein or the issuance of the Permit/License.

The term "Permittee/Licensee" refers to the applicant, as well as any sponsor, organizer, promoter of the event. Each undersigned represents and warrants that he/she has authority to execute this Indemnification, Waiver and Release Agreement on behalf of the person or entity for which he/she has signed.

Permittee/
Licensee: Raissa Quick

Circle all
that apply: Applicant Sponsor Organizer Promoter

By: Raissa Quick

[redacted]

[Signature]

Date: 02/19/2026

## AGENDA ITEM

**MEETING TYPE:** Committee of the Whole

**MEETING DATE:** March 10, 2026

**SUBMITTED BY:** Patrick M. Knapp, AICP, Director
Stephanie Barajas, Planner

**DEPARTMENT:** Community Development Department

**SUBJECT:** Consider an Ordinance Issuing a Special Use Permit for Dog Grooming at 1515 South Randall Road

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### ACTION REQUESTED:

Curt Piazza, CYD 1, LLC, the "Petitioner", is requesting issuance of a Special Use Permit for Dog Grooming at 1515 South Randall Road, the "Subject Property."

### PLANNING & ZONING COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the Request at the February 9, 2026, meeting.

There was no public comment. After discussion, the Planning and Zoning Commission accepted (approved 6-0) staff's findings as the findings of the Planning and Zoning Commission and recommended issuance of the Special Use Permit, as outlined in the staff report for case no. PZ-2026-02, and subject to staff's recommended conditions.

### DISCUSSION:

The Petitioner proposes to operate *Splash and Dash Groomerie & Boutique*, a dog grooming business, within a tenant space of a multi-tenant building in the Algonquin Galleria.

During the Planning and Zoning Commission meeting, the Petitioner stated that no more than five to seven dogs are expected on-site at one time, each for approximately one to three hours. The Petitioner also explained that company policy prohibits employees from taking dogs outside, so the pet relief area will not be used by staff. However, consistent with staff's recommended condition, the area and parking lot will be monitored to address any use by dogs arriving or leaving the business.

### STAFF RECOMMENDATION:

Staff finds that the standards for a Special Use Permit have been met and recommends the Committee of the Whole advance the request to the Village Board to approve the issuance of a Special Use Permit allowing a Dog Grooming Business at 1515 South Randall Road, subject to the following conditions and final staff approval:

a. Dogs shall be let outside no more than one at a time and in the designated pet relief area only. The open space between Randall Road and the building shall not be used as a pet relief area. All animal waste shall be cleaned up immediately and disposed of properly in

sealed refuse containers. The operator shall monitor the parking lot and landscape island cleanliness throughout the day. If at any time the Village determines that the odor of pet waste negatively impacts the vicinity, the business shall increase the frequency of refuse collection and shall clean the trash enclosure area as part of their daily activities;

b. All necessary permits through the Kane County Health Department shall be obtained prior to opening for business.

**ATTACHMENTS:**

Exhibit A. Planning & Zoning Staff Report and Findings of Fact for Case No. PZ-2026-02
Exhibit B. DRAFT February 9, 2026, Planning & Zoning Meeting Minutes
Exhibit C. Project Narrative
Exhibit D. Plat of Survey
Exhibit E. Floor Plan
Exhibit F. Pet Relief Area Exhibit

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

**STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT**

**Patrick M. Knapp, AICP**
**Director of Community Development**

**Stephanie Barajas**
**Planner**

| | |
|---|---|
| **CASE NUMBER:** | PZ-2026-02 |
| **MEMO DATE**: | February 5, 2026 |
| **PUBLIC HEARING DATE:** | February 9, 2026 |
| **PROPERTY ADDRESS/LOCATION:** | 1515 South Randall Road |
| **PETITIONER/PROPERTY OWNER:** | Curt Piazza, CYD 1, LLC/Algonquin Galleria TIC Rollup, LLC |

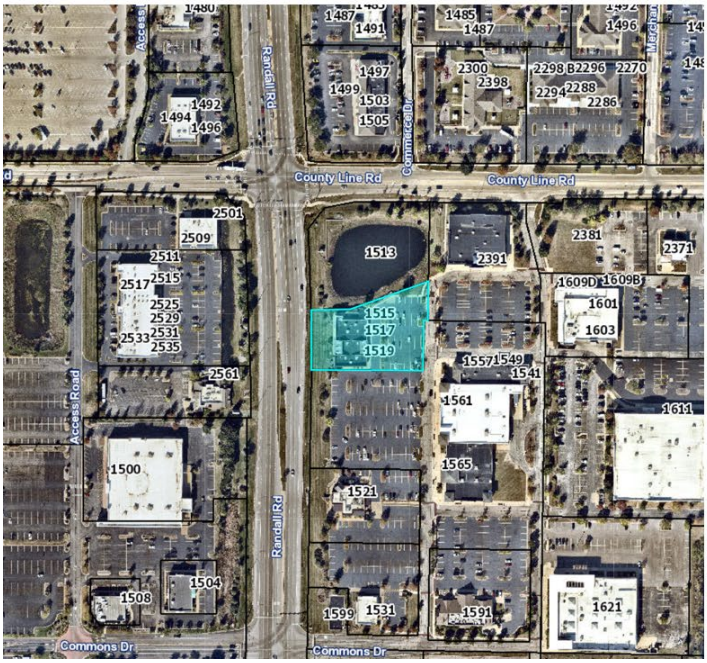
## REQUEST SUMMARY

Curt Piazza, CYD 1, LLC, the "Petitioner", applied for issuance of a Special Use Permit for Dog Grooming at 1515 South Randall Road, referred to herein as the "Subject Property".

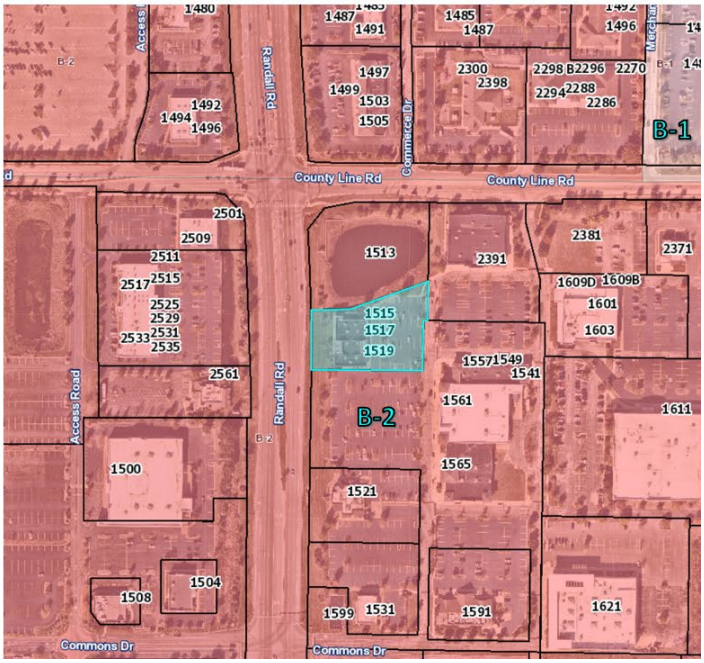
## BACKGROUND

### Site Information

**Location**




**Zoning**




| | | | |
|---|---|---|---|
| **Existing Zoning:** | B-2 Business, General Retail/ PUD | **Existing Land Use:** | Vacant/Commercial |
| | | **Proposed Land Use:** | Service – Dog Grooming |
| **Property Size:** | 1.35 acres | **PIN(s):** | 03-05-101-016 |
| **Surrounding Zoning & Land Use** | **North:** | B-2 Business, General Retail – Stormwater Management | |
| | **East:** | B-2 Business, General Retail – Retail/Commercial | |
| | **South:** | B-2 Business, General Retail – Retail/Commercial | |
| | **West:** | B-2 Business, General Retail – Retail/Commercial | |
| **Future Land Use Plan Designation:** | Corridor Commercial – areas providing a range of uses accessible by automobile, such as retail, service, restaurants, multi-tenant shopping centers, etc. | | |

### Property History

The Subject Property includes a 1,825-square-foot unit that is part of a multi-tenant commercial building that was approved as a Planned Development (PUD) under Ordinance No. 2005-O-03 (*An Ordinance Approving The Final Planned Development And Final Plat Of Subdivision For Phase One Of The Algonquin Galleria Shopping Center*) and Ordinance

No. 2006-O-47 *(An Ordinance Issuing A Special Use Permit For An Outside Seating Area And Approving A Final Planned Development For A Multi-Tenant Retail Center On Outlot 3 Of The Galleria).*

## STAFF RECOMMENDATION

Staff recommends approval of the Petitioner's request, subject to the conditions listed in the report, as the request conforms to the Village's Comprehensive Plan and Future Land Use Plan.

## DISCUSSION OF STAFF RECOMMENDATION

**Request and Use of the Subject Property**

Pursuant to Section 21.12, *Special Uses*, of the Zoning Code, dog grooming businesses require approval of a Special Use Permit in the B-2 Business, General Retail Zoning District.

The proposed business will operate under the name *Splash and Dash Groomerie & Boutique* and will provide professional dog grooming services, including bathing, haircuts, nail trims, and spa treatments. The business will also include a boutique retail component offering pet care and wellness products. Proposed hours of operation are Tuesday through Saturday, from 8:00 a.m. to 4:00 p.m. Staffing is expected to include five to seven employees. The business expects to serve approximately twenty to twenty-five pets per day, with an estimated eight to ten pets on-site at any given time. According to the Petitioner, pets typically remain at the facility for two to four hours. All services will be provided primarily by appointment only to prevent overcrowding.

Proposed interior improvements include creating separate areas: a retail and reception area, two kennel rooms, a grooming room, and a bathing room. The proposal includes thirty kennels of varying sizes to accommodate dogs of all breeds. No exterior improvements are proposed.

A designated pet relief area is proposed between the parking lot and the detention pond. The Petitioner has indicated that this area is expected to be used infrequently. Staff recommends a condition requiring all pet waste to be cleaned up immediately and the parking lot and landscape islands be monitored throughout the day. The open space between Randall Road and the building shall not be used as a pet relief area.

The Galleria PUD includes cross-access and cross-parking easements throughout the development, which allow shared use of parking areas among businesses and will accommodate the parking demand of the proposed use.

**Next Steps**

The Special Use Permit request for this Subject Property will be discussed at the Committee of the Whole and will then go to the Village Board for consideration of issuance. If at any time the use changes or there is evidence of a clear intent on the part of the owner and/or tenant to abandon any portion of this Special Use for more than six (6) months, this Special Use Permit shall be terminated.

## STANDARDS & FINDINGS

The Planning and Zoning Commission shall review the Standards & Findings of Fact outlined in Exhibit "A" and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission should use the Findings of Fact to guide its recommendation of the request to the Village Board.

## STAFF RECOMMENDATION

Staff recommends approval of the issuance of a Special Use Permit allowing Dog Grooming at 1515 South Randall Road, consistent with the findings of fact outlined in this report, and 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 with the following motion:

1. "To adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend the issuance of a Special Use Permit allowing Dog Grooming at 1515 South Randall Road, as outlined in the staff report for case PZ-2026-02 dated February 5, 2026, subject to the following conditions:

    a. Dogs shall be let outside no more than one at a time and in the designated pet relief area only. The open space between Randall Road and the building shall not be used as a pet relief area. All animal waste shall be cleaned up immediately and disposed of properly in sealed refuse containers. The operator shall monitor the parking lot and landscape island cleanliness throughout the day. If at any time the Village determines that the odor of pet waste negatively impacts the vicinity, the business shall increase the frequency of refuse collection and shall clean the trash enclosure area as part of their daily activities;

    b. All necessary permits through the Kane County Health Department shall be obtained prior to opening for business."

I concur:

Patrick M Knapp, AICP
Director of Community Development

**Attachments:**
- Exhibit A. Standards & Findings
- Exhibit B. Project Narrative
- Exhibit C. Plat of Survey
- Exhibit D. Floor Plan
- Exhibit E. Pet Relief Area Exhibit

## Exhibit A: Standards & Findings of Fact

**Special Use Standards** – Section 21.12.E.3 of the Algonquin Zoning Ordinance provides that a Special Use shall conform to the following standards:

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity;
3. That the proposed use will comply with the regulations and conditions specified in this Chapter

**Petitioner Response:**
See attached.

**Staff Response:**
The use is consistent with the Village's Comprehensive Plan. The use is not anticipated to be detrimental to the public health, safety, morals, or general welfare of persons residing or working in the vicinity, nor is it expected to be injurious to nearby property values or improvements. The operator shall be required to obtain all applicable permits and licenses prior to commencing operations open to the public and to comply with the Special Use conditions.

# 1) Public convenience & welfare

The proposed use is a neighborhood pet-care service (pet grooming and related retail) that provides a needed, close-to-home option for residents who currently travel outside the area for routine grooming. The business will (a) improve pet hygiene and welfare, (b) add a professional service within walking/short-drive distance, (c) activate a currently underutilized storefront during daytime hours, and (d) create 5–7 local jobs. The use aligns with the commercial character of the corridor, generates modest daytime foot traffic for adjacent businesses, and contributes sales-tax revenue; all of which support the general welfare of the community.

# 2) No detriment to health, safety, morals, or property values

- **Operations are indoors and daytime-only.** All services occur inside the premises; no outdoor kenneling, bathing, or amplified sound.
- **Noise/odor control.** Standard grooming equipment (clippers, dryers without heating elements) is used indoors during business hours. Ventilation and routine sanitation procedures minimize odor; pet waste is bagged and disposed of in sealed receptacles per local regulations.
- **Traffic/parking.** Customer visits are brief and staggered by appointment, resulting in low, steady vehicle flow primarily during weekday mornings and mid-day. This pattern is comparable to other personal-service uses and is not expected to burden nearby streets or parking.
- **Safety & training.** Staff are trained in animal handling, sanitation, and incident protocols. First-aid kits are maintained on-site; equipment is UL-listed and used per manufacturer instructions.
- **Property compatibility.** Improvements will be light-impact, code-compliant tenant finishes. Regular cleaning and professional storefront maintenance will preserve and

enhance surrounding property values.

# 3) Compliance with regulations & conditions

The business will comply with all applicable provisions of the Village Code and any conditions imposed by the Village Board, including but not limited to: (a) building, fire, and accessibility codes; (b) health and sanitation requirements for animal-care establishments; (c) signage ordinances; (d) solid-waste and wastewater handling; and (e) any operational conditions (e.g., hours, noise, parking management, or inspection access) included in the approval. All required permits will be obtained prior to opening, and any Village reporting/inspection requirements will be honored.

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## Business Operations

- **Type of use:** Pet grooming and related retail (personal service).
- **Operating hours:** 8:00 a.m. – 4:00 p.m. (During Year 1)
- **Staffing:** 5–7 employees (mix of groomers and front-of-house).
- **Expected peak customer hours:** 8:00 a.m. – 1:00 p.m., Tuesday through Saturday.
- **Appointments & traffic management:** Primarily by appointment to stagger drop-offs/pick-ups and minimize parking impacts.
- **On-site practices:** All services indoors; routine sanitation and ventilation; pet waste handled in sealed containers; no outdoor kennels or runs; no overnight boarding.

# PLANNING AND ZONING COMMISSION MINUTES

FEBRUARY 9, 2026

## Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:00 pm.

Director Patrick Knapp called the roll to check attendance.

Six of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Bumbales
- Commissioner Neuhalfen
- Commissioner Rasek
- Commissioner Szpekowski
- Commissioner Sturznickel

Member absent: Commissioner Laipert

Staff Present: Director Patrick Knapp, Public Works Director Nadim Badran, Planner Stephanie Barajas, and Attorney Matthew Walters

## Public Comment

Chair Patrician asked for public comments.

Chris Kempf, 605 Souwanas, commented on Zoning Code requirements for mechanical equipment screening and requested that Village-owned properties comply with these requirements.

## Approval of Minutes

Chair Patrician asked for approval of the January 12, 2026, Planning and Zoning Commission minutes. A motion was made by Commissioner Rasek and seconded by Commissioner Neuhalfen to approve the minutes. The motion was approved with a 6-0 vote.

## Case Number PZ-2026-02 – Consideration of a Request to Issue a Special Use Permit to Allow Dog Grooming

Curt and Cathy Piazza, the Petitioners, gave a digital presentation to the Planning & Zoning Commission and requested a positive recommendation.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission, stating that Staff supports the request, subject to the conditions outlined in the Staff Report.

Commissioner Sturznickel inquired about the number of dogs that would be on-site at one time and whether customers are notified when services are completed. Mr. Piazza responded that there would typically be five to seven dogs on-site for one to three hours at a time. He added that they will utilize a system that automatically notifies owners throughout the grooming process. Commissioner Sturznickel then asked what happens if a dog is not picked up on time. Mr. Piazza explained that a fee could be charged for recurring late pick-ups.

Commissioner Rasek asked about the Petitioners' involvement in the business operations. Mr. Piazza responded that they will be fully involved and have purchased four franchise licenses. Mrs. Piazza added that this is their community and they are completely behind their business.

Chair Patrician asked whether the Petitioners had prior experience in dog grooming. Mr. Piazza responded that they do not, but that the franchise will provide training. Chair Patrician then asked about the anticipated opening timeline. Mr. Piazza responded that the buildout is expected to take six to eight weeks, with a goal of opening in June. Chair Patrician asked about the recruitment of groomers. Mr. Piazza explained that they will initially hire an experienced groomer and will also provide training opportunities for future employees.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chair Patrician closed the Public Comment portion of the Public Hearing.

Chair Patrician asked about the use of areas other than the designated pet relief area. Director Knapp responded that the condition applies to the business and its operators, but they will be required to monitor the parking lot in case other areas are used. Mr. Piazza clarified that employees are not permitted to remove dogs from the building, and customer use of the Randall Road side of the building is unlikely, based on the site conditions.

Chair Patrician asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Szpekowski to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend the issuance of a Special Use Permit allowing Dog Grooming at 1515 South Randall Road, subject to the conditions as outlined in the staff report for case PZ-2026-02 dated February 5, 2026. The motion carried with a 6-0 vote.

Because they're family®

# Full Project Narrative

Splash and Dash Groomerie & Boutique is a premium pet grooming and retail business that will occupy a tenant space within an existing commercial plaza at the Algonquin Galleria. The business will provide professional dog grooming services, including bathing, brushing, drying, haircuts, nail trimming, and spa treatments, along with a boutique retail area offering pet care and wellness products.

The business will operate Tuesday through Saturday from 8:00 a.m. to 4:00 p.m., with five to seven employees on-site at peak times, including professional groomers, bathers, and front-desk staff. On an average day, 20 to 25 pets are expected to be serviced, with a maximum of 8 to 10 pets on-site at one time. Each pet typically remains in the facility for two to four hours, depending on the grooming package selected.

Splash and Dash uses a scheduled appointment model to maintain a calm, organized environment and avoid overcrowding. The facility is designed to minimize noise and odors, featuring sound-dampening partitions, proper ventilation, and frequent cleaning. All bathing and sanitation systems will comply with health and environmental codes.

The business will not involve kenneling services or overnight stays. Pet relief needs will be managed through a designated pet relief area adjacent to the parking lot as indicated in the "survey – pet area" document, maintained daily by staff. Waste will be disposed of in sealed containers and removed through regular commercial waste services, ensuring compliance with village health and sanitation standards.

The proposed use aligns with the existing Planned Unit Development (PUD) for the plaza and does not require physical or structural modifications to the site. The business will enhance the mix of service-oriented tenants and contribute positively to local commerce and convenience.

# Summary

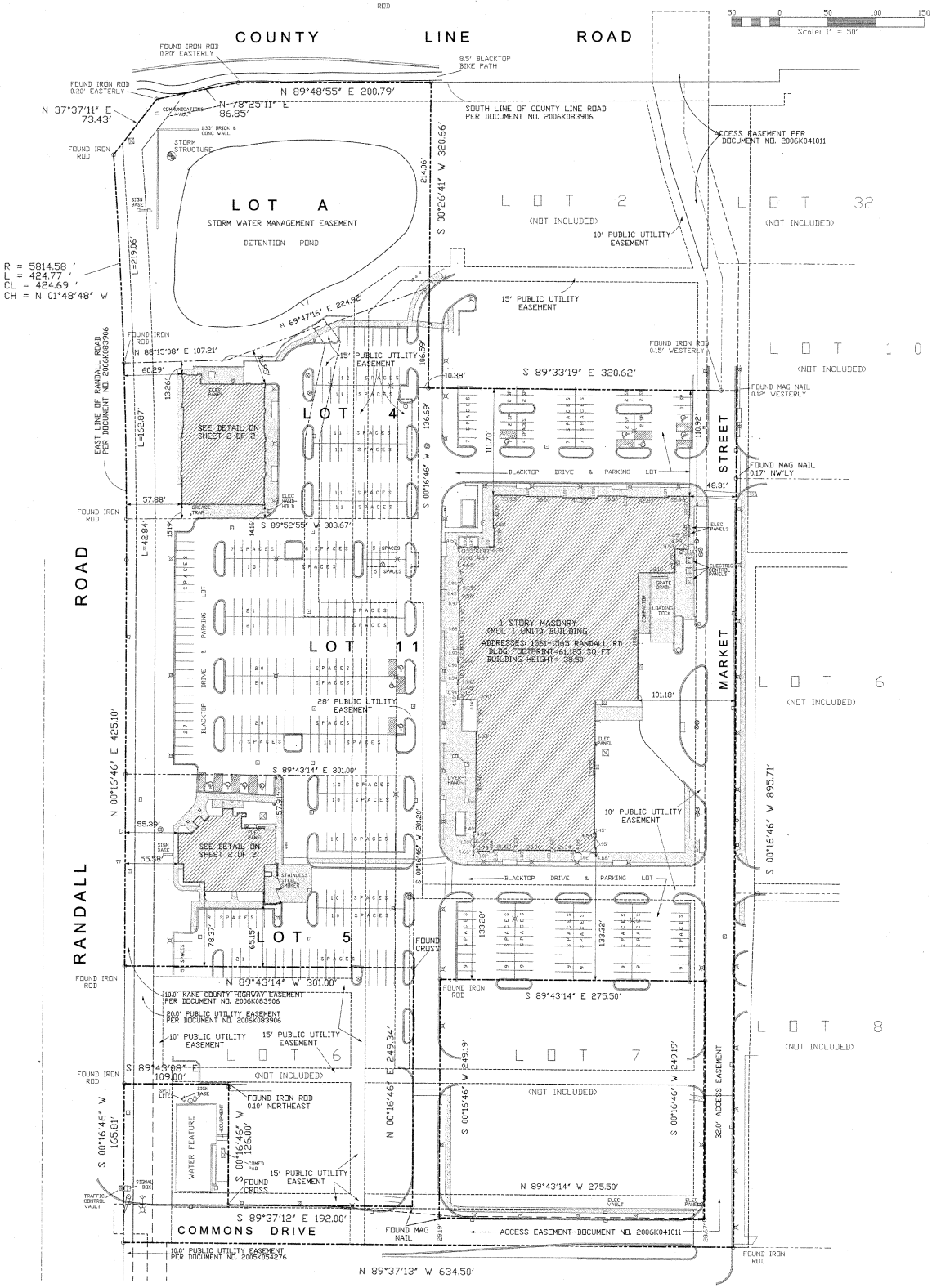
- **Type of use:** Pet grooming and related retail (personal service).
- **Operating hours:** 8:00 a.m. – 4:00 p.m.
- **Staffing:** 5–7 employees (mix of groomers and front-of-house).
- **Expected peak customer hours:** 8:00 a.m. – 1:00 p.m., Tuesday through Saturday.
- **Appointments & traffic management:** Primarily by appointment to stagger drop-offs/pick-ups and minimize parking impacts.
- **On-site practices:** All services indoors; routine sanitation and ventilation; pet waste handled in sealed containers; no outdoor kennels or runs; no overnight boarding.

# Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS

# PLAT OF SURVEY

# ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 2




STATE OF ILLINOIS } ss
COUNTY OF KANE }

OCT 4, 2016

FIELD WORK COMPLETED: OCT 3, 2016

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

Charles J. Hill, Professional Land Surveyor No. 35-2700
My License expires 11/30/16

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, License No. 184-002863

Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.

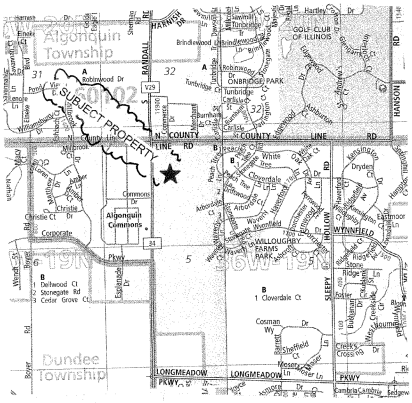
WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

Compare the description on this plat with deed. Refer to deed for easements and building lines.

Scale: 1" = 50'
Ordered: M. PASKERIAN
Buyer:
Page: 03-05A
Drawn: AAA
Job: 659.059 NFT
City: ALGONQUIN


**Alan J. Coulson, P.C.**
*PROFESSIONAL LAND SURVEYORS*
645 S. 8th St.,(Rte. 31) West Dundee,Il. 60118
Phone: (847)- 426-2911 Fax: (847)- 426- 8074
E-Mail: SIRVAYR@AOL.COM

# Alan J. Coulson, P.C.
## PROFESSIONAL LAND SURVEYORS
# PLAT OF SURVEY




VICINITY MAP

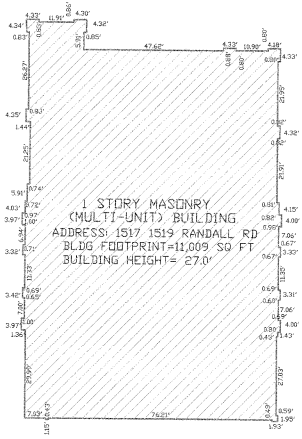
**OF PROPERTY DESCRIBED AS:**

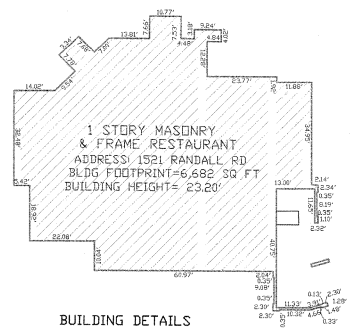
**PARCEL 1:**
Lots 4, 5, 11, A & B, in Algonquin Galleria – Phase I Resubdivision No. 1, recorded November 28, 2006 as Document 2006K129153, a resubdivision of Algonquin Galleria – Phase 1 recorded August 2, 2006 as Document Number 2006K083906, and Certificate of Correction recorded January 3, 2007 as Document 2007K000877, being that part of the West half of the Northwest Quarter of Section 5, Township 42 North, Range 8 East of the Third Principal Meridian, in Dundee Township, Kane County, Illinois.

**PARCEL 2:**
A non-exclusive perpetual easement as set forth in the Grant of Easements, dated March 30, 2006 by Algonquin 36, LLC and Randall 74, LLC, recorded April 18, 2006 as Document 2006K041011, over and across those portions of Galleria Drive and Market Street and extension of Galleria Drive and Market Street as constructed, for vehicular and pedestrian ingress and egress, repairs, maintenance and construction, and for public utilities with right of access all the provision contained therein.

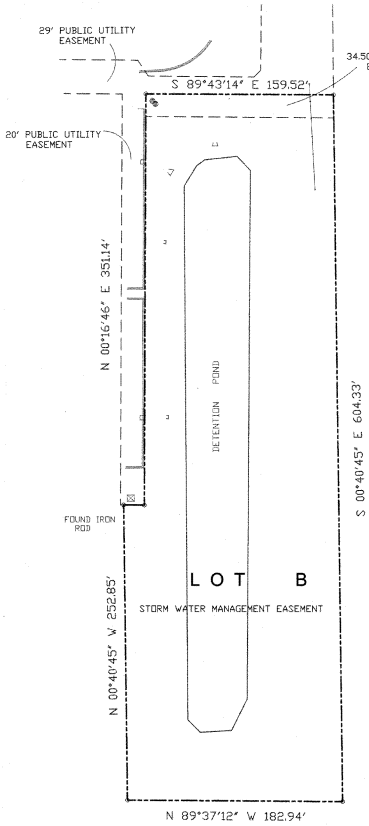
**PARCEL 3:**
A perpetual non-exclusive easement for the benefit of Parcel 1, as set forth in the Declaration of Easements, covenants and restrictions (Algonquin Galleria) dated May 3, 2006 and recorded May 12, 2006 as Document 2006K050859 and First Amendment recorded December 20, 2006 as Document 2006K137399, Second Amendment recorded August 8, 2007 as Document 2007K082892, and Third Amendment to the Declaration dated June 23, 2008 and recorded July 7, 2008 as Document 2008K055648, for road improvements, parking and access easement, storm water discharge easement and detention pond easement, utilities and drainage, over and under portions of the common areas described therein.

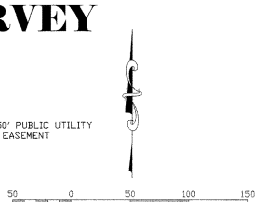
# *ALTA/NSPS* LAND TITLE SURVEY
## SHEET 2 OF 2




BUILDING DETAILS
SCALE: 1"=20.0'




**LEGEND OF SYMBOLS:**

| | |
|---|---|
| SANITARY MANHOLE | ○ |
| STORM MANHOLE | ◍ |
| CATCH BASIN | □ |
| HYDRANT | |
| CURB INLET | |
| UTILITY POLE | |
| LIGHT STANDARD | |
| STREET LIGHT | |
| TRAFFIC SIGNAL | |
| ELECTRIC TRANSFORMER | |
| UNDERGROUND TELEPHONE | E |
| UNDERGROUND TELEPHONE | T |
| UNDERGROUND GAS MAIN | G |
| UNDERGOUND CABLE TV | TV |
| UNDERGOUND WATER | W |
| CONCRETE | |
| WOOD FENCE | |
| WIRE FENCE | |
| WATER VALVE | |
| FLOOD LIGHT | |
| FES | |
| CATV BOX | |
| TELE BOX | T |
| ELEC BOX | E |
| ELEC OUTLET | |
| HOSE BIB | |
| BUFFALO BOX | B |
| SIGN | |
| SPRINKLER CONNECTION | Y |
| TELE SPLICE PIT | |

**SURVEYORS NOTES:**

Dimensions shown are given in feet and decimal parts thereof.

We do not certify to underground drain tiles or utilities not visible by surface inspection.

Underground utility lines shown hereon were located by the respective utility companies. JULIE was called on Sept. 20, 2016 (Dig No.A2641001)

Easements and servitudes shown hereon are based on a title commitment issued by Chicago Title Insurance Co. as identified by Order No. 1401 00892474 D2 and dated July 29, 2016.

No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 17089C0065H, effective date Aug. 3, 2009.

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND EXISTING UTILITY MAPS AND RECORDS, IF FURNISHED. WE DO NOT GUARANTEE THAT THE UTILITY LINES SHOWN COMPRISE ALL THE UTILITIES EXISTING IN THE AREA, EITHER IN SERVICE OR ABANDONED. NOR DO WE WARRANT THAT SAID UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THE LOCATION MARKINGS, (PROVIDED BY OTHERS), HAVE BEEN FIELD LOCATED. WE HAVE ACCURATELY LOCATED ALL VISIBLE STRUCTURES. WE CANNOT BE RESPONSIBLE ITEMS NOT VISIBLE, SUCH AS STRUCTURES BURRIED OR UNDER HEAVY SNOW COVER.

STATE OF ILLINOIS)
COUNTY OF KANE )ss OCT. 4, 2016

To: Chicago Title Insurance Company
Randall Holdings, LLC, A Delaware limited liability company
Rialto Mortgage Finance, LLC, a Delaware limited liability Company, together with its successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items1-4, 7(a), 7(b), 7(c), 8, 9, 11(a), 14, 16-18 and 21* of Table A thereof. (*$1,000,000.00)

The field work was completed on 10/3/16

Date of Plat of Map: 10/4/16

Charles J. Hill
I. P.L.S. #2700
My license expires on November 30, 2016.

There is no evidence of the site used as a solid waste dump, sump or sanitary landfill.

No utility maps or atlases were provided by the client or utility companies

STATE OF ILLINOIS } ss
COUNTY OF KANE } OCT. 4, 2016

**I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.**

**Charles J. Hill, Professional Land Surveyor No. 35-2700**
**My License expires 11/30/16**

**Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.**

**WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.**

FIELD WORK COMPLETED: OCT 3, 2016

**THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.**

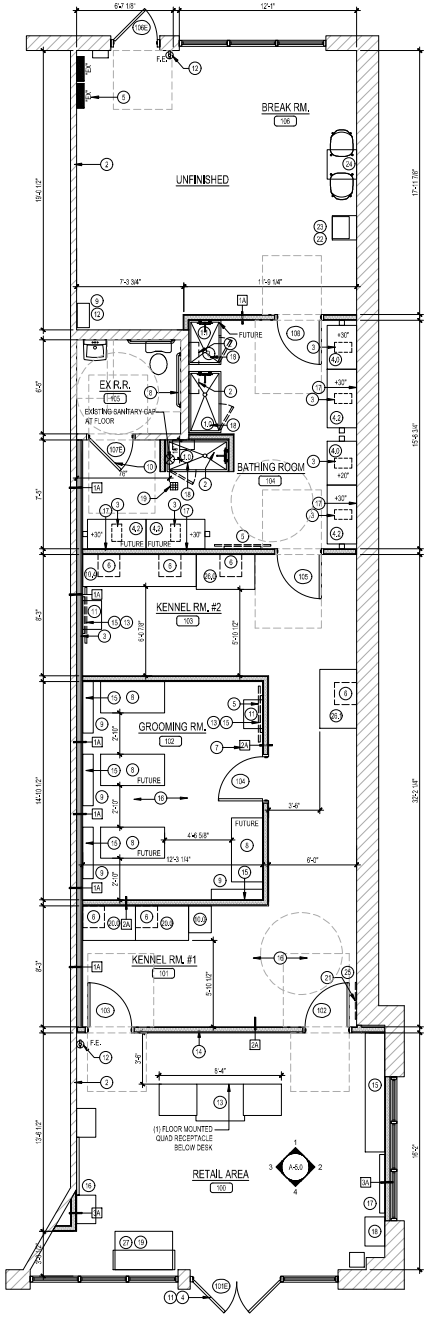
**This professional service conforms to the current Illinois minimum standards for a boundary survey.**

**Professional Design Firm Land Surveying Corporation, License No. 184-002863**

| | |
|---|---|
| Scale: | 1" = 50' |
| Ordered: | M. PASKEVICH |
| Buyer: | — |
| Page: | 03-053A |
| Drawn: | [illegible] |
| Job: | 03-053 ALT |
| City: | ALGONQUIN |

**Compare the description on this plat with deed. Refer to deed for easements and building lines.**


**Alan J. Coulson, P.C.**
*PROFESSIONAL LAND SURVEYORS*
645 S. 8th St.,(Rte. 31) West Dundee,Il. 60118
Phone: (847)- 426-2911 Fax: (847)- 426- 8074
E-Mail: SIRVAYR@AOL.COM




1 FF&E PLAN
SCALE: 1/4" = 1'-0"

KENNEL COUNT:

| | | | |
|---|---|---|---|
| #10.0 | 1 UNITS x 4 SMALL KENNELS | = | 4 |
| #10.1 | 0 UNITS x 8 SMALL KENNELS | = | 0 |
| #10.2 | 0 UNITS x 12 SMALL KENNELS | = | 0 |
| #10.3 | 0 UNITS x 6 KENNELS (EA, 2 SM, \| 2 MED, \| 2 LG) | = | 0 |
| #10.4 | 11UNITS x 11 KENNELS (EA, 5 SM \| 4 MED, \| 2 LG) | = | 11 |
| #20.0 | 2 UNITS x 6 MODULAR KENNELS (EA, 4 MED, \|2 LG) | = | 12 |
| #26.0 | 1 UNITS x LG. FOLDING | = | 2 |
| #26.1 | 1 UNITS x XLG FOLDING | = | 1 |
| TOTAL: | | | 30 KENNELS |
| | SMALL | - | 9 |
| | MEDIUM | - | 4 |
| | LARGE | - | 2 |
| | LG. MODULAR | - | 4 |
| | MED. MODULAR | - | 8 |
| | FOLDING | - | 3 |

LEASABLE SQUARE FOOTAGE: 1,825 S.F.
USEABLE SQUARE FOOTAGE: 1,626 S.F.

## FF&E PLAN KEYNOTE LEGEND

| | | | |
|---|---|---|---|
| 1.0 | 50" SPLASH & DASH STATIONARY STAINLESS STEEL TUB W/ FAUCET & DRAIN KITS \| \| PROVIDED BY FRANCHISOR & INSTALLED BY G.C. (CONFIRM DRAIN ORIENTATION WITH PLAN) | 10.4 | 93"W x 26.125"D x 75.75"H STAINLESS STEEL KENNEL BANK - (5) SMALL, (4) MEDIUM & (2) LARGE CAGE UNITS \| \| PROVIDED & INSTALLED BY FRANCHISOR |
| 1.1 | FUTURE 3'-0" DURA DOG PREMIER STATIONARY STAINLESS STEEL TUB \| \| PROVIDED BY FRANCHISOR & INSTALLED BY G.C. (CONFIRM DRAIN ORIENTATION WITH PLAN) | 11 | 23.6" x 15.5" FOLDING LAPTOP SHELVING UNIT \| \| PROVIDED & INSTALLED BY FRANCHISOR. THE G.C. SHALL PROVIDE & INSTALL THE IN WALL BLOCKING - SEE BLOCKING KEYNOTE LEGEND |
| 2 | WALL MOUNTED SHAMPOO RACK \| \| PROVIDED & INSTALLED BY FRANCHISOR | 12 | ELECTRIC TANKLESS TYPE WATER HEATER (NORITZ OR EQUAL) \| \| REFER TO PLUMBING. PROVIDED & INSTALLED BY G.C. |
| 3 | HURRY CANINE DRYER LOCATED ON SHELF ABOVE \| \| 15 AMPS \| \| PROVIDED & INSTALLED BY FRANCHISOR | 13 | 8'-4" LONG RETAIL DESK \| \| 36" HIGH PRE-FABRICATED DESK W/ ACCESSIBLE PARALLEL APPROACH (MINIMUM ACCESSIBLE COUNTER SURFACE TO BE 36" WIDE) \| \| PROVIDED & INSTALLED BY FRANCHISOR |
| 4.0 | 3'-0"W x 2'-0"D DRYING STATION (20" HIGH) \| \| PROVIDED & INSTALLED BY FRANCHISOR \| \| THE G.C. SHALL PROVIDE & INSTALL THE IN WALL BLOCKING - SEE BLOCKING KEYNOTE LEGEND | 14 | MURAL WALL \| \| PROVIDED BY FRANCHISOR & INSTALLED BY G.C. |
| 4.1 | 3'-0"W x 2'-0"D DRYING STATION (30" HIGH) \| \| PROVIDED & INSTALLED BY FRANCHISOR \| \| THE G.C. SHALL PROVIDE & INSTALL THE IN WALL BLOCKING. | 15 | 8'-0"L x 8'-0"H x 1'-3 3/4"W CYCLE DOG WALL \| \| PROVIDED & INSTALLED BY FRANCHISOR |
| 4.2 | 4'-0"D x 2'-0"D DRYING STATION (30" HIGH) \| \| PROVIDED & INSTALLED BY FRANCHISOR \| \| THE G.C. SHALL PROVIDE & INSTALL THE IN WALL BLOCKING - SEE BLOCKING KEYNOTE LEGEND | 16 | FUN & FABULOUS "SELFIE WALL" (48"W x 84"T) \| \| PROVIDED & INSTALLED BY FRANCHISOR |
| 4.3 | 6'-0"W x 2'-0"D DRYING STATION (30" HIGH) \| \| PROVIDED & INSTALLED BY FRANCHISOR \| \| THE G.C. SHALL PROVIDE & INSTALL THE IN WALL BLOCKING. | 17 | 4'-0"L TREAT WALL \| \| PROVIDED & INSTALLED BY FRANCHISOR |
| 5 | 50" WALL MOUNTED TV WITH IN WALL SOLID WOOD BLOCKING \| \| PROVIDED & INSTALLED BY FRANCHISOR. THE G.C. SHALL PROVIDE & INSTALL THE IN WALL BLOCKING - SEE BLOCKING KEYNOTE LEGEND | 18 | SPA AREA (38"W x 72"T) \| \| PROVIDED & INSTALLED BY FRANCHISOR |
| 6 | X-FORCE AIR DRYER \| \| 7.5 AMPS \| \| PROVIDED & INSTALLED BY FRANCHISOR | 19 | 4'-2 3/4"L x 1'-4"W NESTING TABLE \| \| PROVIDED & INSTALLED BY FRANCHISOR |
| 7.0 | 7'-3" WALL MOUNTED SHELVING UNIT \| \| WIRE SHELVING UNIT, WOOD SUPPORT BRACKETS & REQUIRED HARDWARE \| \| THE ENTIRE SHELVING UNIT IS TO BE ASSEMBLED / INSTALLED BY G.C. | 20.0 | 43.375"W x 28.5"D x 67.875"H WIRE KENNELS - (4) MEDIUM & (2) LARGE MODULAR CAGE UNITS \| \| PROVIDED & INSTALLED BY FRANCHISOR |
| 7.1 | 11'-3" WALL MOUNTED SHELVING UNIT \| \| WIRE SHELVING UNIT, WOOD SUPPORT BRACKETS & REQUIRED HARDWARE - TOP OF SHELF SHOULD BE SET 5'-6" AFF \| \| THE ENTIRE SHELVING UNIT IS TO BE PROVIDED AND INSTALLED BY G.C. | 21 | STACKED WASHER & DRYER \| \| PROVIDED BY OWNER & INSTALLED BY G.C. |
| 7.2 | 8'-3" WALL MOUNTED SHELVING UNIT \| \| WIRE SHELVING UNIT, WOOD SUPPORT BRACKETS & REQUIRED HARDWARE - TOP OF SHELF SHOULD BE SET 5'-6" AFF \| \| THE ENTIRE SHELVING UNIT IS TO BE PROVIDED AND INSTALLED BY G.C. | 22 | FLOOR MOUNTED MINI-FRIDGE \| \| PROVIDED & INSTALLED BY OWNER |
| 8 | 2'-1 1/2" x 4'-4 1/2" SPLASH & DASH GROOMING TABLE \| \| PROVIDED & INSTALLED BY FRANCHISOR | 23 | MICROWAVE \| \| PROVIDED & INSTALLED BY OWNER |
| 9 | UPPER (24" x 6.75" x 30") & LOWER (42.125" x 8.625" x 39.75") CABINET \| \| PROVIDED & INSTALLED BY FRANCHISOR. THE G.C. SHALL PROVIDE & INSTALL THE IN WALL BLOCKING - SEE BLOCKING KEYNOTE LEGEND | 24 | BREAK ROOM FURNITURE \| \| PROVIDED & INSTALLED BY OWNER |
| 10.0 | 18.625"W x 22.125"D STAINLESS STEEL KENNEL BANK - (4) SMALL CAGE UNITS \| \| PROVIDED & INSTALLED BY FRANCHISOR | 25 | PLYWOOD TELEPHONE / DATA BOARD \| \| SEE ELECTRICAL |
| 10.1 | 37.25"W x 22.125"D STAINLESS STEEL KENNEL BANK - (8) SMALL CAGE UNITS \| \| PROVIDED & INSTALLED BY FRANCHISOR | 26.0 | LARGE FOLDING KENNEL (42L x 28.5"W x 31"H) \| \| PROVIDED & INSTALLED BY THE FRANCHISOR |
| 10.2 | 55.875"W x 22.125"D STAINLESS STEEL KENNEL BANK - (12) SMALL CAGE UNITS \| \| PROVIDED & INSTALLED BY FRANCHISOR | 26.1 | EXTRA LARGE FOLDING KENNEL (48L x 30"W x 33"H) \| \| PROVIDED & INSTALLED BY THE FRANCHISOR |
| 10.3 | 46.5"W x 26.125"D STAINLESS STEEL KENNEL BANK - (2) SMALL, (2) MEDIUM & (2) LARGE CAGE UNIT \| \| PROVIDED & INSTALLED BY FRANCHISOR | 27 | BED RISER |

## BLOCKING KEYNOTE LEGEND

| | |
|---|---|
| 4.0 | DRYING STATION - 8'' CENTER - 20'' FROM FINISHED FLOOR |
| 4.2 | DRYING STATION - 8'' CENTER - 30'' FROM FINISHED FLOOR |
| 5 | TV - 8'' FROM CENTER OF DESIGNATED TV ELECTRICAL OUTLET |
| 9 | GROOM CABINET - 8'' CENTER - 7.5'' FROM FINISHED FLOOR |
| 11 | LAPTOP STATION DESK - 8'' CENTER - 38'' FROM FINISHED FLOOR |

NOTE: ALL BLOCKING IS 2 STUD BAYS WIDE, INSIDE THE WALL ASSEMBLY NOT SURFACE MOUNTED.

GP|N

GERALD P. NOE
ARCHITECT
ILLINOIS LICENSE NO. 001-020830

399 LUCERNE DRIVE
SPARTANBURG, SC 29302
P: 864.583.2215 F: 864.583.2265
mail@gpnarcht.com

CHECKED BY: DKH
DRAWN BY: L S

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SOLE PROPERTY OF THE ARCHITECT, AND SHALL NOT BE USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IT SHALL BE RETURNED TO THE ARCHITECT UPON DEMAND.
COPYRIGHT 2025
ALL RIGHTS RESERVED

GERALD P NOE 001-020830 STATE OF ILLINOIS

01-15-2026

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|

CLIENT NAME:
CYD 1 LLC

CURT PIAZZA
1394 ACORN CT
WEST DUNDEE, ILLINOIS 60118

PROJECT NAME:
Splash and Dash
INTERIOR ALTERATION
ALGONQUIN GALLERIA
1515 S RANDALL ROAD
ALGONQUIN, ILLINOIS 60118

SHEET TITLE:
FF&E PLAN

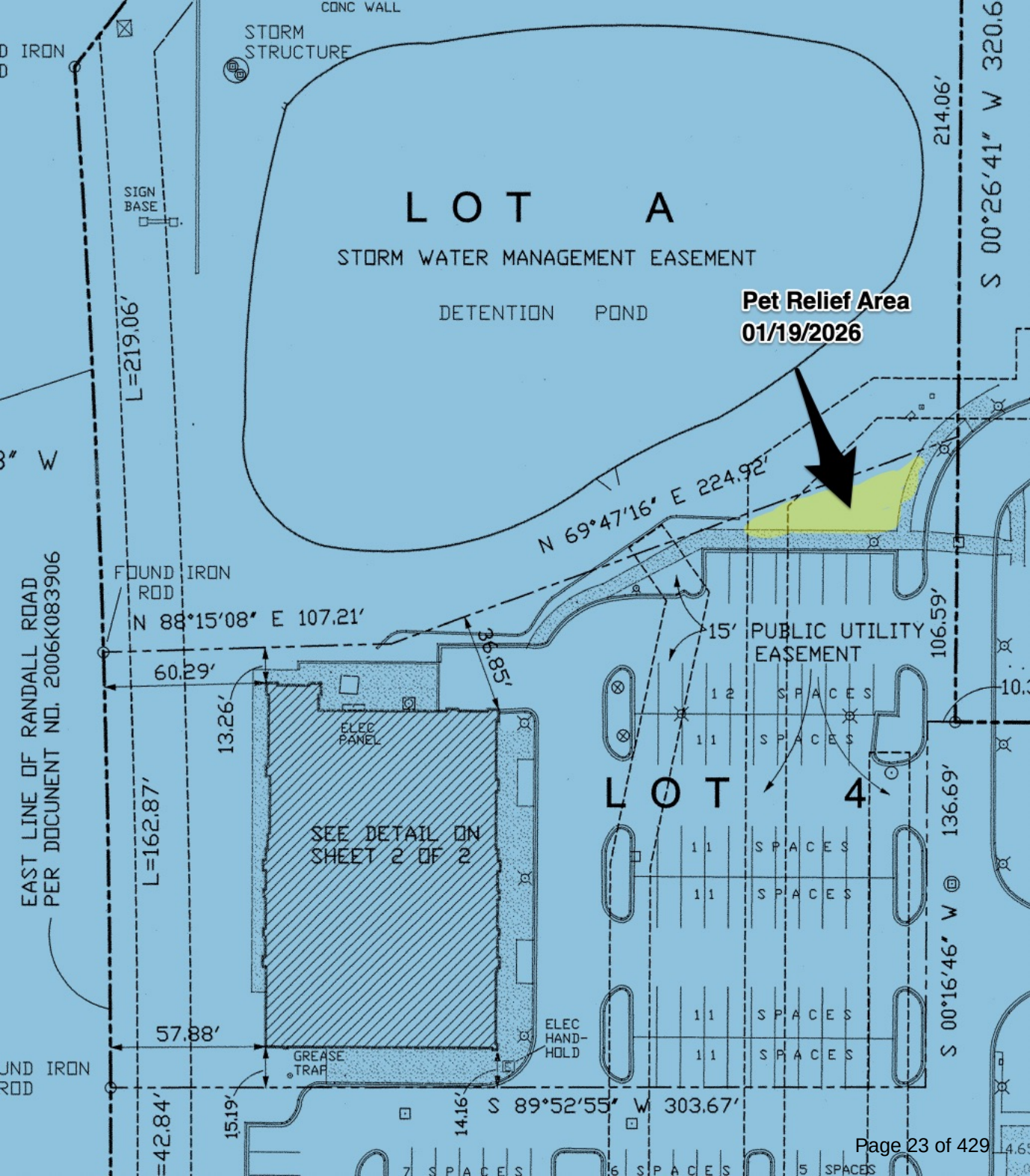
PROJECT NUMBER 25-147

DATE 12-23-2025

SHEET NO.
A-1.1

SHEET 3 OF 7

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ACTUAL CONDITIONS, CONSTRUCTION AND/OR USE THEREOF. THIS DRAWING IS TO CONVEY DESIGN INTENTIONS AND/OR CODE COMPLIANCE ONLY. USE OF THESE DRAWINGS IMPLIES AGREEMENT WITH THESE CONDITIONS. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS.


CONC WALL
STORM STRUCTURE
SIGN BASE
L=219.06'
LOT A
STORM WATER MANAGEMENT EASEMENT
DETENTION POND
214.06'
S 00°26'41" W 320.6
Pet Relief Area
01/19/2026
N 69°47'16" E 224.92'
FOUND IRON ROD
N 88°15'08" E 107.21'
60.29'
13.26'
36.85'
15' PUBLIC UTILITY EASEMENT
106.59'
12 SPACES
11 SPACES
ELEC PANEL
SEE DETAIL ON SHEET 2 OF 2
LOT 4
EAST LINE OF RANDALL ROAD PER DOCUNENT NO. 2006K083906
L=162.87'
11 SPACES
11 SPACES
136.69'
S 00°16'46" W @
57.88'
GREASE TRAP
ELEC HAND-HOLD
11 SPACES
11 SPACES
15.19'
14.16'
S 89°52'55" W 303.67'
7 SPACES
6 SPACES
5 SPACES

**AGENDA ITEM**

**MEETING TYPE:** Committee of the Whole

**MEETING DATE:** March 10, 2026

**SUBMITTED BY:** Patrick M. Knapp, AICP, Director
Stephanie Barajas, Planner

**DEPARTMENT:** Community Development Department

**SUBJECT:** Consider an Ordinance Approving a Final Planned Development for Lot 3 of the NorthPoint Algonquin Corporate Campus

---

## ACTION REQUESTED:

Joseph Garb, NorthPoint Development, LLC, the "Petitioner", is requesting approval of a Final Planned Development for Lot 3 of the NorthPoint Algonquin Corporate Campus Phase II located at 4001 Broadsmore Drive, the "Subject Property."

## PREVIOUS ACTIONS:

The Village Board approved an Annexation, Preliminary Plat, Preliminary PUD, and Zoning upon annexation for The NorthPoint Algonquin Corporate Campus on November 17, 2021. The Village Board later approved a Final Plat of 1st Resubdivision and a Final PUD for Phase I of the NorthPoint Algonquin Corporate Campus on April 19, 2022.

## PLANNING & ZONING COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the Request at its February 9, 2026, meeting.

There was no public comment. After discussion, the Planning and Zoning Commission accepted (approved 6-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval of a Final Planned Development, as outlined in the staff report for case PZ-2025-24, and subject to staff's recommended conditions.

## DISCUSSION:

The Petitioner is requesting approval of a Final PUD for Lot 3 to allow for the construction of an industrial building and related site improvements.

Staff supports the Petitioner's requests, subject to the conditions listed in the recommendation, as the proposal substantially conforms to the previously approved Preliminary PUD.

## STAFF RECOMMENDATION:

Staff recommends that the Committee of the Whole advance this matter to the Village Board for approval of a Final Planned Development for Lot 3 of the NorthPoint Algonquin Corporate Campus Phase II, located at 4001 Broadsmore Drive, subject to the following conditions and final staff approval:

a. The Final Site Plan, as prepared by Manhard Consulting, and last revised January 23, 2026;

b. The Final Engineering, as prepared by Manhard Consulting, and last revised January 23, 2026;

c. The Final Landscape Plan, as prepared by Manhard Consulting, and last revised January 20, 2026;

d. The Final Building Elevations, as prepared by Studio North Architecture, and last revised January 20, 2026.

**ATTACHMENTS:**

Exhibit A. Planning & Zoning Staff Report for Case No. PZ-2025-24
Exhibit B. Planning & Zoning Staff Report for Case No. PZ-12-21 (Preliminary PUD)
Exhibit C. DRAFT Minutes from the February 9, 2026 Planning & Zoning Meeting
Exhibit D. Project Narrative
Exhibit E. Final Plat of Resubdivision
Exhibit F. Final Site Plan
Exhibit G. Final Engineering Plan
Exhibit H. Final Landscape Plan
Exhibit I. Final Building Elevations

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

**STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT**


**Patrick M. Knapp, AICP**
**Director of Community Development**

**Stephanie Barajas**
**Planner**


| | |
|---|---|
| **Case Number:** | PZ-2025-24 |
| **Memo Date**: | February 5, 2026 |
| **Public Hearing Date:** | February 9, 2026 |
| **Property Address/Location:** | 4001 Broadsmore Drive/ Southwest Corner of Gaitsch Drive and Broadsmore Drive |
| **Petitioner/Property Owner:** | Joseph Garb, NorthPoint Development, LLC/ NP BGO Algonquin Corporate Center, LLC |

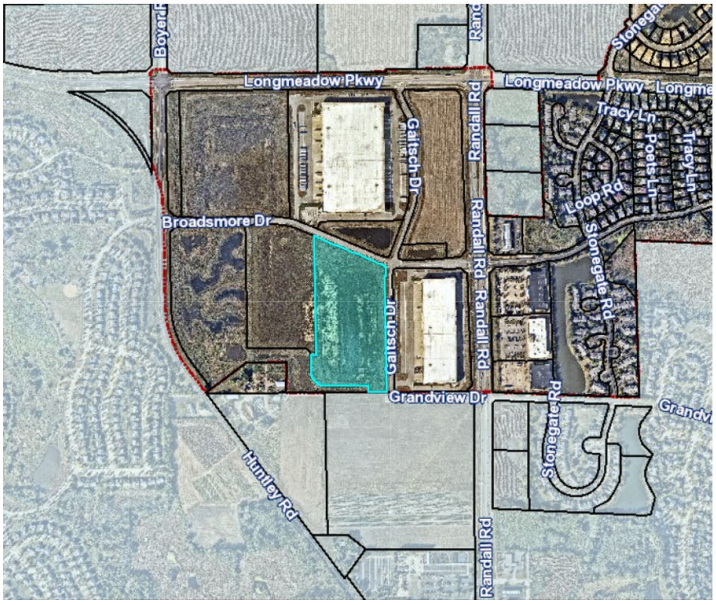
## REQUEST SUMMARY

Joseph Garb, NorthPoint Development, LLC, the "Petitioner", applied for approval of a Final Planned Development for Lot 3 of the NorthPoint Algonquin Corporate Campus Phase II located at 4001 Broadsmore Drive, referred to herein as the "Subject Property".

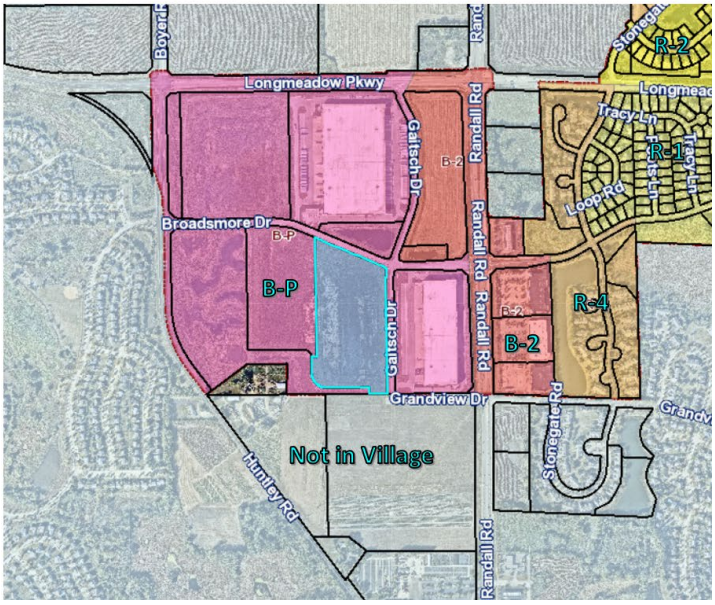
## BACKGROUND

### Site Information

**Location**




**Zoning**




| | | | |
|---|---|---|---|
| **Existing Zoning:** | B-P Business Park, PUD | **Existing Land Use:** | Undeveloped |
| | | **Proposed Land Use:** | Light Industrial |
| **Property Size:** | 16.04 acres | **PIN(s):** | 03-05-101-016 |
| **Surrounding Zoning & Land Use** | **North:** | B-P Business Park, PUD – Warehouse | |
| | **East:** | B-P Business Park, PUD – Warehouse | |
| | **South:** | Not in Village – Agriculture | |
| | **West:** | B-P Business Park, PUD – Warehouse | |
| **Future Land Use Plan Designation:** | Light Industrial – includes a diverse range of light industrial operations such as warehouses, manufacturing facilities, distribution centers, and small-scale maker spaces | | |

### Property History

The Subject Property is part of the NorthPoint Algonquin Corporate Campus, which was annexed in 2021 as part of Ordinance 2021-O-37, *An Ordinance Annexing The NorthPoint Algonquin Corporate Campus To The Village Of Algonquin.* It then received approval for a final plat of subdivision, a preliminary planned development (PUD), and was granted zoning upon annexation through Ordinance 2021-O-38, *An Ordinance Granting Zoning Upon Annexation And Approving A Final*

*Plat Of Subdivision And A Preliminary Plat Of Subdivision And A Preliminary Planned Development For A Certain Property Known As The Northpoint Algonquin Corporate Campus To The Village Of Algonquin*.

In 2022, the subdivision was resubdivided and Phase I received final PUD approval through Ordinance 2022-O-18, *An Ordinance Approving The Final Planned Development And Final Plat Of 1st Resubdivision For Phase One Of The Northpoint Algonquin Corporate Campus*. So far, two of the five buildings have been constructed, in addition to related infrastructure improvements.

## STAFF RECOMMENDATION

Staff recommends approval of the Petitioner's request, subject to the conditions listed in the report, as the request conforms to the Village's Comprehensive Plan and Future Land Use Plan, and substantially conforms to the approved Preliminary PUD.

## DISCUSSION OF STAFF RECOMMENDATION

**Request and Use of the Subject Property**
The Petitioner requests approval of a Final PUD for Lot 3 within the NorthPoint Algonquin Corporate Campus Phase II. The proposed development includes the construction of a 253,080 square foot industrial building on a 16.04-acre site, along with site improvements.

**Final Site Plan & Engineering**

**Site Access**
The Subject Property includes one driveway entrance from Broadsmore Drive and two driveway entrances from Gaitsch Drive, along with an internal connection to the future development of Building 5 on Lot 4. The northern driveway entrance from Gaitsch Drive is a new addition to the site plan from the preliminary plan. This additional access point will better separate truck traffic and employee parking. Overall, the proposed access points substantially conform to the approved Preliminary PUD Plan and associated conditions.

**Parking**
The parking layout substantially conforms to the approved Preliminary PUD Plan and conditions.

**Stormwater Management**
The stormwater management areas conform to the approved Preliminary PUD Plan and conditions.

**Utilities**
The developer will be constructing all utilities, including water mains, fire hydrants, storm sewers, sanitary sewers, and street lights, in accordance with the preliminary PUD plan and conditions.

**Traffic Study Analysis**
No changes to the subdivision design were made between the preliminary and final submittal. Therefore, the traffic study was not updated from the preliminary approval.

**Final Landscape Plan**
The landscaping substantially conforms to the approved Preliminary PUD Plan and conditions.

**Final Building Elevations**
The building elevations substantially conform to the approved Preliminary PUD Plan and conditions.

**Next Steps**
The Final PUD request for this Subject Property will be discussed at the Committee of the Whole and will then go to the Village Board for consideration of approval.

## STANDARDS

Staff has reviewed the Petitioner's request and is supportive as their proposal substantially conforms to the previously approved Preliminary Planned Development presented as Case No. PZ-12-21.

## STAFF RECOMMENDATION

Staff recommends approval of the issuance of a Final Planned Development for Lot 3 of the NorthPoint Algonquin Corporate Campus Phase II located at 4001 Broadsmore Drive, consistent with the findings of fact outlined in this report, and 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 with the following motion:

1. "To adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of a Final Planned Development for Lot 3 of the NorthPoint Algonquin Corporate Campus Phase II located at 4001 Broadsmore Drive, as outlined in the staff report for case PZ-2025-24 dated February 5, 2026, subject to the following conditions:

    a. The Final Site Plan, as prepared by Manhard Consulting, and last revised January 23, 2026;

    b. The Final Engineering, as prepared by Manhard Consulting, and last revised January 23, 2026;

    c. The Final Landscape Plan, as prepared by Manhard Consulting, and last revised January 20, 2026;

    d. The Final Building Elevations, as prepared by Studio North Architecture, and last revised January 20, 2026."

I concur:

Patrick M Knapp, AICP
Director of Community Development

**Attachments:**

- Exhibit A. PZ-12-21 Planning & Zoning Commission Staff Report (Preliminary PUD)
- Exhibit B. Project Narrative
- Exhibit C. Final Plat of Resubdivision
- Exhibit D. Final Site Plan
- Exhibit E. Final Engineering Plan
- Exhibit F. Final Landscape Plan
- Exhibit G. Final Building Elevations

**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**: September 7, 2021

**Case Number:**
PZ-12-21

**Applicant/Property Owner:**
NorthPoint Development, LLC / L&H Farm Limited Partnership

**Public Hearing Date:**
September 13th, 2021

**Property Address/Location:**
Southwest Corner of Randall Road and Longmeadow Pkwy

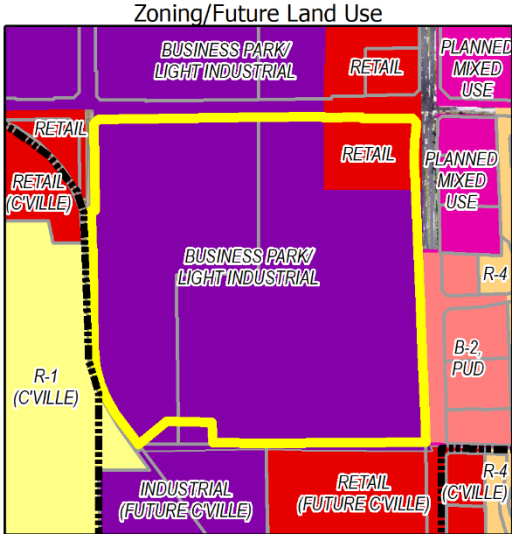
**Brief Summary of Request and Background**

NorthPoint Development, LLC, the "Petitioner", applied for Annexation, Preliminary Plat, Preliminary PUD, and Zoning upon annexation for the property located at the southwest corner of Randall Road and Longmeadow Parkway as shown in the "NorthPoint Algonquin Corporate Campus" referred to herein as the "Subject Property". Proposed site improvements include five industrial buildings with related improvements including public utilities, three public roads, sidewalks, a bike path, and a separate retail outparcel to be located at the southwest corner of Randall Road and Longmeadow Parkway.

Staff supports the Petitioner's requests, subject to the conditions listed in this report, as the proposal satisfies the long-term goals of the Village's Comprehensive Plan and Future Land Use Map.

Location

Zoning/Future Land Use




| Existing Zoning | Existing Land Use/Improvements | Surrounding Zoning & Land Use | Property Size |
|---|---|---|---|
| F, Farming Unincorporated | Agriculture | North: F \| Farming/Unincorporated<br>East: F \| Farming/Unincorporated<br>B-2 \| Business - General Retail<br>South: F \| Farming/Unincorporated<br>West: R-1 \| Residential (Estate)/Carpentersville | 147 ac |

**Staff Recommendation Summary**

**Approve** **Deny** **Approve with Conditions**

## Discussion of Staff Recommendation

NorthPoint Development, LLC, the Petitioner, applied for Annexation, approval of a Preliminary Plat, Preliminary PUD, and Zoning upon annexation for the property located at the southwest corner of Randall Road and Longmeadow Parkway as shown in the "NorthPoint Algonquin Corporate Campus" plat referred to herein as the "Subject Property". The subject property to be developed is approximately 147 acres and is bound by Randall Road, Longmeadow Parkway, Huntley Road, and an extension of Grandview Drive. The subject property is currently farmland (some of it farmed wetland) that is zoned F – Farming in unincorporated Kane County. The proposal includes five industrial buildings, a retail outparcel, and related site improvements.

**Annexation –** The total area to be annexed into the Village from unincorporated Kane County is 163.14 acres. The proposed development consumes 147.02 acres and 16.12 acres are unincorporated right-of-way from Randall Road, Huntley Road, and Longmeadow Parkway. Below is a breakdown of the acreage to be annexed.

**Table 1: Areas to be Annexed into the Village of Algonquin**

| | |
|---|---|
| Annexed ROW from Randall Road, Longmeadow Parkway, & Huntley Road: | 16.12 acres |
| ROW from Parcels dedicated to Huntley Road and Randall Road ROW: | 4.75 acres |
| ROW from Parcels dedicated to Algonquin ROW: | 8.29 acres |
| Retail Parcel: | 14.18 acres |
| Industrial Parcels: | 96.70 acres |
| Naturalized Parcels to be dedicated to Algonquin: | 23.10 acres |
| Total Annexed Area: | 163.14 acres |

**Preliminary Plat –** The subject property currently exists as two parcels (03-07-200-006, 03-07-200-007) and would be subdivided into four lots to be privately held, two additional outlots to be utilized for stormwater and green infrastructure, and right-of-way that would be dedicated to the Village of Algonquin and Kane County Division of Transportation. Three of the four lots to be created would have industrial buildings located on them and the fourth lot will be a vacant retail pad available for development.

**Zoning –** The current zoning of the subject property is F – Farming, which is a zoning designation in unincorporated Kane County. The proposed development will be B-P and B-2 Zoning which is consistent with the Future Land Use Plan. The Development will be surrounded by R-1 (Estate Residential/in Carpentersville) to the west across Huntley Road, F – Farming (future Corridor Commercial/in Carpentersville) to the south, F – Farming (future Business Park/Light Industrial/Commercial/in Algonquin) to the north, and an existing commercial center zoned B-2 Planned Unit Development (PUD) to the east.

**Preliminary Site Plan & Engineering –** The NorthPoint Development proposal includes 5 large industrial buildings that will total approximately 1.6 M square feet in size on 96.7 acres. A retail pad at the northeast corner of the subject property near Randall Road and Longmeadow Parkway that is approximately 14.2 acres in size would be developed at a later date.

Proposed public improvements include three new public roads, a traffic signal at the intersection of Randall Road and Broadsmore Drive, public utilities, sidewalks, and a public bike path. Specific street upgrades include the extension of Broadsmore Drive west to connect to Deerpath Lane at Huntley Road, Grandview Drive will be extended 850 ft west to the new Gaitsch Drive, and Gaitsch Drive will be a new north-south road between the Grandview Drive extension and Longmeadow Parkway. In terms of traffic control, the intersection of Broadsmore Drive and Randall Road will include a traffic signal, Gaitsch Drive will be a right-in/right-out at eastbound Longmeadow Parkway, Grandview Drive will be a right-in/right-out at southbound Randall Road, and all other intersections and driveways will include stop control. Note that the Grandview Drive extension will be in unincorporated Kane County and ultimately in Carpentersville's future boundary.

The developer will also widen southbound Randall Road from two to three thru lanes between Longmeadow Parkway and Broadsmore Drive which will taper into a dedicated right-turn lane for eastbound Grandview Drive. Dedicated right and left-turn lanes will be added at the traffic signal at Randall Road and Broadsmore Drive so that traffic can safely proceed from Randall Road into the NorthPoint Development. Dedicated left and right-turn lanes will be also be added to Huntley Road at Broadsmore Drive and a deceleration lane will be added to eastbound Longmeadow Parkway to turn into the NorthPoint Development at Gaitsch Drive.

Utilities that will be constructed by the developer within the development include water, fire hydrants, storm sewer, sanitary sewer, and street lights.

**Traffic –** A Traffic Impact Study was prepared by Kimley-Horn and Associates, Inc. which analyzed the traffic impacts of the proposed development. Kimley-Horn evaluated both no-build and build traffic impacts at the four proposed access points and also at existing intersections surrounding the proposed development. Results from the Traffic Impact Study reported that at full build-out, a traffic signal will be warranted at Broadsmore Drive and Randall Road, though overall the development would not have a negative impact on the surrounding roadway. See the data summarized below.

As proposed, the NorthPoint Development includes a traffic signal at Broadsmore Drive and Randall Road in the first phase, even though it would not warrant until the Second Phase. By building the signal in the First Phase, the intersection will be safer for trucks turning in and out of the development across three lanes of Randall Road traffic. Staff from Algonquin and Kane County Division of Transportation also requested the traffic signal be constructed in the First Phase of the NorthPoint Development.

**Table 2: Tables 6.4 & 6.6 Summarized from the Traffic Impact Study**

| Year: 2042 | No Build Peak Level of Service | | | Build Peak Level of Service | | | Result |
|---|---|---|---|---|---|---|---|
| | AM | PM | SAT | AM | PM | SAT | |
| Longmeadow Pkwy/Huntly Rd | B | D | C | B | D | D | No Change |
| Longmeadow Pkwy/Gaitsch Dr | | | | A | B | A | New |
| Longmeadow Pkwy/Randall Rd | C | C | C | C | C | C | No Change |
| Randall Rd/Broadsmore Dr | C | F | F | A | B | A | Improvement* |
| Randall Rd/Grandview Dr | C | F | D | C | F | D | No Change |
| Randall Rd/ Huntley Rd | D | D | D | D | D | D | No Change |
| Huntly Rd/Broadsmore Dr | A | B | A | A | B | A | No Change |

*New Traffic Signal

**Preliminary Landscape Plan –** The NorthPoint Development proposal includes two large naturalized basins and a 100 ft naturalized corridor that will be dedicated to the Village after three years of successful upkeep. Two additional basins will be internal and maintained by the development. In addition, street trees will be planted along the roadways. Specific site landscape plans will be submitted to the Village for review as each site is developed.

**Preliminary Elevations –** The proposed building elevations include 44.5 ft tall buildings with a parapet wall that varies in height. The lowest roofline is 44.5 ft. to accommodate a minimum clear height on the interior of the building of 36 ft. The height of the parapet wall will vary, but does not exceed a maximum of 49.5 ft. The purpose of the proposed parapet wall height is to conceal eventual rooftop units from view from the surrounding right-of-way.

The wall materials of the industrial buildings are proposed to be stand up wall panels that will include stone patterns at various intervals as well as variations in the depth and height to add character to the 884 ft long buildings. With the stone, the walls will be painted in earth tones and include galvanized steel awnings and glass to complement the existing commercial development along Randall Road.

**Phasing Plan –** The first phase of the proposed development would include two of the five industrial buildings, all of the roadway infrastructure, necessary stormwater infrastructure, and a graded retail pad. The additional industrial buildings would submit for final PUD approval at a later date, and the development of the retail parcel would be subject to a separate PUD process as nothing is proposed at this time.

## 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 and Longmeadow Parkway corridors and the proposed uses are consistent with the industrial and business zoning classifications of a majority of the surrounding properties, especially the Algonquin Corporate Campus to the north.

2. The proposed uses of this site will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to the 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 proposed to be zoned B-P, Business Park District, and B-2, Business District General Retail. Industrial buildings are allowed within the B-P District and Retail is allowed within the B-2 District.

## Staff Recommendation

Staff recommends approval of the Preliminary Plat, Zoning upon annexation, and Preliminary 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 the Preliminary Plat titled "Preliminary Plat of NorthPoint Algonquin Corporate Campus", as prepared by Manhard Consulting LTD, with the latest revision date of August, 23, 2021, approve Zoning upon annexation wherein the proposed Lot 1 will be zoned B-2 Business District and Lot 2, Lot 3, Lot 4, Outlot A, and Outlot B will be zoned B-P Business Park District, and approve a Preliminary Planned Development for the Subject Property located at the southwest corner of Randall Road and Longmeadow Parkway referred to as the "NorthPoint Algonquin Corporate Campus", as outlined in the staff report for case PZ-12-21, subject to the following conditions:

    a. The Phasing Plan, as prepared by Manhard Consulting LTD, with the latest revision date of July 23, 2021, shall be revised to include the entire Broadsmore Drive extension all the way to Huntley Road in Phase One. The Petitioner shall also overlay 2 colors signifying Phase One and Phase Two on the Phasing Plan. All site improvements shall be included in either Phase, including the Grandview Drive extension;

b. The Building Elevations, as prepared by Studio North Architecture, with the latest revision date of August 16, 20201, shall conform to the Village's standards at the time of final Planned Development submittal. These building elevations shall include all four elevations, a color rendering, and a description of the material type and manufacturer of the building materials. Building elevations shall vary in height, depth, and include high-end building materials such as stone, glass, and metal accents that complement existing development on Randall Road consistent with the attached elevations;

c. The Petitioner shall screen all rooftop units by a parapet wall, penthouse, or other means from view from public right-of-way. Screens shall be compatible with the primary structure in terms of material, type, and design of construction, finish, and color;

d. The Petitioner shall create a Unified Signage Plan for the development to be submitted with the first Final Planned Development application. The plan shall include language for unified wall signage, monument signs, and entryway signage. Suggested entryway signage locations are at the northwest corner of Randall Road and Grandview Drive as well as the southeast corner of Longmeadow Parkway and Huntley Road; and

e. The Petitioner shall address the boxed items in the attached Village Engineer's report dated August 27, 2021 and also any comments received from Village Staff regarding the Intersection Design Study, as prepared by Kimley Horn, with the latest revision date of August, 27, 2021, prior to Final Planned Development submittal."

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

\\alg101\common\cdd\economic development + planning\commissions + events\planning and zoning commission\2021\staff reports\pz-12-21 northpoint (preliminary pud).docx

# PLANNING AND ZONING COMMISSION MINUTES

FEBRUARY 9, 2026

## Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:00 pm.

Director Patrick Knapp called the roll to check attendance.

Six of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Bumbales
- Commissioner Neuhalfen
- Commissioner Rasek
- Commissioner Szpekowski
- Commissioner Sturznickel

Member absent: Commissioner Laipert

Staff Present: Director Patrick Knapp, Public Works Director Nadim Badran, Planner Stephanie Barajas, and Attorney Matthew Walters

## Public Comment

Chair Patrician asked for public comments.

Chris Kempf, 605 Souwanas, commented on Zoning Code requirements for mechanical equipment screening and requested that Village-owned properties comply with these requirements.

## Approval of Minutes

Chair Patrician asked for approval of the January 12, 2026, Planning and Zoning Commission minutes. A motion was made by Commissioner Rasek and seconded by Commissioner Neuhalfen to approve the minutes. The motion was approved with a 6-0 vote.

## Case Number PZ-2025-24 – Consideration of Request to Approve a Final Planned Development for Building 3 of the NorthPoint Algonquin Corporate Campus Phase II

Joe Garb of NorthPoint Development, the Petitioner, gave a digital presentation to the Planning & Zoning Commission and requested a positive recommendation.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission, stating that Staff supports the request, subject to the conditions outlined in the Staff Report.

Commissioner Bumbales asked whether it is sufficient that the landscape plan substantially conforms to the Preliminary PUD. Planner Barajas confirmed that it is. Director Knapp added that the plan actually includes additional landscaping compared to the Preliminary PUD. Commissioner Bumbales also asked whether this was the smallest building and whether there were concerns regarding leasing a smaller building. Mr. Garb responded that the existing building is smaller than Building 3 and that while there are some concerns, they are monitoring current market trends.

Commissioner Szpekowski inquired about the construction timeline. Mr. Garb responded that they plan to construct Building 4 first and that the timeline for Building 3 will depend on market conditions. He explained that securing plan approval would allow them to act quickly if the market changes. Commissioner Szpekowski also asked about site fencing. Director Knapp responded that fencing would require approval of a PUD amendment. Mr. Garb added that fencing is not currently planned, but could depend on the needs of a future tenant. Commissioner Szpekowski asked about a sign advertising truck parking that was briefly located on Randall Road. Mr. Garb responded that a tenant had planned to lease parking spaces but discontinued the effort after the Village notified NorthPoint that the use was not permitted.

Commissioner Rasek asked what the developer learned following the construction of Phase I. Mr. Garb responded that they now have a better understanding of the site's soil conditions and are more prepared to address tenant square footage needs..

Commissioner Neuhalfen inquired whether the property at the southwest corner of Randall Road and Longmeadow Parkway is owned by NorthPoint. Mr. Garb responded that it is under separate ownership and zoned for commercial uses.

Chair Patrician asked whether there have been any compliance issues. Director Knapp responded that the primary challenge was site stabilization. Director Badran added that NorthPoint has worked quickly to address any issues.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chair Patrician closed the Public Comment portion of the Public Hearing.

Chair Patrician asked for a motion. A motion was made by Commissioner Bumbales and seconded by Commissioner Sturznickel to recommend approval of a Final Planned Development for Lot 3 of the NorthPoint Algonquin Corporate Campus Phase II located at 4001 Broadsmore Drive, subject to the conditions as outlined in the staff report for case PZ-2025-24 dated February 5, 2026, as it substantially conforms to the Preliminary PUD. The motion carried with a 6-0 vote.

DRAFT

Joseph Garb
NorthPoint Development
3010 Highland Parkway
Downers Grove, IL

12/17/2025

Patrick M. Knapp, AICP
Village of Algonquin Community Development Department
2200 Harnish Drive
Algonquin, IL 60102

Phase 2 New Improvements - NorthPoint Algonquin Corporate Campus

Project Description:
Development of an industrial building and associated site utility work. +/- 254,347 square foot industrial building (building #3) on Lot 3 and a +/- 428,898 square foot industrial building (building #4) on Lot 6. Including public site infrastructure improvements consisting of Broadsmore Drive Bike path improvements east of Randall Road and relocating existing overhead ComEd utilities underground from Longmeadow Parkway to Grandview Drive in accordance with the submitted Engineering Plans.

a. Business operations: including but not limited to Industrial, Warehouse Storage, Distribution, and Manufacturing.
b. Expected peak customer hours: 7:00 AM - 5:00PM
c. Hours of operation: 24 hours, 7 days a week
d. Number of Employees: estimated between 50-200 employees

Sincerely,

Joseph Garb

3010 Highland Pkwy, Suite 440
Downers Grove, IL 60515

www.BeyondTheContract.com

# FINAL PLAT
OF
# 1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS

THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

2022K032552
Sandy Wegman
RECORDER - KANE COUNTY, IL
RECORDED: 6/23/2022 09:15 AM
REC FEE: 86.00 RHSPS FEE: 9.00
PAGES: 6

## P.I.N.'S

03-07-200-010 (LOT 2) NP BGO ALGONQUIN CORPORATE CENTER, LLC
03-07-200-011 (LOT 1) L&H FARM LIMITED PARTNERSHIP

## LOCATION MAP
NOT TO SCALE

## PROPERTY AREA

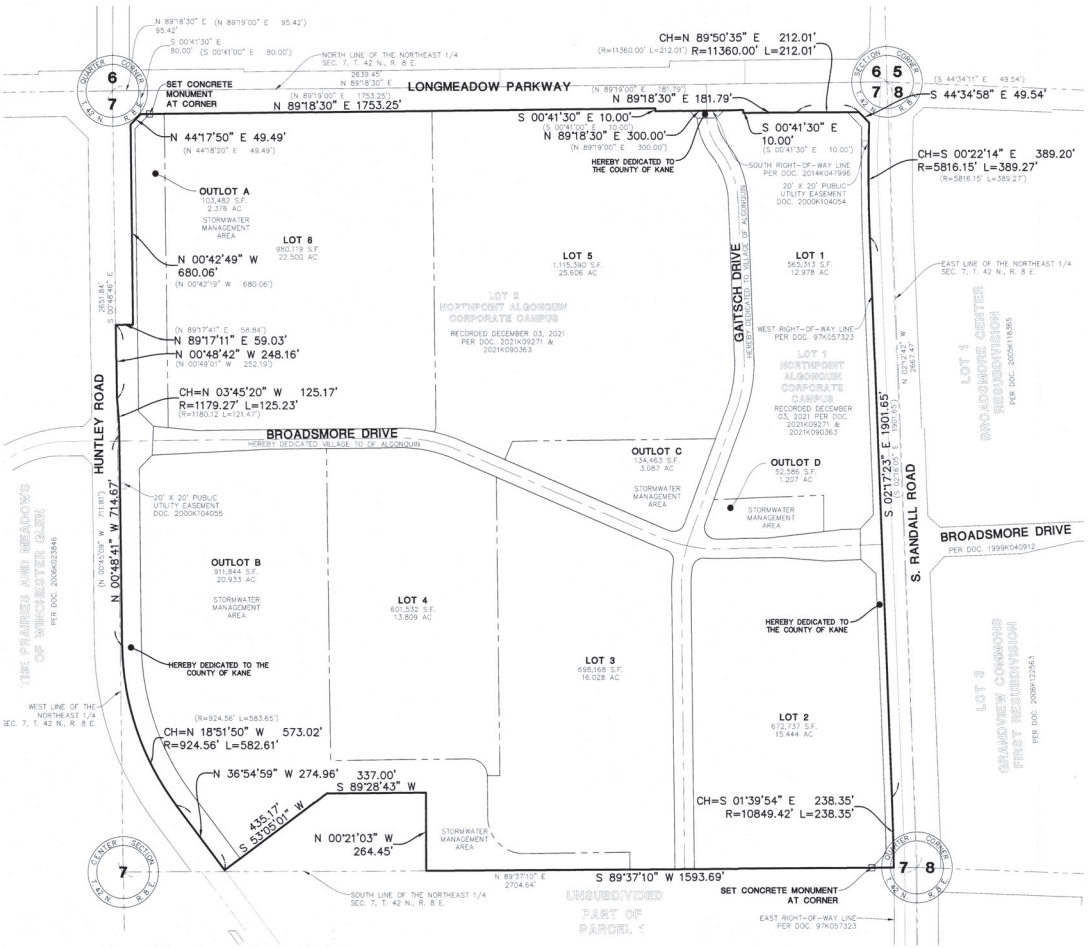
| | | |
|---|---|---|
| LOT 1 = | 565,313 SQ. FT. | (12.978 ACRES) |
| LOT 2 = | 672,737 SQ. FT. | (15.444 ACRES) |
| LOT 3 = | 698,168 SQ. FT. | (16.028 ACRES) |
| LOT 4 = | 601,532 SQ. FT. | (13.809 ACRES) |
| LOT 5 = | 1,115,390 SQ. FT. | (25.606 ACRES) |
| LOT 6 = | 980,119 SQ. FT. | (22.500 ACRES) |
| OUTLOT A = | 103,482 SQ. FT. | (2.376 ACRES) |
| OUTLOT B = | 11,844 SQ. FT. | (20.933 ACRES) |
| OUTLOT C = | 134,463 SQ. FT. | (3.087 ACRES) |
| OUTLOT D = | 52,586 SQ. FT. | (1.207 ACRES) |
| VILLAGE OF ALGONQUIN ROADWAY DEDICATIONS = | 5,142 SQ. FT. | (7.923 ACRES) |
| LONGMEADOW PARKWAY DEDICATION (KANE CO.) = | 2,277 SQ. FT. | (0.052 ACRES) |
| HUNTLEY ROAD DEDICATION (KANE CO.) = | 147,978 SQ. FT. | (3.397 ACRES) |
| RANDALL ROAD DEDICATION (KANE CO.) = | 73,225 SQ. FT. | (1.681 ACRES) |
| TOTAL AREA = | 6,404,154 SQ. FT. | (147.019 ACRES) |

## ACCESS NOTES

1. THERE WILL BE NO DIRECT ACCESS TO HUNTLEY ROAD FROM EITHER OUTLOT A OR OUTLOT B.
2. THERE WILL BE NO DIRECT ACCESS TO LONGMEADOW PARKWAY FROM OUTLOT A, LOT 6, LOT 5 OR LOT 1.
3. THERE WILL BE NO DIRECT ACCESS TO RANDALL ROAD FROM EITHER LOT 1 OR LOT 2.
4. THERE WILL BE NO ACCESS TO BROADSMORE DRIVE WITHIN 200 FEET OF HUNTLEY ROAD RIGHT OF WAY FROM LOT 6, OUTLOT A , OR OUTLOT B.
5. THERE WILL BE NO ACCESS TO GAITSCH DRIVE WITHIN 120 FEET OF LONGMEADOW PARKWAY RIGHT OF WAY FROM LOT 5 OR LOT 1.
6. LONGMEADOW PARKWAY ACCESS AT GAITSCH DRIVE SHALL BE LIMITED TO A RIGHT-IN/RIGHT-OUT ACCESS.
7. THERE WILL BE NO ACCESS TO BROADSMORE DRIVE WITHIN 300 FEET OF THE RANDALL ROAD RIGHT OF WAY FROM OUTLOT D, LOT 1 OR LOT 2.
8. THIS PLAT OF RESUBDIVISION HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER ON THE CONDITION THAT LOT 2 HAVE NO RIGHT OF ACCESS TO THE FUTURE GRANDVIEW DRIVE WITHIN 290 FEET OF THE RANDALL ROAD RIGHT OF WAY. THERE SHALL BE NO FULL ACCESS FROM LOT 2 TO THE FUTURE GRANDVIEW DRIVE WITHIN 500 FEET OF RANDALL ROAD RIGHT OF WAY.

## GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. ⊡ DENOTES CONCRETE MONUMENTS TO BE SET. CONCRETE MONUMENTS SHOWN ON SHEET 1.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
7. STORMWATER MANAGEMENT EASEMENTS NOT BEING GRANTED TO THE VILLAGE WILL BENEFIT LOTS 1-6 WITHIN THE SUBDIVISION.
8. OUTLOTS A & B ARE HEREBY DEDICATED TO VILLAGE OF ALGONQUIN.
9. THE LOTS CREATED BY THIS PLAT ARE SUBJECT TO THE DEVELOPMENT RESTRICTIONS SET FORTH ON SHEET 4 OF THIS PLAT.



GRAPHIC SCALE
200 0 100 200 400 800
( IN FEET )
1 inch = 200 ft.

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

## PLAT PREPARED FOR

NORTHPOINT DEVELOPMENT
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515

## SUBMITTED BY/RETURN TO:

NORTHPOINT DEVELOPMENT
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515

## LEGEND

= EX. PROPERTY LINE
= EX. EASEMENT LINE
= EX. SECTION LINE
= PROP. EASEMENT LINE
= PROP. LOT LINE
(0.00) = RECORD DIMENSION
0.00 = EX. LOT DIMENSION
0.00 = PROP. LOT DIMENSION
0.00 = BOUNDARY DIMENSION
o = FOUND IRON PIPE OR ROD

## SHEET INDEX


| | |
|---|---|
| SHEET 1 OF 6: | TITLE SHEET & OVERALL BOUNDARY |
| SHEET 2 OF 6: | SUBPLAT DETAIL SHEET NORTH |
| SHEET 3 OF 6: | SUBPLAT DETAIL SHEET SOUTH |
| SHEET 4 OF 6: | CERTIFICATE SHEET |
| SHEET 5 OF 6; SHEET 6 OF 6: | LOT 1 OWNER AND NOTARY CERTIFICATE |


| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 04/29/22 | REVISIONS PER KANE COUNTY COMMENTS | STP |
| 05/20/22 | ADDITIONAL WATERMAIN EASEMENT | STP |
| 06/13/22 | REVISIONS PER KANE COUNTY COMMENTS | STP |
| 02/22/22 | ADD OUTLOT C & D | STP |
| 01/25/22 | LOT GEOMETRY, EASEMENTS AND REVIEW COMMENTS | STP |

Manhard CONSULTING
200 Berkshire Drive, Lombard, IL 60148 ph 630.691.8800 fx 630.691.8989 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS
ALGONQUIN, IL
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: RAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 12/15/21
SCALE: 1" = 200'

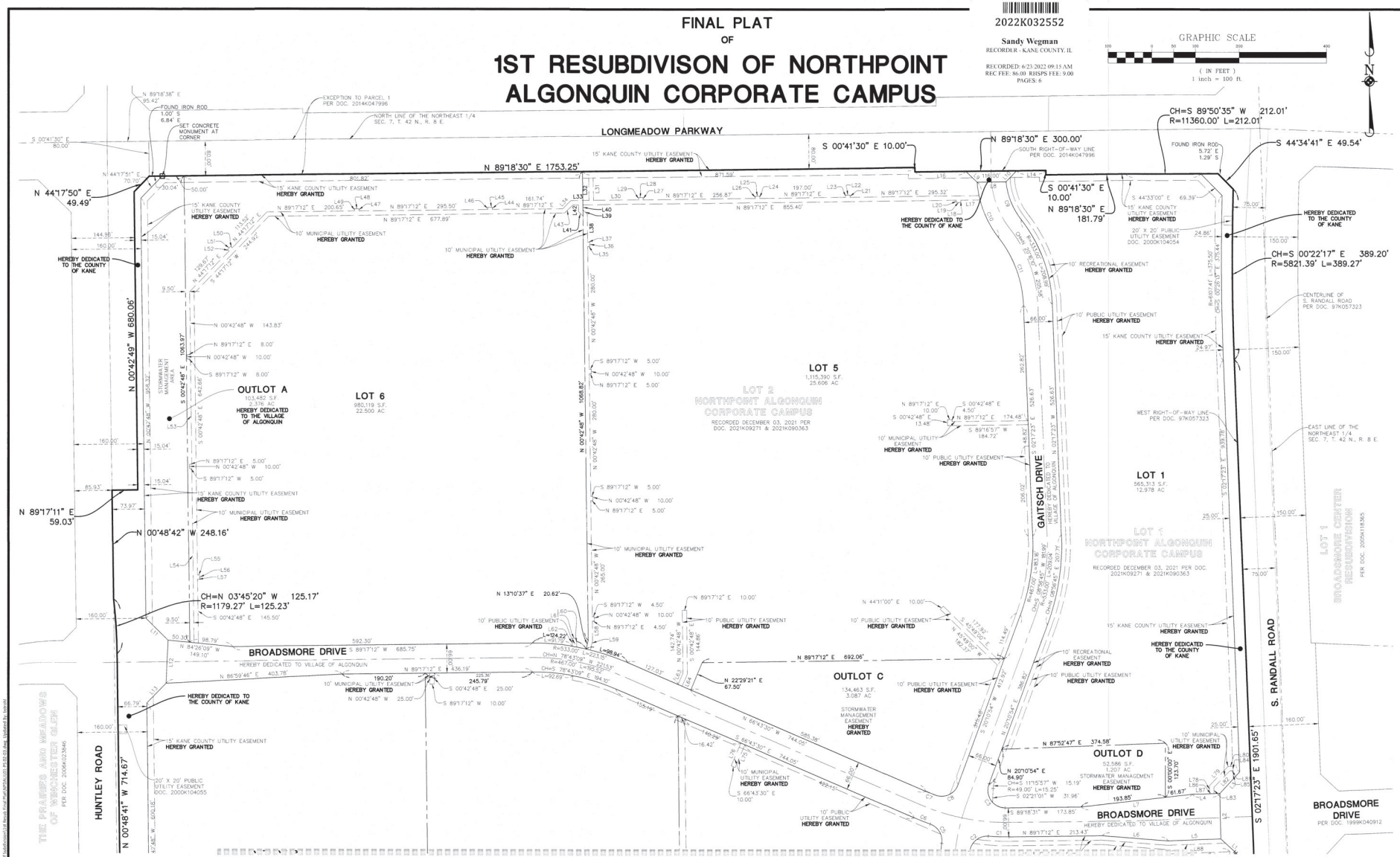
SHEET 1 OF 6
NPDALIL01

Drawing No.: 21-1168 File Name: P:\Projects\Northpoint\Corporate Campus\Final Plat\NPCorporate Campus FP 01-25-22.dwg Updated By: Stphen

# FINAL PLAT
OF
# 1ST RESUBDIVISON OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS

2022K032552
Sandy Wegman
RECORDER - KANE COUNTY, IL
RECORDED: 6/23/2022 09:15 AM
REC FEE: 86.00 RHSPS FEE: 9.00
PAGES: 6

GRAPHIC SCALE
( IN FEET )
1 inch = 100 ft.


LONGMEADOW PARKWAY
N 89°18'30" E 1753.25'
S 00°41'30" E 10.00'
N 89°18'30" E 300.00'
CH=S 89°50'35" W 212.01'
R=11360.00' L=212.01'
S 44°34'41" E 49.54'
N 44°17'50" E 49.49'
N 00°42'49" W 680.06'
N 89°17'11" E 59.03'
N 00°48'42" W 248.16'
CH=N 03°45'20" W 125.17'
R=1179.27' L=125.23'
N 00°48'41" W 714.67'
S 00°41'30" E 10.00'
N 89°18'30" E 181.79'
CH=S 00°22'17" E 389.20'
R=5821.39' L=389.27'
S 0217'23" E 1901.65'
LOT 1
565,313 S.F.
12.978 AC
LOT 2
NORTHPOINT ALGONQUIN CORPORATE CAMPUS
RECORDED DECEMBER 03, 2021 PER DOC. 2021K09271 & 2021K090363
LOT 5
1,115,390 S.F.
25.606 AC
LOT 6
980,119 S.F.
22.500 AC
OUTLOT A
103,482 S.F.
2.376 AC
HEREBY DEDICATED TO THE VILLAGE OF ALGONQUIN
OUTLOT C
134,463 S.F.
3.087 AC
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
OUTLOT D
52,586 S.F.
1.207 AC
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
GAITSCH DRIVE
BROADSMORE DRIVE
HEREBY DEDICATED TO VILLAGE OF ALGONQUIN
S. RANDALL ROAD
HUNTLEY ROAD
THE PRAIRIES AND MEADOWS OF WINCHESTER GLEN
PER DOC. 2006K023946
BROADSMORE DRIVE
PER DOC. 1999K040912
LOT 1
BROADSMORE CENTER RESUBDIVISION
PER DOC. 2005K118365
LOT 1
NORTHPOINT ALGONQUIN CORPORATE CAMPUS
RECORDED DECEMBER 03, 2021 PER DOC. 2021K09271 & 2021K090363
HEREBY DEDICATED TO THE COUNTY OF KANE
HEREBY DEDICATED TO THE VILLAGE OF ALGONQUIN
15' KANE COUNTY UTILITY EASEMENT HEREBY GRANTED
10' MUNICIPAL UTILITY EASEMENT HEREBY GRANTED
10' PUBLIC UTILITY EASEMENT HEREBY GRANTED
10' RECREATIONAL EASEMENT HEREBY GRANTED
20' X 20' PUBLIC UTILITY EASEMENT DOC. 2000K104055
CENTERLINE OF S. RANDALL ROAD PER DOC. 97K057323
WEST RIGHT-OF-WAY LINE PER DOC. 97K057323
EAST LINE OF THE NORTHEAST 1/4 SEC. 7, T. 42 N., R. 8 E.
SOUTH RIGHT-OF-WAY LINE PER DOC. 2014K047996
FOUND IRON ROD 5.72' E 1.29' S
EXCEPTION TO PARCEL 1 PER DOC. 2014K047996
NORTH LINE OF THE NORTHEAST 1/4 SEC. 7, T. 42 N., R. 8 E.
FOUND IRON ROD 1.00' S 6.84' E
SET CONCRETE MONUMENT AT CORNER
N 89°18'38" E 95.42'
S 00°41'30" E 80.00'
N 44°17'51" E 70.70'
N 13°10'37" E 20.62'
N 22°29'21" E 67.50'
N 87°52'47" E 374.58'
N 20°10'54" E 84.90'
S 89°18'31" W 173.85'
N 89°17'12" E 213.43'
N 86°59'46" E 403.78'
N 84°26'09" W 149.10'
S 66°43'30" E 744.05'
N 66°43'30" W 744.05'
S 00°42'48" E 25.00'
S 89°17'12" W 10.00'
N 89°17'12" E 692.06'
N 89°17'12" E 436.19'
S 89°17'12" W 685.75'
N 00°42'48" W 25.00'
S 00°42'48" E 145.50'
S 00°42'48" E 67.50'
S 00°42'48" E 13.48'
S 89°16'57" W 184.72'
N 89°17'12" E 174.48'
S 89°17'12" W 5.00'
N 00°42'48" W 10.00'
N 89°17'12" E 5.00'
S 89°17'12" W 8.00'
N 00°42'48" W 143.83'
N 89°17'12" E 8.00'
N 00°42'48" W 10.00'
S 89°17'12" W 8.00'
N 00°42'48" W 280.00'
S 00°42'48" E 265.00'
N 00°42'48" W 1088.82'
S 00°42'48" E 1093.97'
S 00°42'48" E 642.66'
S 00°42'48" E 528.32'
N 00°42'48" W 528.32'
S 00°42'48" E 280.00'
N 00°42'48" W 280.00'
S 00°42'48" E 292.82'
N 00°42'48" W 292.82'
S 00°42'48" E 206.02'
S 00°42'48" E 144.86'
N 00°42'48" W 144.86'
S 00°42'48" E 114.49'
N 00°42'48" W 114.49'
S 00°42'48" E 386.81'
N 00°42'48" W 386.81'
S 00°42'48" E 441.02'
N 00°42'48" W 441.02'
S 00°42'48" E 526.63'
N 00°42'48" W 526.63'
S 00°42'48" E 528.63'
N 00°42'48" W 528.63'
S 00°42'48" E 175.44'
N 00°42'48" W 175.44'
S 00°42'48" E 175.50'
N 00°42'48" W 175.50'
S 00°42'48" E 978.78'
N 00°42'48" W 978.78'
S 00°42'48" E 114.49'
N 00°42'48" W 114.49'
S 00°42'48" E 386.81'
N 00°42'48" W 386.81'
S 00°42'48" E 441.02'
N 00°42'48" W 441.02'
S 00°42'48" E 526.63'
N 00°42'48" W 526

# FINAL PLAT
OF
# 1ST RESUBDIVISON OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS

2022K032552
Sandy Wegman
RECORDER - KANE COUNTY, IL
RECORDED: 6/23/2022 09:15 AM
REC FEE: 86.00 RHSPS FEE: 9.00
PAGES: 6

GRAPHIC SCALE
( IN FEET )
1 inch = 100 ft.

MATCHLINE - SEE SHEET 2

LEGEND
= EX. PROPERTY LINE
= EX. EASEMENT LINE
= EX. SECTION LINE
= PROP. SETBACK LINE
= PROP. LOT LINE
= PROP. EASEMENT LINE
0.00 = PROP. RIGHT-OF-WAY DIMENSION
0.00 = PROP. LOT DIMENSION
0.00 = BOUNDARY DIMENSION
o = FOUND IRON PIPE OR ROD

BROADSMORE DRIVE
HEREBY DEDICATED TO VILLAGE OF ALGONQUIN
HUNTLEY ROAD
S. RANDALL ROAD
GAITSCH DRIVE
HEREBY DEDICATED TO VILLAGE OF ALGONQUIN
THE PRAIRIES AND MEADOWS OF WINCHESTER GLEN
PER DOC. 2006K023846
GRAND VIEW COMMONS FIRST RESUBDIVISION
PER DOC. 2006K122563

OUTLOT B
911,844 S.F.
20.933 AC
HEREBY DEDICATED TO THE VILLAGE OF ALGONQUIN
"STORMWATER MANAGEMENT AREA"

OUTLOT C
134,463 S.F.
3.087 AC
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

OUTLOT D
52,586 S.F.
1.207 AC
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

LOT 4
601,532 S.F.
13.809 AC

LOT 3
698,168 S.F.
16.028 AC

LOT 2
672,458 S.F.
15.460 AC

OUTLOT B
HEREBY DEDICATED TO THE VILLAGE OF ALGONQUIN
"STORMWATER MANAGEMENT AREA"

UNSUBDIVIDED

HEREBY DEDICATED TO THE COUNTY OF KANE

10' PUBLIC UTILITY EASEMENT HEREBY GRANTED
10' MUNICIPAL UTILITY EASEMENT HEREBY GRANTED
10' RECREATIONAL EASEMENT HEREBY GRANTED
15' KANE COUNTY UTILITY EASEMENT HEREBY GRANTED
20' X 20' PUBLIC UTILITY EASEMENT DOC. 2000K104055
15' PUBLIC UTILITY EASEMENT HEREBY GRANTED
10' PUBLIC UTILITY EASEMENT HEREBY GRANTED TO THE VILLAGE
20' PUBLIC UTILITY EASEMENT HEREBY GRANTED
10' MUNICIPAL UTILITY EASEMENT HEREBY GRANTED
15' KANE COUNTY UTILITY EASEMENT HEREBY GRANTED
SEPTIC FIELD EASEMENT PER DOC. 2021K095335
FARM SHED EASEMENT PER DOC. 2021K095335
SOUTH LINE OF THE NORTHEAST 1/4 SEC. 7, T. 42 N., R. 8 E.
EAST LINE OF THE NORTHEAST 1/4 SEC. 7, T. 42 N., R. 8 E.
SET CONCRETE MONUMENT AT CORNER
EAST RIGHT-OF-WAY LINE PER DOC. 97K057323
CENTERLINE OF S. RANDALL ROAD PER DOC. 97K057323

N 00°48'41" W 714.67'
18°51'50" W 573.02'
R=924.56' L=582.61'
N 36°54'59" W 274.96'
S 53°05'01" W 435.17'
S 89°28'43" W 337.00'
N 00°21'03" W 264.45'
S 89°37'10" W 1593.69'
S 02°17'23" E 1901.65'
N 89°17'12" E 692.06'
N 89°17'12" E 475.32'
S 89°17'12" W 42.50'
N 87°52'47" E 374.58'
S 89°37'10" W 555.45'

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
|---|---|---|---|---|
| C1 | 533.00' | 47.36' | S88°10'01"E | 47.36' |
| C2 | 40.00' | 60.69' | N50°54'48"E | 55.03' |
| C3 | 40.00' | 77.29' | N34°23'56"W | 65.81' |
| C4 | 533.00' | 86.04' | S03°54'40"W | 85.95' |
| C5 | 40.00' | 55.49' | S31°12'28"E | 51.15' |
| C6 | 533.00' | 39.31' | S68°50'17"E | 39.31' |
| C7 | 467.00' | 24.70' | N68°14'25"W | 24.70' |
| C8 | 40.00' | 62.88' | S65°12'47"W | 56.60' |
| C9 | 167.00' | 94.46' | N27°02'43"W | 93.20' |
| C10 | 233.00' | 137.73' | S21°18'55"E | 135.73' |
| C11 | 267.00' | 167.57' | S20°16'10"E | 164.83' |
| C12 | 467.00' | 66.51' | N03°22'01"E | 66.46' |

LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | S47°17'23"E | 69.30' |
| L2 | S01°31'17"E | 104.02' |
| L3 | S42°42'37"W | 66.47' |
| L4 | S87°42'37"W | 63.73' |
| L5 | N87°42'25"E | 179.82' |
| L6 | S85°33'46"E | 152.15' |
| L7 | S83°28'03"W | 255.52' |
| L8 | N89°18'16"E | 66.19' |
| L9 | S46°14'43"E | 35.70' |
| L10 | N43°32'08"E | 34.88' |
| L11 | N45°36'01"W | 70.85' |
| L12 | S02°35'56"W | 98.61' |
| L13 | N44°14'56"E | 62.70' |

LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L14 | N89°18'30"E | 67.37' |
| L15 | S44°07'38"W | 70.34' |
| L16 | N89°18'30"E | 116.63' |

| DRAWN BY | DATE | REVISIONS |
|---|---|---|
| STP | 04/29/22 | REVISIONS PER KANE COUNTY COMMENTS |
| STP | 05/13/22 | REVISIONS PER KANE COUNTY COMMENTS |
| STP | 05/23/22 | ADDITION OF EASEMENT GEOMETRY |
| STP | 06/22/22 | ADD OUTLOT C & D |
| STP | 07/25/22 | LOT GEOMETRY, EASEMENTS AND REVIEW COMMENTS |

Manhard CONSULTING
200 Springer Drive, Lombard, IL 60148 | 630.568.8300 | manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS
ALGONQUIN, IL
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 12/15/21
SCALE: 1" = 200'

SHEET 3 OF 6
NPDALIL01

# FINAL PLAT
OF
# 1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS

THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

2022K032552
Sandy Wegman
RECORDER - KANE COUNTY, IL
RECORDED: 6/23/2022 09:15 AM
REC FEE: 86.00 RHSPS FEE: 9.00
PAGES: 6

## OWNER'S CERTIFICATE

STATE OF Illinois )
) SS
COUNTY OF Cook )

THIS IS TO CERTIFY THAT NP BGO ALGONQUIN CORPORATE CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE

1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:

| LOT NUMBER(S) | SCHOOL DISTRICT |
|---|---|
| ALL | GRADE SCHOOL DISTRICT NO. 300 WESTFIELD ELEM. & MIDDLE<br>HIGH SCHOOL DISTRICT NO. 300 JACOBS HIGH SCHOOL |

DATED THIS 23rd DAY OF May A.D., 2022

BY: NP BGO ALGONQUIN CORPORATE CENTER JV, LLC, ITS SOLE MEMBER

BY: NPD MANAGEMENT, LLC, ITS MANAGER

NATHANIEL HAGEDORN, MANAGER

## NOTARY PUBLIC

STATE OF Illinois )
) SS
COUNTY OF Cook )

I, Lisa Beasley A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Nathaniel Hagedorn WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 23rd DAY OF May A.D., 2022

NOTARY PUBLIC

Lisa I Beasley
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19693527
My Commission Expires Sep 10, 2023

## VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE and McHENRY )

THIS IS TO CERTIFY THAT I, MICHAEL K. KORK, VILLAGE ENGINEER FOR THE VILLAGE OF ALGONQUIN, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ALGONQUIN, ILLINOIS THIS 3RD DAY OF JUNE A.D. 22

VILLAGE ENGINEER

MICHAEL K. KORK
062-046641
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF
ILLINOIS

## PLAN COMMISSION

STATE OF ILLINOIS )
) SS
COUNTY OF McHENRY and KANE )

THIS IS TO CERTIFY THAT MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY AND KANE COUNTY, ILLINOIS, HAVE REVIEWED THE ABOVE PLAT.

DATED THIS 9TH DAY OF MAY, 20 22

CHAIRPERSON

## VILLAGE BOARD CERTIFICATE

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

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY AND KANE COUNTY, ILLINOIS, THIS 17th DAY OF April, 20 22.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

## DEVELOPMENT RESTRICTIONS

NOTWITHSTANDING THE CREATION OF LOT 1 PURSUANT TO THIS PLAT, SAID LOT 1 MAY NOT BE DEVELOPED OR IMPROVED UNLESS AND UNTIL SAID LOT IS RE-PLATTED WITH A SUBSEQUENT FINAL PLAT OF SUBDIVISION APPROVED BY THE VILLAGE OF ALGONQUIN AND THE COUNTY OF KANE WHICH RE-PLATTING SHALL REQUIRE THE APPROVAL OF FINAL ENGINEERING, PLAT OF DEDICATIONS, GRANTS OF EASEMENTS, AND UTILITY EASEMENTS AS ARE CUSTOMARILY REQUIRED BY SAID GOVERNMENTAL BODIES AS PART OF SAID RE-PLATTING.

## KANE COUNTY UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT, DESIGNATED ON THIS PLAT AS KANE COUNTY UTILITY EASEMENT, IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KANE (HEREINAFTER "THE GRANTEE"), AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM RIGHTS FROM THE GRANTEE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING COMPANIES: AT & T, COMMONWEALTH EDISON COMPANY (COMED), NORTHERN ILLINOIS GAS COMPANY (NICOR), CABLE COMMUNICATION COMPANIES AND MUNICIPAL WATER AND SANITARY FACILITIES, AND TO THE SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "KANE COUNTY UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ABOVE GROUND OR BELOW GROUND ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES AND APPURTENANCES, AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE PREMISES MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. FENCES SHALL NOT BE ERECTED UPON SAID EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED. EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY FROM THE GRANTEE, THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

## MUNICIPAL UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ALGONQUIN AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED ON THE PLAT AS MUNICIPAL UTILITY EASEMENT (M.U.E.) TO CONSTRUCT, INSTALL, LAY, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE MUNICIPAL UTILITY EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWER, STORMWATER DRAINAGE, SANITARY SEWERS, FOREST PRESERVE MAINS AND ALL NECESSARY FACILITIES APPURTENANT THERETO FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES, TOGETHER WITH THE RIGHT TO ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF SHEDS OR OTHER BUILDINGS. FENCES ARE SUBJECT TO THE LOCAL PERMIT REQUIREMENTS, BUT IF PERMITTED WILL NOT BE RESTORED BY GRANTEE IN THE EVENT THEY ARE REMOVED IN ORDER TO EXERCISE THE RIGHTS GRANTED ABOVE. ANY FENCE MUST NOT CONFLICT WITH ANY EXISTING USE OF THE M.U.E. NO MODIFICATION SHALL BE MADE TO THE EXISTING CONTOURS OR GRADES ON THE EASEMENT SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE GRANTEE'S FACILITIES WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE GRANTEE.

## PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/ OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ALGONQUIN AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ALGONQUIN INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE "THE PUBLIC UTILITY" TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ALGONQUIN, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT WITH THE OPERATION OF THE "PUBLIC UTILITY". THE GRANTEE OR GRANTEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE. THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF ALGONQUIN.

## STORMWATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER MANAGEMENT EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ALGONQUIN AND IT'S SUCCESSOR'S AND ASSIGN'S ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER OF OUTLOT "C" AND D" IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF ALGONQUIN.

IN THE EVENT THE OWNER OF OUTLOT "C AND D" IN THIS SUBDIVISION OR ANY SUBSEQUENT PURCHASER (FUTURE OWNER) FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE VILLAGE OF ALGONQUIN, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE FREE/FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE OF ALGONQUIN ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE VILLAGE OF ALGONQUIN, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF OUTLOT "C" AND D" IN THIS SUBDIVISION, IT'S SUCCESSORS AND ASSIGN'S AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF ALGONQUIN.

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE )

I, John A. Cunningham COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS 16th DAY OF JUNE A.D., 2022

CHAIRMAN County Clerk.

## CERTIFICATE AS TO SPECIAL ASSESSMENTS:

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

I, Tim Schloneger VILLAGE COLLECTOR OF THE VILLAGE OF ALGONQUIN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

DATED AT ALGONQUIN, MCHENRY AND KANE COUNTIES, ILLINOIS, THIS 3 DAY OF June, 2022

VILLAGE COLLECTOR

## KANE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE )

ACCEPTED AND APPROVED THIS 5th DAY OF MAY A.D. 20 22

COUNTY ENGINEER

## NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, AND THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

## EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC – AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED, HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEES IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND, TO REMOVE ALL EXCESS DIRT AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

## KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE )

THIS INSTRUMENT NUMBER 2022K032552 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS 23rd DAY OF June A.D., 2022 AT 9:15 O'CLOCK A.M. AND WAS RECORDED IN PLAT ENVELOPE NO.

RECORDER

## SURFACE WATER STATEMENT

STATE OF ILLINOIS )
) SS
COUNTY OF DUPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 11th DAY OF May, 2022

QUINTEN D. HOOGENBOOM
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-068509
LICENSE EXPIRES: NOVEMBER 30, 2023

OWNER OR ATTORNEY

QUINTEN D. HOOGENBOOM
062-068509
LICENSED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

## PERMISSION TO RECORD

STATE OF ILLINOIS )
) SS
COUNTY OF DUPAGE )

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE A REPRESENTATIVE OF THE VILLAGE OF ALGONQUIN TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2022. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 2nd DAY OF May A.D. 20 22

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2022

BRADLEY A. STROHL
3686
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LOMBARD, ILLINOIS

## SURVEYORS CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF DUPAGE )

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 1 AND 2 OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 03, 2021 PER DOCUMENT NO. 2021K090271 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED DECEMBER 03, 2021 AS DOCUMENT NO. 2021K090363, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 147.022 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF ALGONQUIN, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17089C0065H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF May A.D. 2022

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350–EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: JULY 26, 2021

BRADLEY A. STROHL
3686
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LOMBARD, ILLINOIS

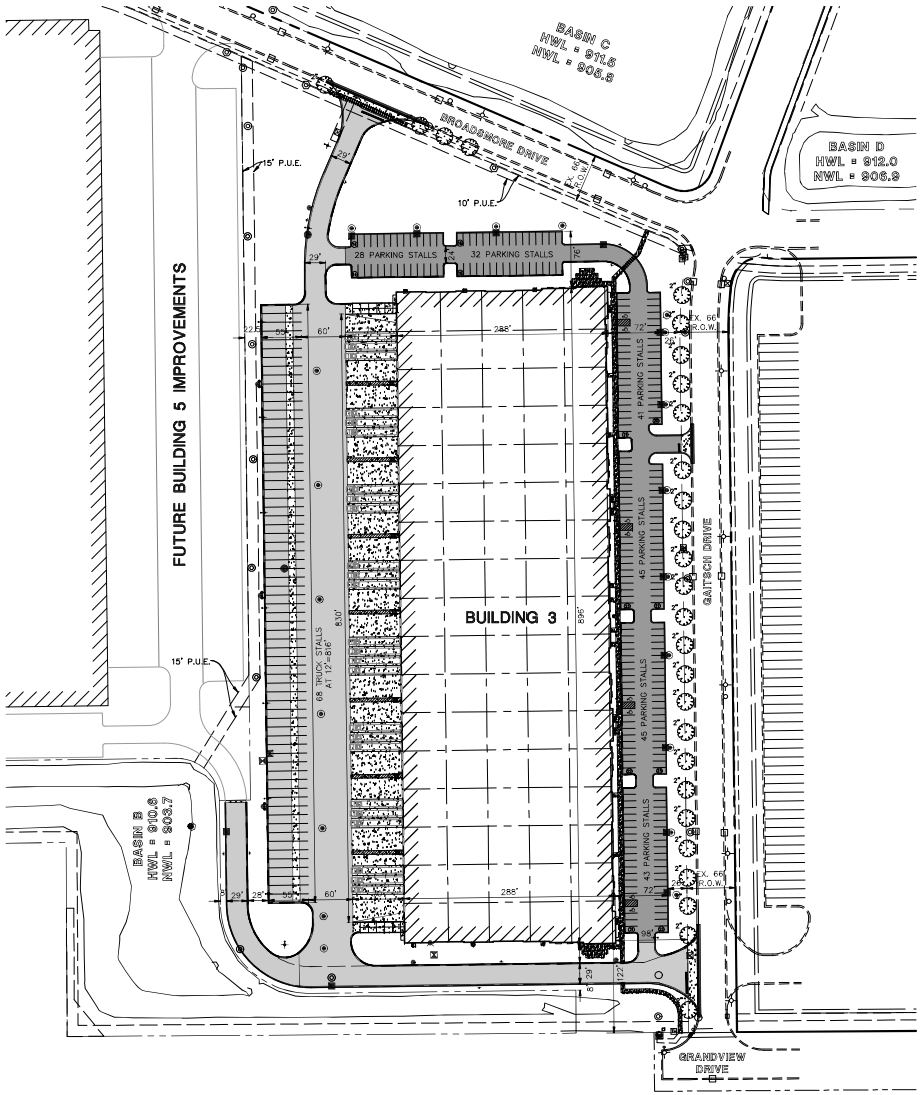
| DRAWN BY | REVISIONS | DATE | |
|---|---|---|---|
| STP | REVISIONS PER KANE COUNTY COMMENTS | 04/29/22 | |
| STP | ADDITIONAL WATERMAIN EASEMENT | 05/02/22 | |
| STP | REVISION TO EASEMENT GEOMETRY | 05/23/22 | |
| STP | ADD LOT 1 | 06/01/22 | |
| STP | LOT GEOMETRY, EASEMENTS AND REVIEW COMMENTS | 06/15/22 | |

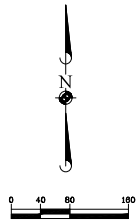
Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph 630.568.8300 fax 630.568.8301 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Structural Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS
ALGONQUIN, IL
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 12/15/21
SCALE: 1" = 200'

SHEET
4 OF 6
NPDALIL01




| SITE DATA | |
|---|---|
| SITE AREA | 16.04 ACRES |
| BUILDING AREA | 254,347 SF |
| STANDARD PARKING PROVIDED | 230 SPACES |
| HANDICAP PROVIDED | 8 SPACES |
| TOTAL PARKING PROVIDED | 234 SPACES |
| TRAILER PARKING PROVIDED | 68 SPACES |

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
10" AGGREGATE BASE COURSE, TYPE B

VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
14" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 07/23/2024 | REVISED PER VILLAGE REVIEW | MNK |

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.: QDH
PROJ. ENGR.: MTV
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=80'

SHEET
C7
NPDALIL02

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PENDING APPROVAL - NOT FOR CONSTRUCTION

Proposed Improvements for

# NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3

## SOUTHWEST CORNER OF RANDALL ROAD AND LONGMEADOW PARKWAY
## VILLAGE OF ALGONQUIN, ILLINOIS

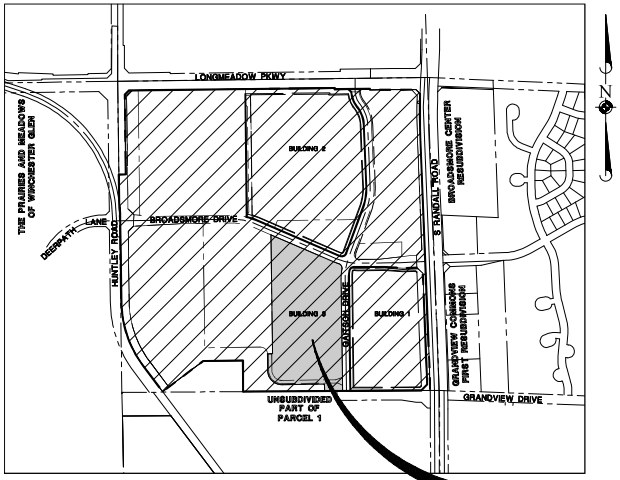
### STANDARD SYMBOLS

| EXISTING | | PROPOSED |
|---|---|---|
| | STORM SEWER | |
| | SANITARY SEWER | |
| | COMBINED SEWER | |
| | FORCEMAIN | |
| | DRAINTILE | |
| | WATER MAIN | |
| | ELECTRIC | |
| | GAS | |
| | TELEPHONE | |
| | OVERHEAD WIRES | |
| | SANITARY MANHOLE | |
| | STORM MANHOLE | |
| | CATCH BASIN | |
| | STORM INLET | |
| | CLEANOUT | |
| | HAY BALES | |
| | RIP RAP | |
| | VALVE IN VAULT | |
| | VALVE IN BOX | |
| | FIRE HYDRANT | |
| | BUFFALO BOX | |
| | FLARED END SECTION | |
| | STREET LIGHT | |
| | SUMMIT / LOW POINT | |
| 795.20 / 790.25 | RIM ELEVATION / INVERT ELEVATION | 795.25 / 790.25 |
| | DITCH OR SWALE | |
| | DIRECTION OF FLOW | |
| | OVERFLOW RELIEF SWALE | |
| 764 | 1 FOOT CONTOURS | 764 |
| | CURB AND GUTTER | |
| | DEPRESSED CURB AND GUTTER | |
| | REVERSE CURB AND GUTTER | |
| | SIDEWALK | |
| | DETECTABLE WARNINGS | |
| | PROPERTY LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | MAIL BOX | |
| | SIGN | |
| | TRAFFIC SIGNAL | |
| | POWER POLE | |
| | GUY WIRE | |
| | GAS VALVE | |
| | HANDHOLE | |
| | ELECTRICAL EQUIPMENT | |
| | TELEPHONE EQUIPMENT | |
| | CHAIN-LINK FENCE | |
| | SPOT ELEVATION | 792.8 TC |
| | BRUSH/TREE LINE | |
| | DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR) | |
| | CONIFEROUS TREE WITH HEIGHT IN FEET (TBR) | |
| S | SILT FENCE | S |
| | RETAINING WALL | |
| | WETLAND | |

### ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| ADJ | ADJUST | F/L | FLOW LINE | R.O.W. | RIGHT-OF-WAY |
| AGG. | AGGREGATE | FM | FORCE MAIN | RCP | REINFORCED CONCRETE PIPE |
| ARCH | ARCHITECT | G | GROUND | REM | REMOVAL |
| B.A.M. | BITUMINOUS AGGREGATE MIXTURE | G/F | GRADE AT FOUNDATION | REV | REVERSE |
| B-B | BACK TO BACK | GW | GUY WIRE | RR | RAILROAD |
| B/C | BACK OF CURB | HDWL | HEADWALL | RT | RIGHT |
| B/P | BOTTOM OF PIPE | HH | HANDHOLE | SAN | SANITARY |
| B/W | BACK OF WALK | HWL | HIGH WATER LEVEL | SF | SQUARE FOOT |
| B-BOX | BUFFALO BOX | HYD | HYDRANT | SHLD. | SHOULDER |
| BIT. | BITUMINOUS | INL | INLET | SL | STREET LIGHT |
| BM | BENCHMARK | INV | INVERT | SMH | SANITARY MANHOLE |
| B.O. | BY OTHERS | IP | IRON PIPE | ST | STORM |
| C.E. | COMMERCIAL ENTRANCE | LT | LEFT | STA. | STATION |
| CB | CATCH BASIN | MAX. | MAXIMUM | STD | STANDARD |
| $\ell$ | CENTERLINE | MB | MAILBOX | SW | SIDEWALK |
| CMP | CORRUGATED METAL PIPE | M/E | MEET EXISTING | SY | SQUARE YARDS |
| CNTRL | CONTROL | MH | MANHOLE | TBR | TO BE REMOVED |
| CO | CLEANOUT | MIN. | MINIMUM | T | TELEPHONE |
| CONC. | CONCRETE | NWL | NORMAL WATER LEVEL | T-A | TYPE A |
| CY | CUBIC YARD | P.E. | PRIVATE ENTRANCE | T/C | TOP OF CURB |
| D | DITCH | PC | POINT OF CURVATURE | T/F | TOP OF FOUNDATION |
| DIA. | DIAMETER | PCC | POINT OF COMPOUND CURVE | T/P | TOP OF PIPE |
| DIP | DUCTILE IRON PIPE | PGL | PROFILE GRADE LINE | T/W | TOP OF WALK |
| DIWM | DUCTILE IRON WATER MAIN | PI | POINT OF INTERSECTION | T/WALL | TOP OF WALL |
| DS | DOWNSPOUT | P. | PROPERTY LINE | TEMP | TEMPORARY |
| DT | DRAIN TILE | PP | POWER POLE | TRANS | TRANSFORMER |
| E | ELECTRIC | PROP. | PROPOSED | V.B. | VALVE BOX |
| E-E | EDGE TO EDGE | PT | POINT OF TANGENCY | VCP | VITRIFIED CLAY PIPE |
| ELEV. | ELEVATION | PVC | POLYVINYL CHLORIDE PIPE | V.V. | VALVE VAULT |
| E/P | EDGE OF PAVEMENT | PVC | POINT OF VERTICAL CURVATURE | WL | WATER LEVEL |
| EX. | EXISTING | PVI | POINT OF VERTICAL INTERSECTION | WM | WATER MAIN |
| F.G. | FIELD ENTRANCE | PVT | POINT OF VERTICAL TANGENCY | | |
| F-F | FACE TO FACE | P | PAVEMENT | | |
| F.F. | FINISHED FLOOR | P.U.D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT | | |
| FES | FLARED END SECTION | R | RADIUS | | |

MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.




LOCATION MAP
N.T.S.

DEVELOPER: NORTHPOINT DEVELOPMENT
CONTACT: JOE GARB
ADDRESS: 3010 HIGHLAND PARKWAY, SUITE 440
CITY: DOWNERS GROVE, ILLINOIS
PH: 312-656-7491


Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
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### INDEX OF SHEETS


| SHEET NO. | DESCRIPTION |
|---|---|
| C1 | TITLE SHEET |
| C2 | EXISTING CONDITIONS AND DEMOLITION PLAN – NORTH |
| C3 | EXISTING CONDITIONS AND DEMOLITION PLAN – SOUTH |
| C4 | SOIL EROSION AND SEDIMENT CONTROL – NORTH |
| C5 | SOIL EROSION AND SEDIMENT CONTROL – SOUTH |
| C6 | SOIL EROSION AND SEDIMENT CONTROL PLAN – DETAILS |
| C7 | OVERALL SITE PLAN |
| C8 | SITE DIMENSIONAL AND PAVING PLAN – NORTH |
| C9 | SITE DIMENSIONAL AND PAVING PLAN – SOUTH |
| C10 | OVERALL GRADING PLAN |
| C11 | GRADING PLAN – NORTH |
| C12 | GRADING PLAN – SOUTH |
| C13 | OVERALL UTILITY PLAN |
| C14 | UTILITY PLAN – NORTH |
| C15 | UTILITY PLAN – SOUTH |
| C16 | PLAN AND PROFILE – SANITARY SEWER SERVICE |
| C17 | CONSTRUCTION DETAILS |
| C18 | CONSTRUCTION DETAILS |
| C19 | CONSTRUCTION DETAILS |
| C20 | CONSTRUCTION SPECIFICATIONS |


**BENCHMARKS:**

**SOURCE BENCHMARK:**
THE CALCULATED INFORMATION PROVIDED BY OPUS IS THE BASIS FOR ALL ELEVATIONS SHOWN HEREON, HOWEVER, THE NGS REFERENCE BENCHMARK NOTED BELOW WAS ALSO CHECKED IN CONJUNCTION WITH THE TOPOGRAPHIC SURVEY.

**SITE BENCHMARK 1:**
NORTHWEST ARROW BOLT ON FIRST HYDRANT NORTH OF MASJID-E-SIDDIQ, AIE MOSQUE ON WEST SIDE OF HUNTLEY ROAD.

ELEVATION= 910.60 DATUM=NAVD88-GEOID 18B

**SITE BENCHMARK 2:**
CUT SQUARE ON EAST SIDE OF TRAFFIC MAST ARM BASE ON SOUTHEAST CORNER OF LONGMEADOW PARKWAY AND HUNTLEY ROAD

ELEVATION= 915.03 DATUM=NAVD88-GEOID 18B

**SITE BENCHMARK 3:**
CUT SQUARE ON SOUTHWEST CORNER OF TRAFFIC CONTROL BASE ON SOUTHWEST CORNER OF LONGMEADOW PARKWAY AND S. RANDALL ROAD

ELEVATION= 925.28 DATUM=NAVD88-GEOID 18B

**SITE BENCHMARK 4:**
ARROW BOLT ON HYDRANT AT NORTHEAST CORNER OF S. RANDALL RD. AND GRANDVIEW DR.

ELEVATION= 919.69 DATUM=NAVD88-GEOID 18B

MANHARD CONSULTING DESIGN FIRM
REGISTRATION LICENSE NO.: 184.003350-0010

UTILITY CONTACTS

| | |
|---|---|
| SEWER<br>ALGONQUIN PUBLIC WORKS<br>110 MITCHARD WAY<br>ALGONQUIN, IL 60102<br>(847)658-2759 | WATER<br>ALGONQUIN PUBLIC WORKS<br>110 MITCHARD WAY<br>ALGONQUIN, IL 60102<br>(847)658-2759 |
| GAS<br>NICOR<br>1844 FERRY ROAD<br>NAPERVILLE, IL 60563<br>(331)444-6628<br>CONTACT: SHERI GETZ | ELECTRIC<br>COMED<br>2 LINCOLN CENTER<br>OAK BROOK TERRACE, IL 60181<br>(779)231-2766<br>CONTACT: THOMAS CASE |
| TELEPHONE<br>COMCAST<br>21045 RANDALL RD<br>ALGONQUIN, IL 60102<br>(224)355-7012<br>CONTACT: NATE WILLIAMS | TELEPHONE<br>AT&T<br>95W ALGONQUIN RD<br>ARLINGTON HEIGHTS, IL 60005<br>(630)659-8089<br>CONTACT: DAVID KEEHLER |

LICENSED PROFESSIONAL ENGINEER MICHAEL MOORE 062-075078 OF ILLINOIS

01/23/2026
EXP. 11/30/2027
SEAL

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| 01/23/2026 | REVISED PER VILLAGE REVIEW | MNK |
| 12/19/2025 | REVISED PER VILLAGE REVIEW | CLH |

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
TITLE SHEET

PROJ. MGR.: QDH
PROJ. ENGR.: MTM
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: N.T.S.
SHEET C1
NPDALIL02

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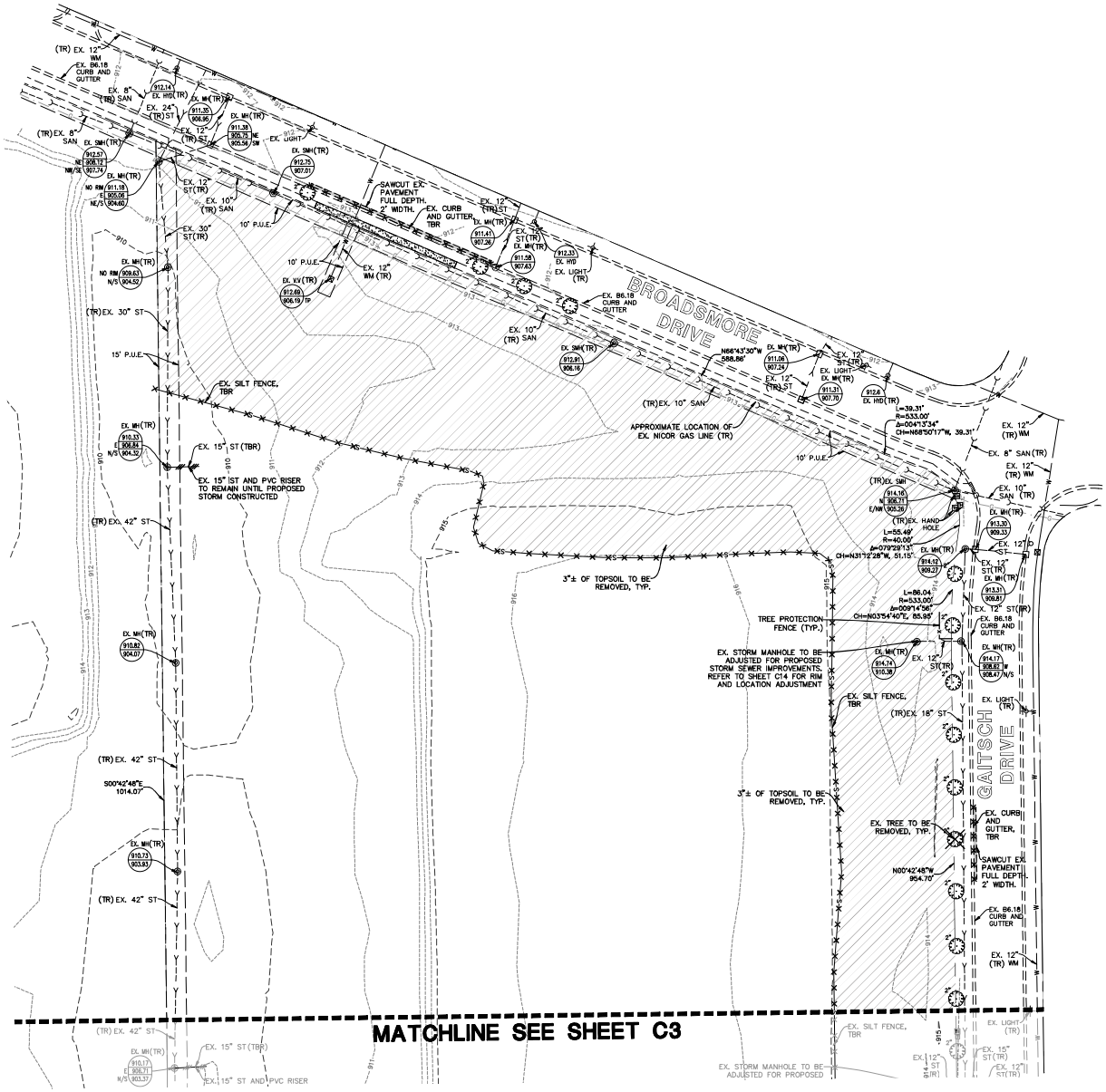

## DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- 3"± TOPSOIL TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

## EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 04/04/2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
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5. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
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| DRAWN BY | REVISIONS | DATE |
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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - NORTH

| | |
|---|---|
| PROJ. MGR.: | QJH |
| PROJ. ENGR.: | MTV |
| DRAWN BY: | CLH |
| DATE: | 06/05/2024 |
| SCALE: | 1"=40' |

SHEET C2
NPDALIL02

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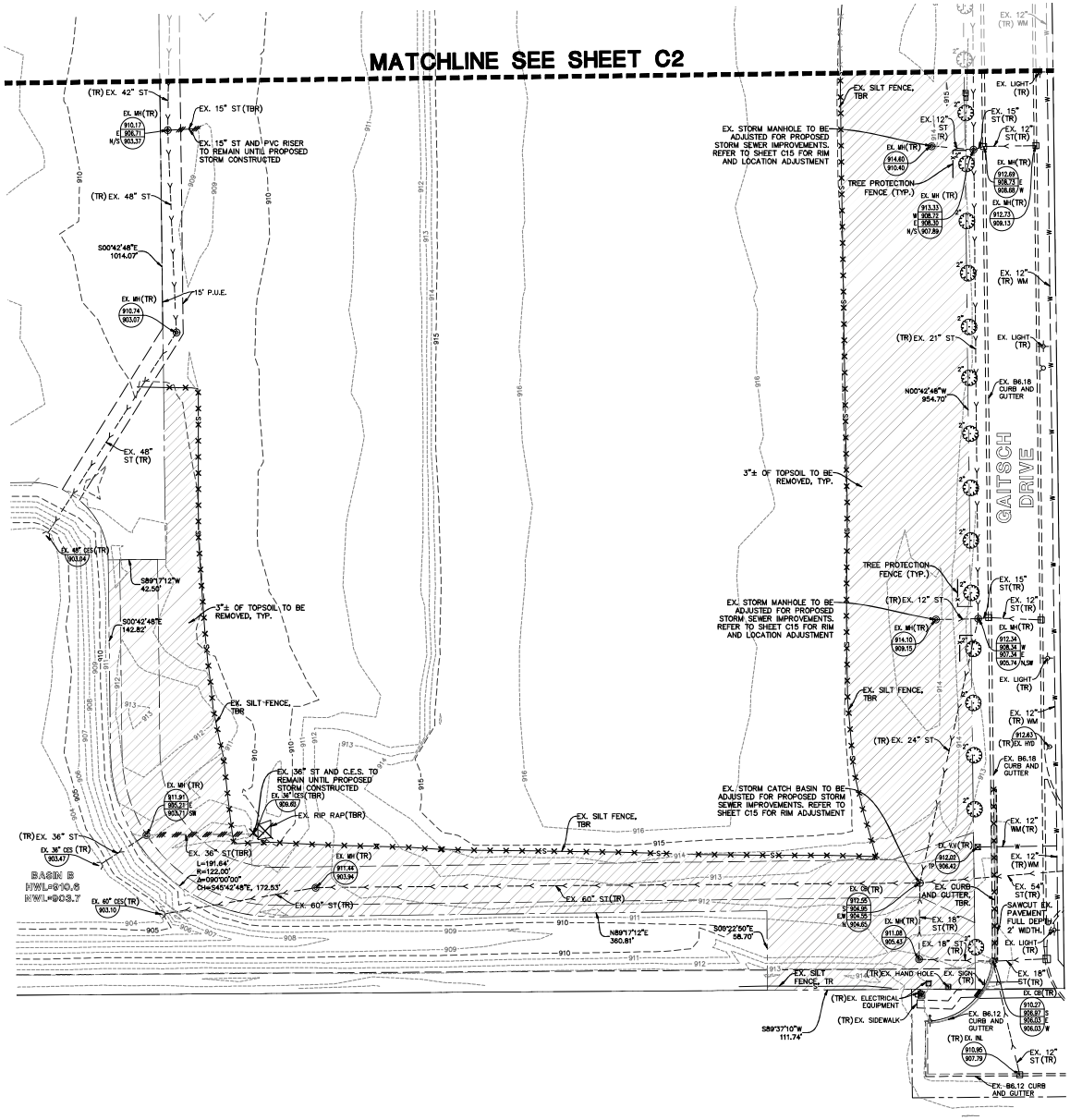


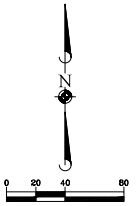


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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - SOUTH

PROJ. MGR.: QJH
PROJ. ASSOC.: MTV
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=40'

SHEET
C3
NPDALIL02

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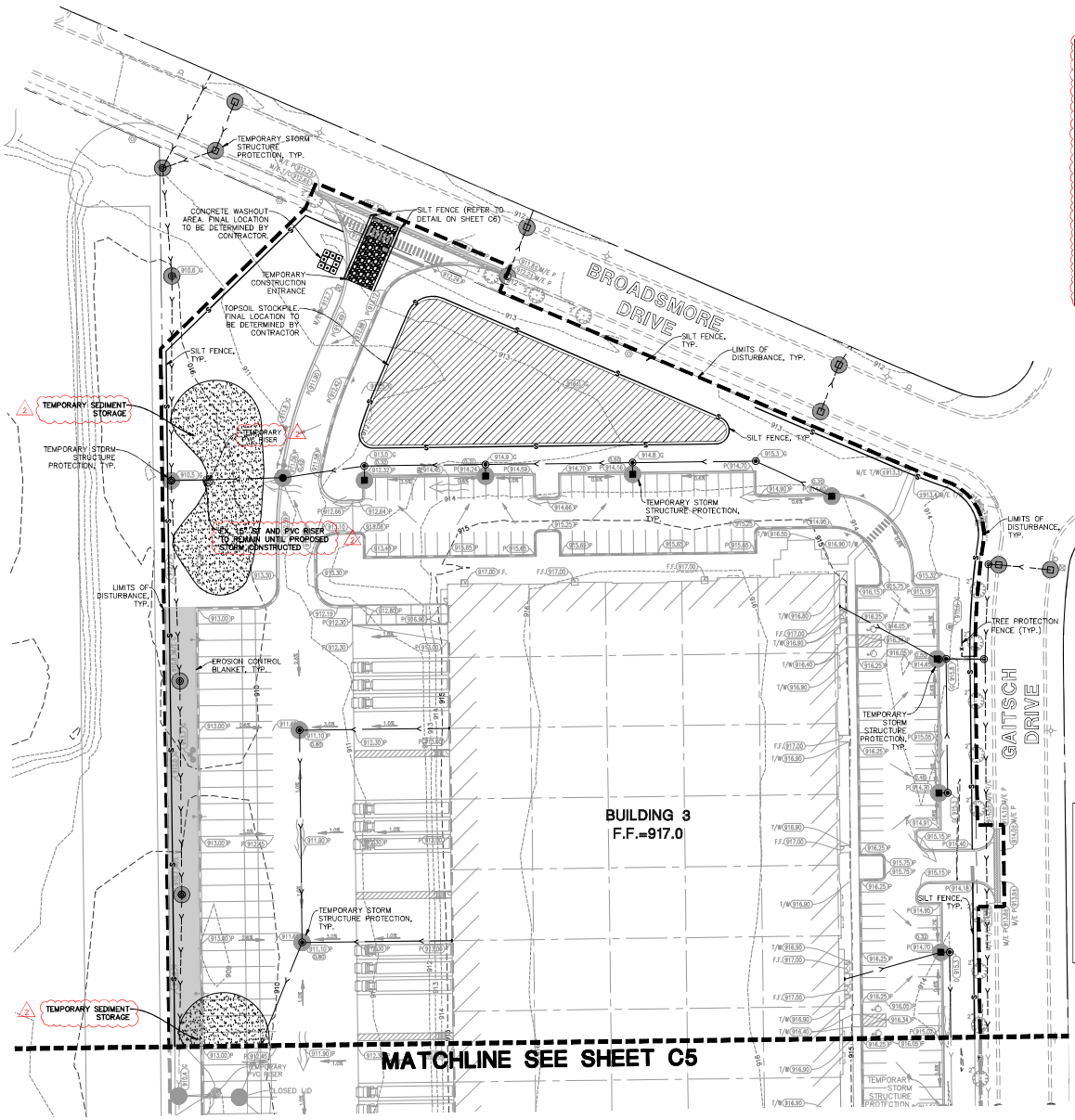


## CONSTRUCTION SEQUENCE

| CONSTRUCTION SEQUENCE | APPROXIMATE START DATE | DURATION |
|---|---|---|
| 1. INSTALL SILT FENCE AT LOCATIONS INDICATED ON PLANS. | 4/29/2027 | 2 DAYS |
| 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE. | 4/29/2027 | 1 DAY |
| 3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS, AND/OR BASINS. | 4/29/2027 | CONTINUOUS |
| 4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS. | 5/4/2027 | 15 DAYS |
| 5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES. | AS NEEDED | 1 DAY |
| 6. CUT AND FILL SITE TO PLAN DUB-GRADE. | 5/11/2027 | 20 DAYS |
| 7. CONSTRUCT UNDERGROUND IMPROVEMENTS , i.e. SANITARY SEWER, WATER, AND STORM SEWER**, ETC. | 6/9/2027 | 30 DAYS |
| 8. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN. | 7/15/2027 | 65 DAYS |
| 9. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION. | 11/3/2027 | |
| 10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. | 11/3/2027 | 5 DAYS |
| | | |
| ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED. | | |

N

0 20 40 80

SCALE: 1"=40'

LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT STORAGE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

### SOIL PROTECTION CHART

| STABILIZATION CHART | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PERMANENT SEEDINGS | A | | | | | | | | | * | | |
| DORMANT SEEDINGS | B | — | — | | | | | | | | B | — |
| TEMPORARY SEEDINGS | C | — | — | | | | | | | | C | — |
| TEMPORARY SEEDINGS | D | — | — | | | | | | | | — | — |
| SODDING | E | — | — | | | | | | | | — | — |
| MULCHING | F | — | — | | | | | | | | — | — |

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 40 LBS./AC.

B – KENTUCKY BLUEGRASS 120 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 40 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN, KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

### SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. CONTRACTOR IS RESPONSIBLE FOR PUMPING AND DEWATERING AS NECESSARY FOR PROPOSED IMPROVEMENTS. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS, ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

| NO. | DESCRIPTION | DATE | DRAWN BY |
|---|---|---|---|
| 1 | REVISED PER VILLAGE REVIEW | 07/23/2026 | MMK |
| 2 | REVISED PER VILLAGE REVIEW | 08/12/2026 | CLH |

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL - NORTH

PROJ. MGR.: GJH
PROJ. ASSOC.: MTM
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=40'

SHEET
C4
NPDALIL02

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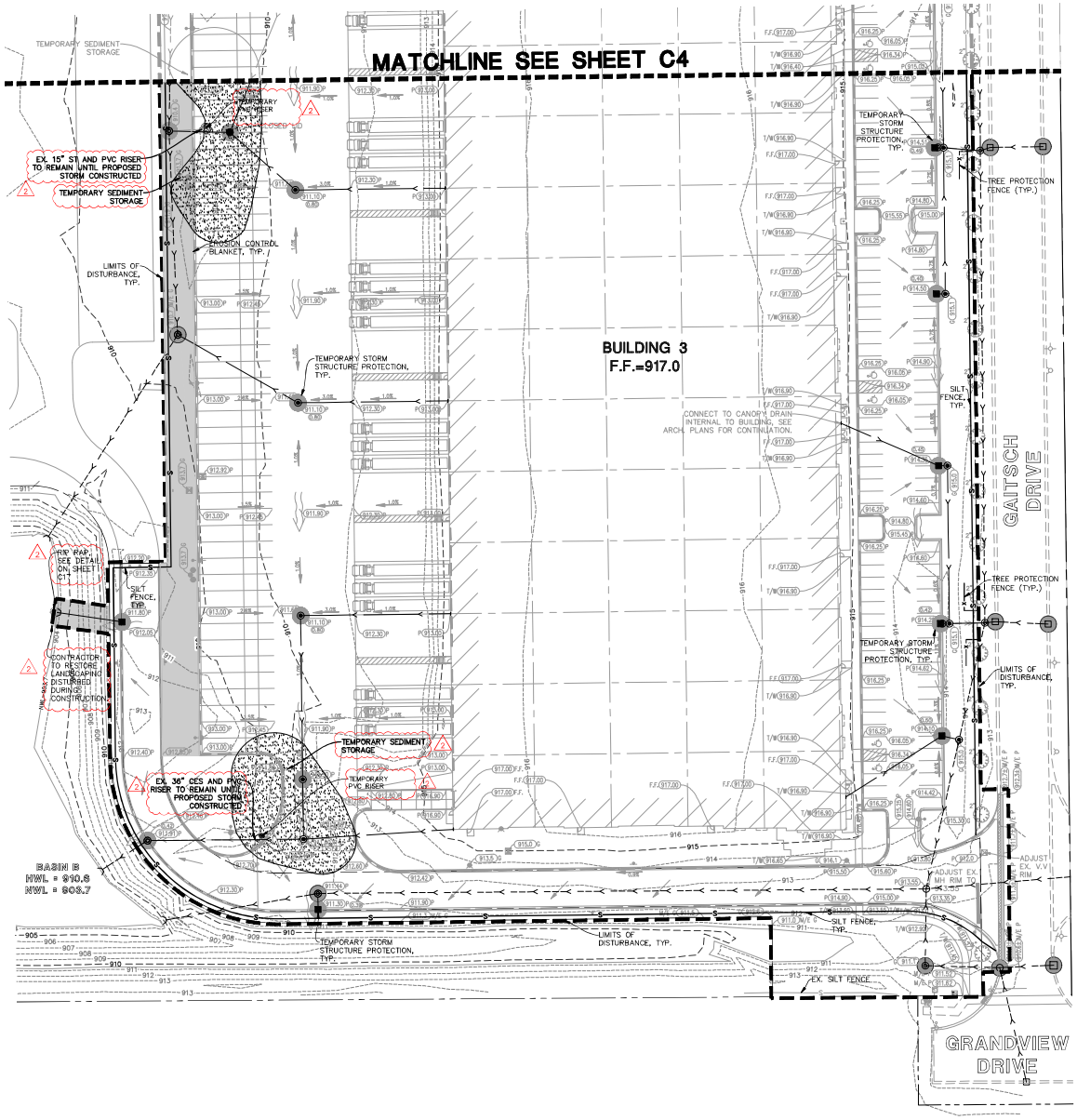
PENDING APPROVAL - NOT FOR CONSTRUCTION




## CONSTRUCTION SEQUENCE

| CONSTRUCTION SEQUENCE | APPROXIMATE START DATE | DURATION |
|---|---|---|
| 1. INSTALL SILT FENCE AT LOCATIONS INDICATED ON PLANS. | 4/29/2027 | 2 DAYS |
| 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE. | 4/29/2027 | 1 DAY |
| 3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS, AND/OR BASINS. | 4/29/2027 | CONTINUOUS |
| 4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS. | 5/4/2027 | 15 DAYS |
| 5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES. | AS NEEDED | 1 DAY |
| 6. CUT AND FILL SITE TO PLAN DUB-GRADE. | 5/11/2027 | 20 DAYS |
| 7. CONSTRUCT UNDERGROUND IMPROVEMENTS , i.e. SANITARY SEWER, WATER, AND STORM SEWER**, ETC. | 6/9/2027 | 30 DAYS |
| 8. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN. | 7/15/2027 | 65 DAYS |
| 9. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION. | 11/3/2027 | |
| 10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. | 11/3/2027 | 5 DAYS |
| | | |
| ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED. | | |

SCALE: 1"=40'

LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT STORAGE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

## SOIL PROTECTION CHART

| STABILIZATION CHART | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PERMANENT SEEDINGS | A | | | | | | | | | | | |
| DORMANT SEEDINGS | B | | | | | | | | | | B | |
| TEMPORARY SEEDINGS | C | | | | | | | | | | C | |
| TEMPORARY SEEDINGS | D | | | | | | | | | | | |
| SODDING | E | | | | | | | | | | | |
| MULCHING | F | | | | | | | | | | | |

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 10 LBS./AC.

B – KENTUCKY BLUEGRASS 100 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN, KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

## SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZED DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. CONTRACTOR IS RESPONSIBLE FOR PUMPING AND DEWATERING AS NECESSARY FOR PROPOSED IMPROVEMENTS. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS TO THE EXTENT FEASIBLE, USE WELL-VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS, ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

| NO. | DESCRIPTION | DATE | DRAWN BY |
|---|---|---|---|
| 1 | REVISED PER VILLAGE REVIEW | 10/23/2026 | MHK |
| 2 | REVISED PER VILLAGE REVIEW | 12/15/2026 | CLH |

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL - SOUTH

PROJ. MGR.: QJH
PROJ. ENGR.: MTM
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=40'

SHEET
C5
NPDALIL02

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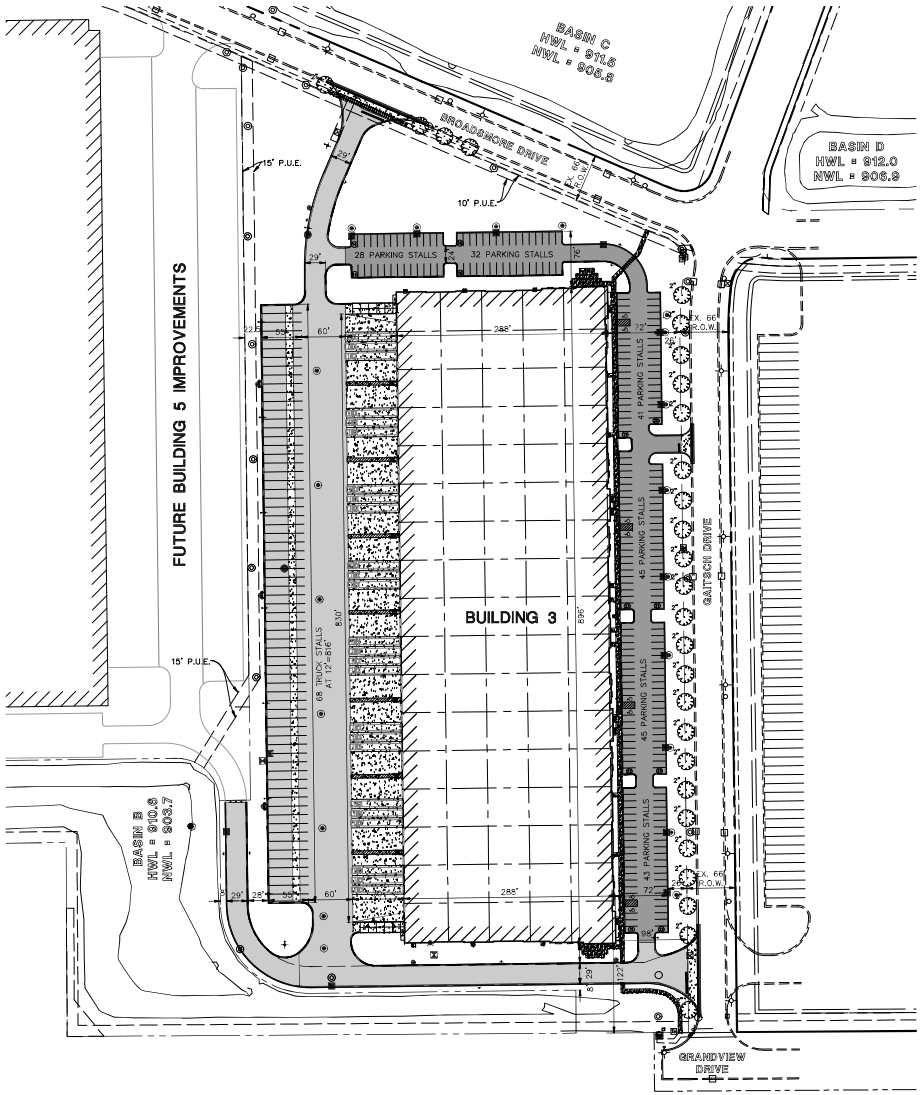
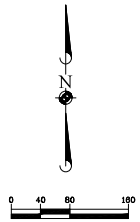
PENDING APPROVAL - NOT FOR CONSTRUCTION




| SITE DATA | |
|---|---|
| SITE AREA | 16.04 ACRES |
| BUILDING AREA | 254,347 SF |
| STANDARD PARKING PROVIDED | 230 SPACES |
| HANDICAP PROVIDED | 8 SPACES |
| TOTAL PARKING PROVIDED | 234 SPACES |
| TRAILER PARKING PROVIDED | 68 SPACES |

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
10" AGGREGATE BASE COURSE, TYPE B

VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
14" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

| DRAWN BY | REFERENCE | DATE |
|---|---|---|
| MNK | | 07/23/2026 |

REVISED PER VILLAGE REVIEW

Manhard CONSULTING
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
OVERALL SITE PLAN

| | |
|---|---|
| PROJ. MGR.: | QDH |
| PROJ. ENGR.: | MTV |
| DRAWN BY: | CLH |
| DATE: | 06/05/2024 |
| SCALE: | 1"=80' |

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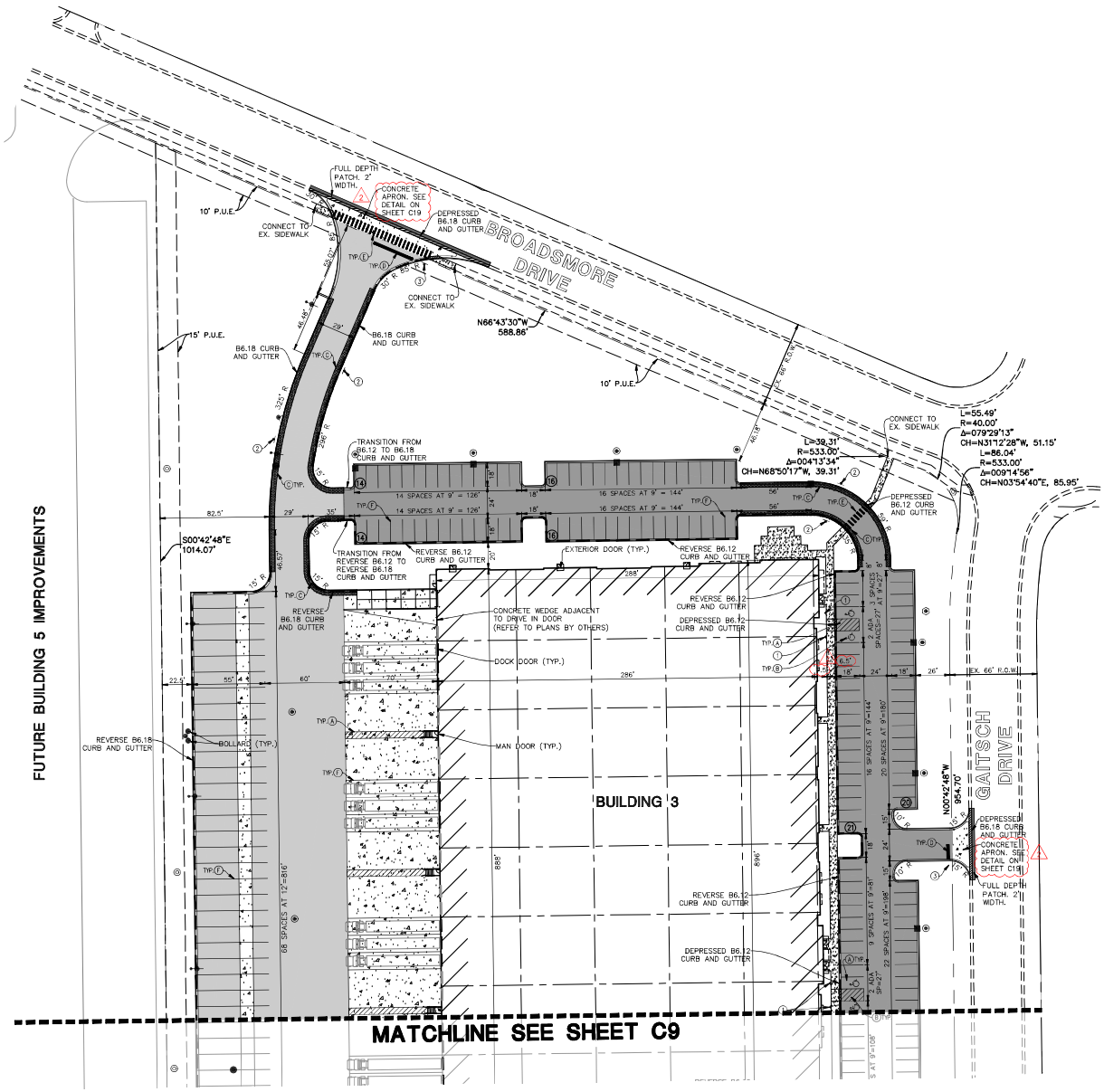


## SIGN LEGEND

1. R7-8 HANDICAP PARKING SIGN
2. R8-3I NO PARKING FIRE LANE SIGN
3. R1-1 STOP SIGN
4. R4-7 KEEP RIGHT SIGN

## PAVEMENT MARKING LEGEND

- (A) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (B) HC STALL MARKINGS
- (C) YELLOW CURB PAINTING
- (D) 24" WHITE STOP BAR
- (E) 12" SOLID WHITE SPACE 3' O.C.
- (F) 4" YELLOW LINE

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

## SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

## PAVEMENT LEGEND

**HEAVY DUTY ASPHALT PAVEMENT**
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

**STANDARD DUTY PAVEMENT**
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
10" AGGREGATE BASE COURSE, TYPE B

**VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR**
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
14" AGGREGATE BASE COURSE, TYPE B

**CONCRETE SIDEWALK**
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

**CONCRETE PAVEMENT**
8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 07/23/2024 | REVISED PER VILLAGE REVIEW | MRK |
| 08/12/2024 | REVISED PER VILLAGE REVIEW | CLH |

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - NORTH

PROJ. MGR.: QJH
PROJ. ENGR.: MTV
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=40'

SHEET
C8
NPDALIL02

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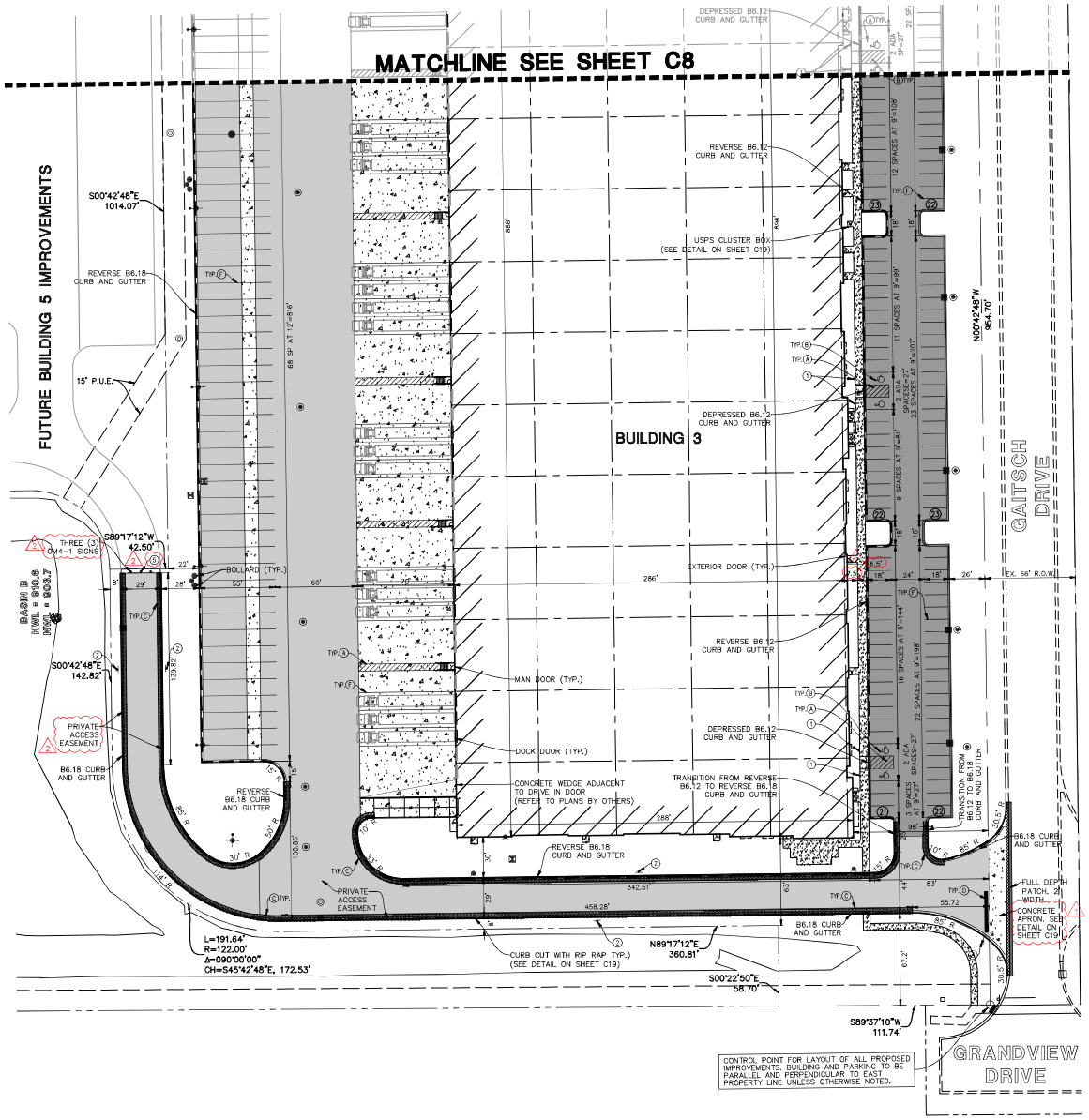
PENDING APPROVAL - NOT FOR CONSTRUCTION




## SIGN LEGEND

1. R7-8 HANDICAP PARKING SIGN
2. R8-3† NO PARKING FIRE LANE SIGN
3. R1-1 STOP SIGN
4. R4-7 KEEP RIGHT SIGN
5. OM4-1 ROAD CLOSED SIGN

## PAVEMENT MARKING LEGEND

- (A) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (B) HC STALL MARKINGS
- (C) YELLOW CURB PAINTING
- (D) 24" WHITE STOP BAR
- (E) 12" SOLID WHITE SPACE 3' O.C.
- (F) 4" YELLOW LINE

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

## SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

## PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
  2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
  4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
  12" AGGREGATE BASE COURSE, TYPE B
- STANDARD DUTY PAVEMENT
  2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
  2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
  10" AGGREGATE BASE COURSE, TYPE B
- VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
  2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
  3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
  14" AGGREGATE BASE COURSE, TYPE B
- CONCRETE SIDEWALK
  5" PORTLAND CEMENT CONCRETE
  4" COMPACTED AGGREGATE BASE COURSE, TYPE B
- CONCRETE PAVEMENT
  8" PORTLAND CEMENT CONCRETE
  6" AGGREGATE BASE COURSE, TYPE B

| DRAWN BY | DATE | REMARKS |
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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - SOUTH

PROJ. MGR.: QDH
PROJ. ENGR.: MTV
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=40'

SHEET C9
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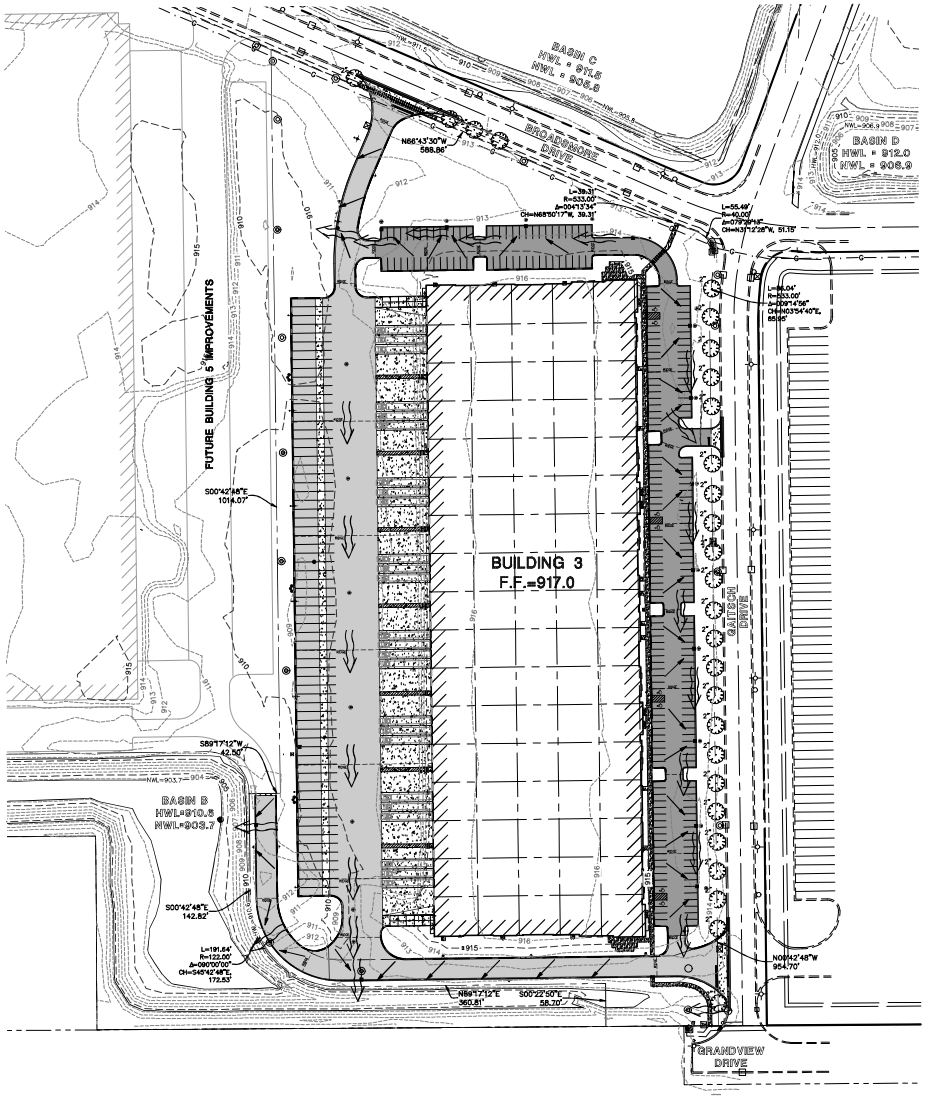


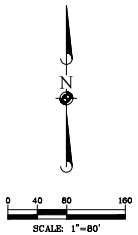


GRADING PLAN LEGEND

| | |
|---|---|
| 914 | PROPOSED 1 FOOT CONTOURS |
| 912.8 G | PROPOSED SPOT ELEVATION |
| F.F. | PROPOSED FINISHED FLOOR ELEVATION |
| G/F | PROPOSED GRADE AT FOUNDATION |
| P | PROPOSED PAVEMENT ELEVATION |
| T/C | PROPOSED TOP OF CURB |
| T/W | PROPOSED TOP OF WALK |
| T/WALL | PROPOSED TOP OF WALL |
| M/E | MEET EXISTING |
| G | PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL |
| | PROPOSED DITCH OR SWALE |
| | PROPOSED DIRECTION OF FLOW |
| | OVERFLOW RELIEF SWALE |
| RIDGE | PROPOSED RIDGE LINE |
| (0.2) | PROPOSED DEPTH OF PONDING |
| | RETAINING WALL |
| L | PROPOSED SWALE LOW POINT |
| S | PROPOSED SWALE SUMMIT |

GRADING NOTES:

1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
9. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 04/04/2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
10" AGGREGATE BASE COURSE, TYPE B

VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
14" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

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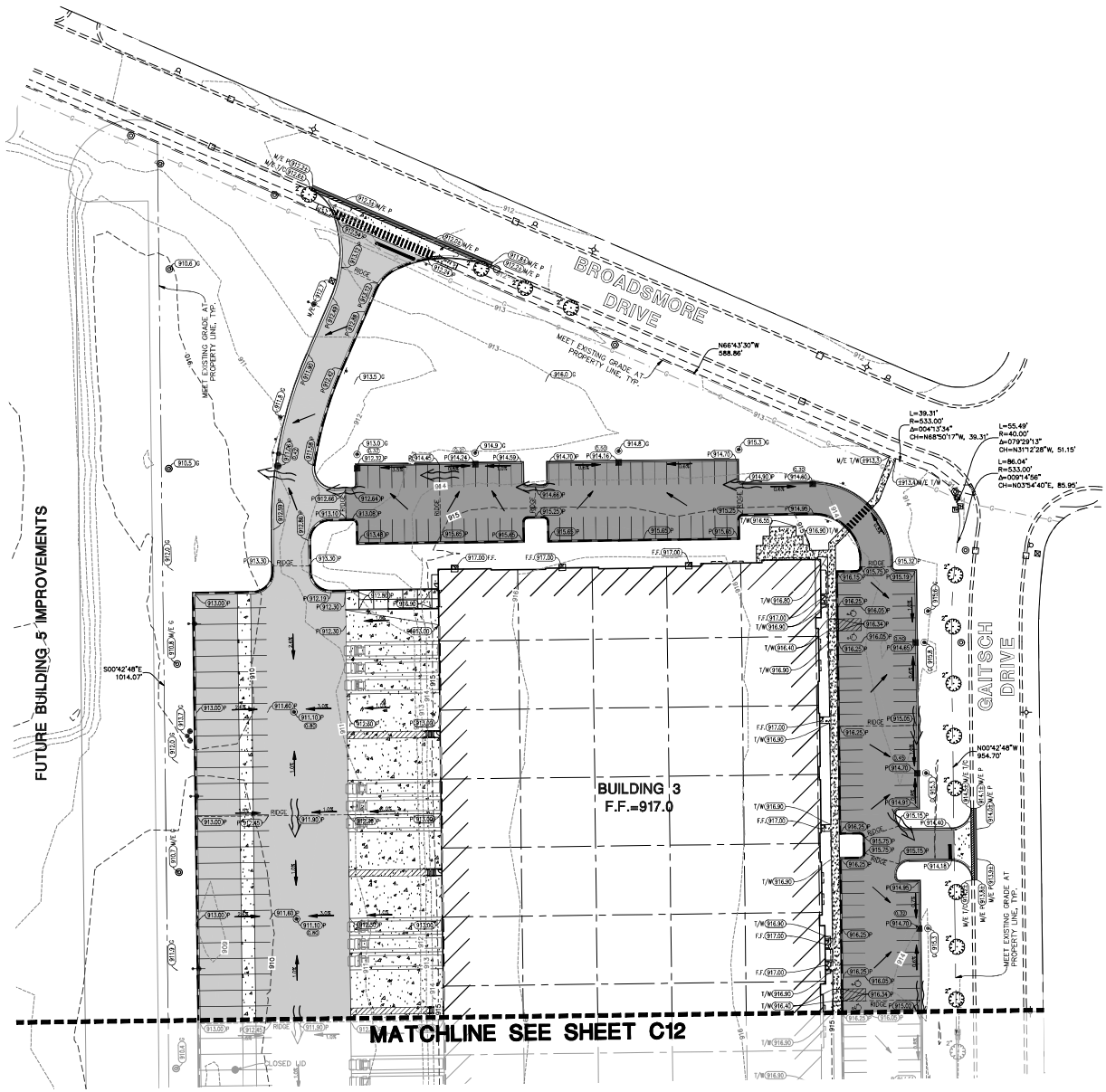

GRADING PLAN LEGEND

| | |
|---|---|
| 764 | PROPOSED 1 FOOT CONTOURS |
| 792.8 | PROPOSED SPOT ELEVATION |
| F.F. | PROPOSED FINISHED FLOOR ELEVATION |
| G/F | PROPOSED GRADE AT FOUNDATION |
| P | PROPOSED PAVEMENT ELEVATION |
| T/C | PROPOSED TOP OF CURB |
| T/W | PROPOSED TOP OF WALK |
| T/WALL | PROPOSED TOP OF WALL |
| M/E | MEET EXISTING |
| G | PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL |
| | PROPOSED DITCH OR SWALE |
| | PROPOSED DIRECTION OF FLOW |
| | OVERFLOW RELIEF SWALE |
| RIDGE | PROPOSED RIDGE LINE |
| 0.30 | PROPOSED DEPTH OF PONDING |
| | RETAINING WALL |
| (L) | PROPOSED SWALE LOW POINT |
| (S) | PROPOSED SWALE SUMMIT |

GRADING NOTES:

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PAVEMENT LEGEND

| | |
|---|---|
| | HEAVY DUTY ASPHALT PAVEMENT<br>2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50<br>4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50<br>12" AGGREGATE BASE COURSE, TYPE B |
| | STANDARD DUTY PAVEMENT<br>2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50<br>2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50<br>10" AGGREGATE BASE COURSE, TYPE B |
| | VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR<br>2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50<br>3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50<br>14" AGGREGATE BASE COURSE, TYPE B |
| | CONCRETE SIDEWALK<br>5" PORTLAND CEMENT CONCRETE<br>4" COMPACTED AGGREGATE BASE COURSE, TYPE B |
| | CONCRETE PAVEMENT<br>8" PORTLAND CEMENT CONCRETE<br>6" AGGREGATE BASE COURSE, TYPE B |

| DATE | REVISIONS | DRAWN BY |
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| | | CLH |
| 12/19/2025 | REVISED PER VILLAGE REVIEW | |

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
GRADING PLAN - NORTH

PROJ. MGR.: QJH
PROJ. ASSOC.: MTV
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=40'

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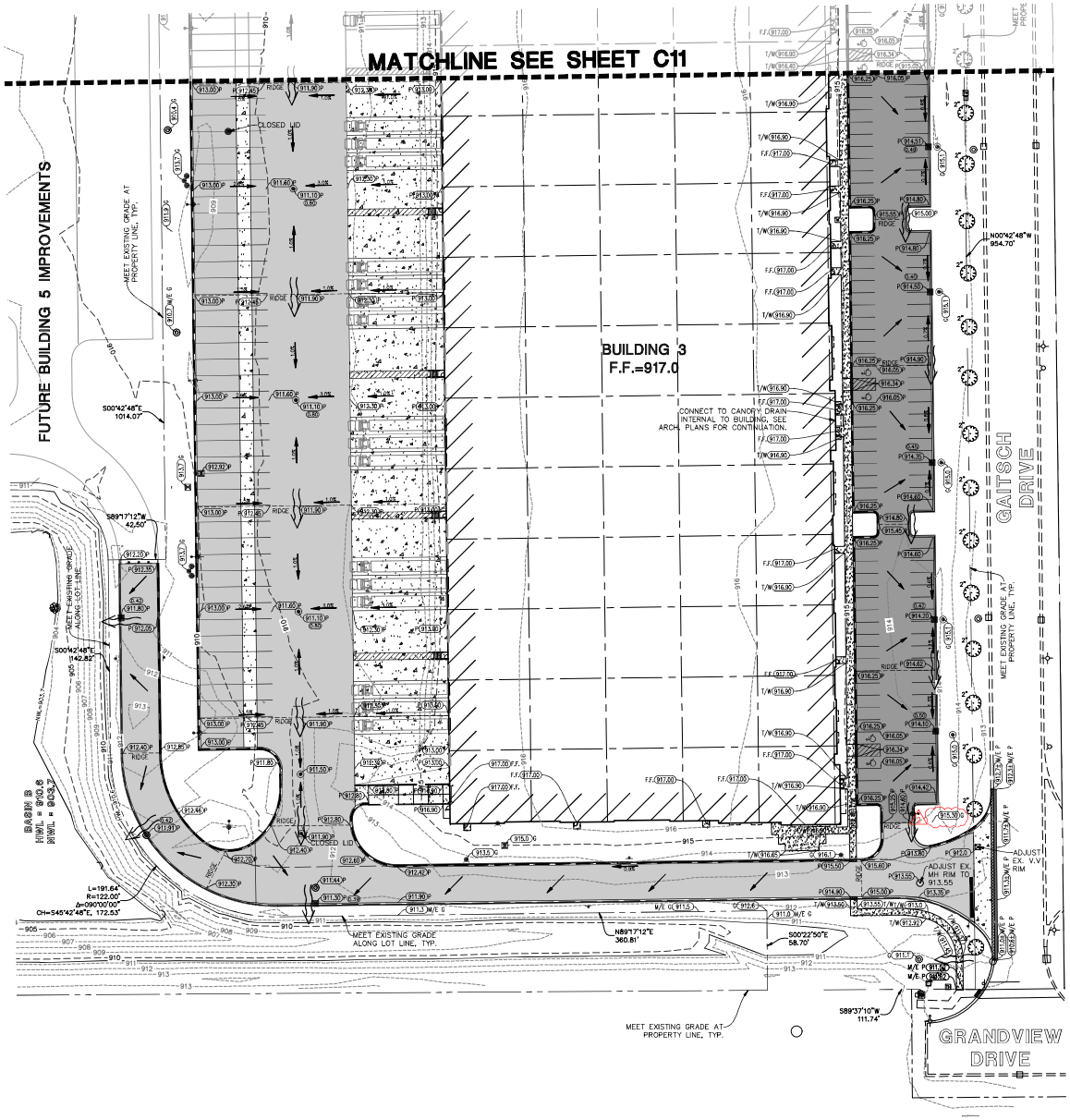


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SCALE: 1"=40'

GRADING PLAN LEGEND

| | |
|---|---|
| 914 | PROPOSED 1 FOOT CONTOURS |
| 792.8 X | PROPOSED SPOT ELEVATION |
| F.F. | PROPOSED FINISHED FLOOR ELEVATION |
| G/F | PROPOSED GRADE AT FOUNDATION |
| P | PROPOSED PAVEMENT ELEVATION |
| T/C | PROPOSED TOP OF CURB |
| T/W | PROPOSED TOP OF WALK |
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| RIDGE | PROPOSED RIDGE LINE |
| 0.30 | PROPOSED DEPTH OF PONDING |
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PAVEMENT LEGEND

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4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

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10" AGGREGATE BASE COURSE, TYPE B

VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3

VILLAGE OF ALGONQUIN, ILLINOIS

GRADING PLAN - SOUTH

| | |
|---|---|
| PROJ. MGR.: | QJH |
| PROJ. ENGR.: | MTV |
| DRAWN BY: | CLH |
| DATE: | 06/05/2024 |
| SCALE: | 1"=40' |

SHEET C12

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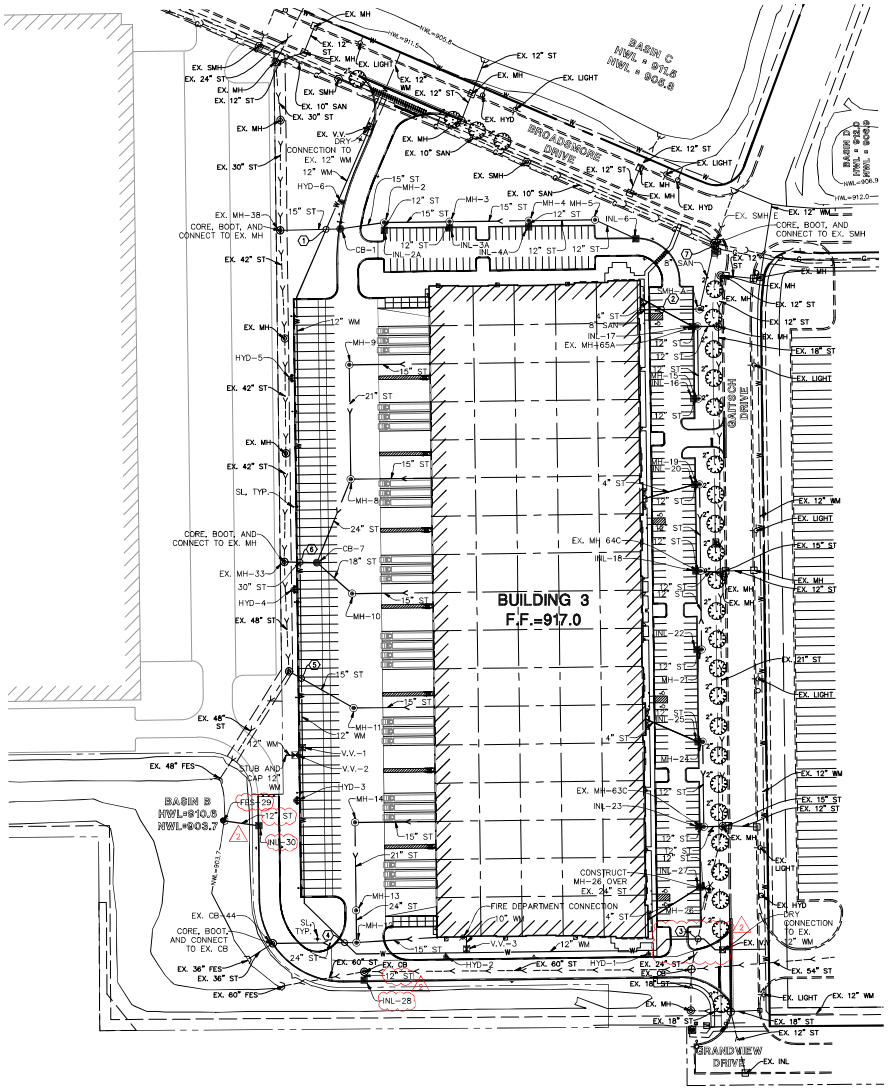


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SCALE: 1"=80'

UTILITY CROSSINGS

1. ST OVER WM
B/P ST = 906.4±
T/P WM = 904.4±
*LOWER WM*

2. ST OVER SAN
B/P ST = 912.2±
T/P SAN = 909.3±

3. WM OVER EX. ST
B/P WM = 908.6±
T/P ST = 907.1±

4. ST OVER WM
B/P ST = 908.1±
T/P WM = 904.1±
*LOWER WM*

5. ST OVER WM
B/P ST = 905.2±
T/P WM = 903.2±
*LOWER WM*

6. ST OVER WM
B/P ST = 905.4±
T/P WM = 903.4±

7. SAN OVER EX. GAS
B/P SAN = 907.0±
T/P GAS = 906.4±

NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
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6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO PHOTOMETRIC AND SITE ELECTRICAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
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14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING STORM AND SANITARY MANHOLES.
17. WRAPIDSEAL BY CANUSA-CPS EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES, STORM STRUCTURES, AND VALVE VAULTS.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE DUCTILE IRON CLASS 52 WITH METALLIC ZINC COATING LAYER (ISO 2004) PER AWWA C151 (ALL SIZES) AND WRAPPED WITH V-BIO ENHANCED POLYWRA.
20. ALL STORM MANHOLES SHALL BE OPEN LID UNLESS OTHERWISE NOTED.
21. ALL TRENCH BACKFILL WILL FOLLOW VILLAGE DETAIL, CODES, AND PERMIT NOTES.

| DRAWN BY | DATE | REVISIONS |
|---|---|---|
| MWK | 07/23/2024 | REVISED PER VILLAGE REVIEW |
| CLH | 08/12/2024 | REVISED PER VILLAGE REVIEW |

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3

VILLAGE OF ALGONQUIN, ILLINOIS

OVERALL UTILITY PLAN

PROJ. MGR.: QJH
PROJ. ASSOC.: MTW
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=80'

SHEET
C13
NPDALIL02

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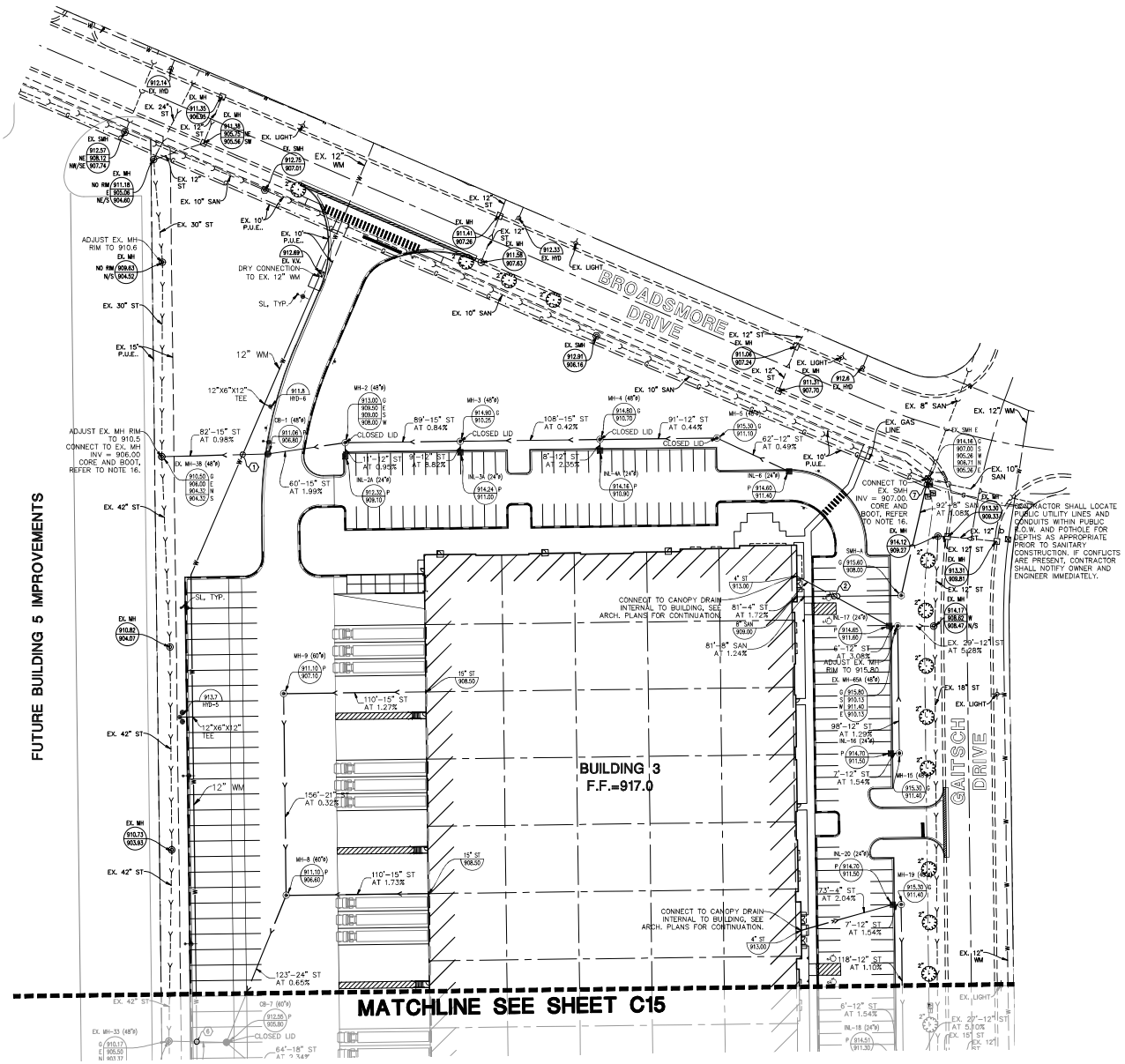


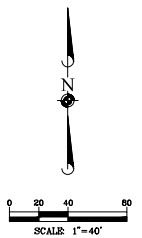


UTILITY CROSSINGS

| | |
|---|---|
| 1 ST OVER WM B/P ST = 906.4± T/P WM = 904.4± *LOWER WM* | 2 ST OVER SAN B/P ST = 912.4± T/P SAN = 909.4± |
| 3 WM OVER EX. ST SEE SHEET C15 | 4 ST OVER WM SEE SHEET C15 |
| 5 ST OVER WM SEE SHEET C15 | 6 ST OVER WM SEE SHEET C15 |
| | 7 SAN OVER EX. GAS B/P SAN = 907.0± T/P GAS = 906.4± |

NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

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| 07/23/2024 | REVISED PER VILLAGE REVIEW |
| 02/12/2024 | REVISED PER VILLAGE REVIEW |

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3
VILLAGE OF ALGONQUIN, ILLINOIS
UTILITY PLAN - NORTH

| | |
|---|---|
| PROJ. MGR.: | GDH |
| PROJ. ENGR.: | MTV |
| DRAWN BY: | CLH |
| DATE: | 06/05/2024 |
| SCALE: | 1"=40' |

SHEET
C14
NPDALIL02

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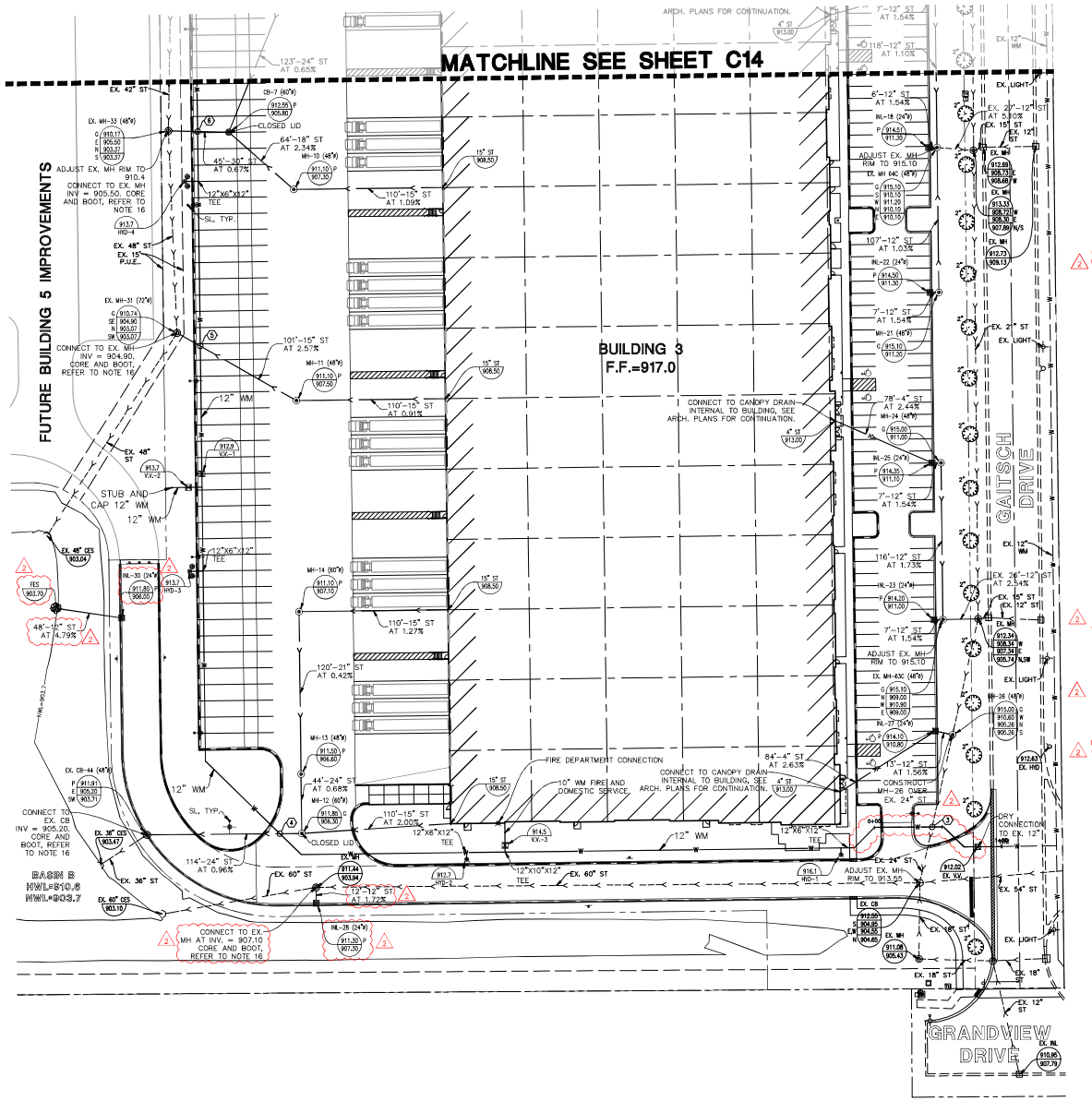
PENDING APPROVAL - NOT FOR CONSTRUCTION

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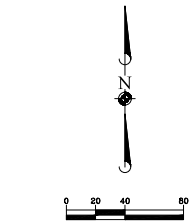
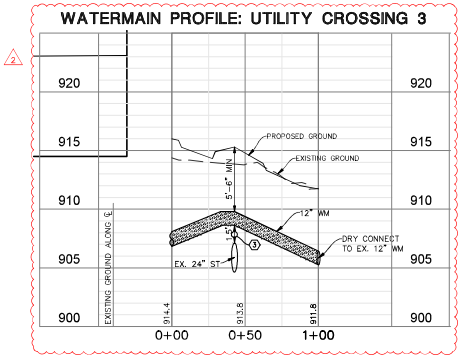



UTILITY CROSSINGS

1. ST OVER WM SEE SHEET C14
2. ST OVER SAN SEE SHEET C14
3. WM OVER EX. ST B/P WM = 908.6± T/P ST = 907.1±
4. ST OVER WM B/P ST = 906.1± T/P WM = 904.1± *LOWER WM*
5. ST OVER WM B/P ST = 905.2± T/P WM = 903.2± *LOWER WM*
6. ST OVER WM B/P ST = 905.4± T/P WM = 903.4±
7. SAN OVER EX. GAS SEE SHEET C14

NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)




| DRAWN BY | | | MWK |
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| | | | CLH |
| REVISIONS | | | |
| DATE | | | |
| | 07/23/2024 | REVISED PER VILLAGE REVIEW | |
| | 06/12/2024 | REVISED PER VILLAGE REVIEW | |

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3

VILLAGE OF ALGONQUIN, ILLINOIS

UTILITY PLAN - SOUTH

PROJ. MGR.: GDH
PROJ. ENGR.: MTM
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: 1"=40'

SHEET
C15
NPDALIL02

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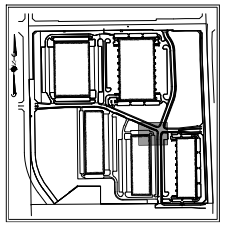
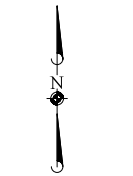
PENDING APPROVAL - NOT FOR CONSTRUCTION

NOTE: SEE UTILITY PLAN FOR ALL UTILITY NOTES

ALL SANITARY SEWER PIPE SHALL BE PVC, UNLESS NOTED OTHERWISE.

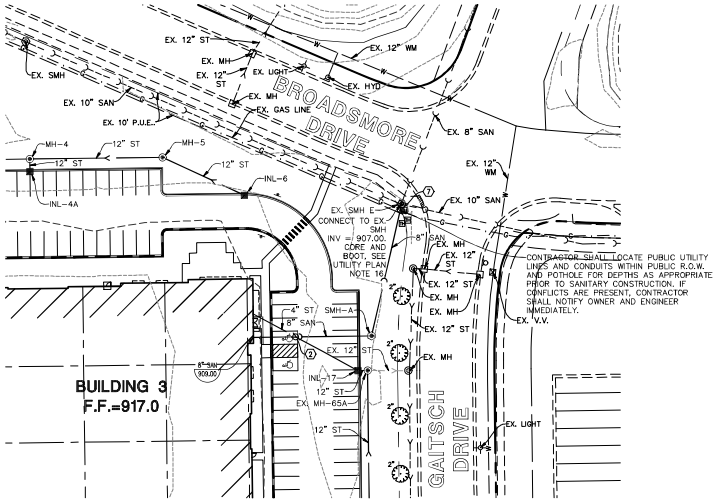


KEY MAP




SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

## STUB A1 TO EX. SMH-E




UTILITY CROSSINGS

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4. ST OVER WM SEE SHEET C15
5. ST OVER WM SEE SHEET C15
6. ST OVER WM SEE SHEET C15
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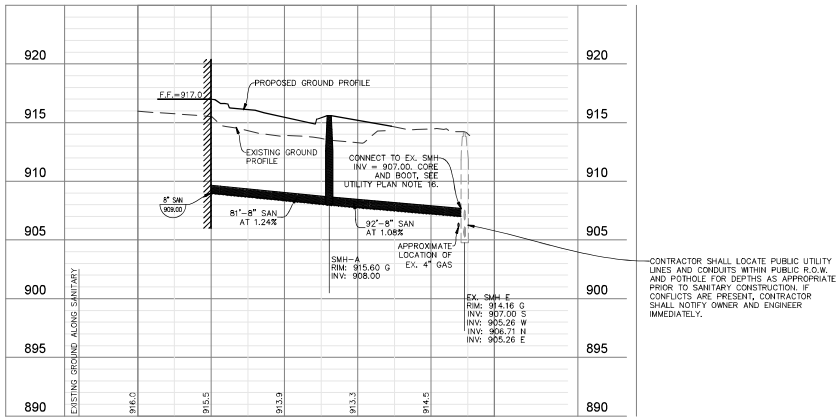
NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

## SANITARY SERVICE PROFILE




DRAWN BY: CLH

REVISIONS

DATE

12/12/2025 REVISED PER VILLAGE REVIEW

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 3

VILLAGE OF ALGONQUIN, ILLINOIS

PLAN AND PROFILE - SANITARY SEWER SERVICE

PROJ. MGR.: QDH
PROJ. ENGR.: MTM
DRAWN BY: CLH
DATE: 06/05/2024
SCALE: H:1"=40',V:1"=5'

SHEET
C16
NPDALIL02

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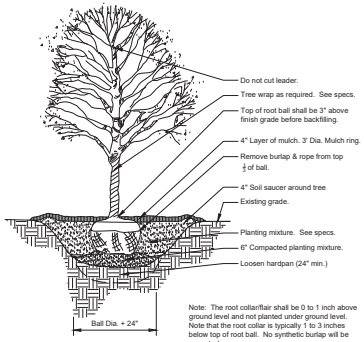
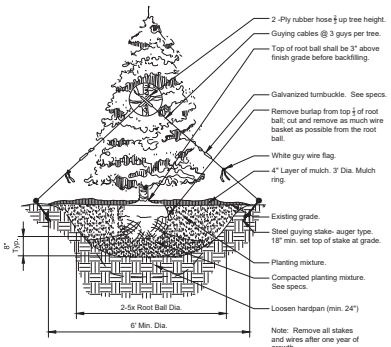
Plotted On: Dec 12, 2025 - 12:11 - Tony Nunez - P:\Projects\Algonquin\Northpoint Corporate Campus\Engineering\Plan Sheets\Building 3\C16 SAN PROFILE.dwg - Published By: tnunez

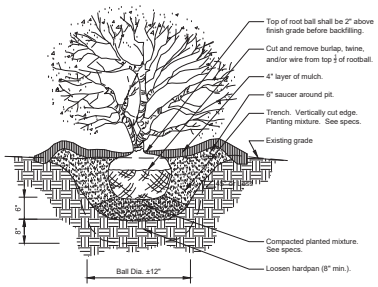
# LANDSCAPE PLAN
# for
# ALGONQUIN CAMPUS BUILDING 3
## SOUTH RANDALL ROAD AND LONGMEADOW PARKWAY
## VILLAGE OF ALGONQUIN, ILLINOIS



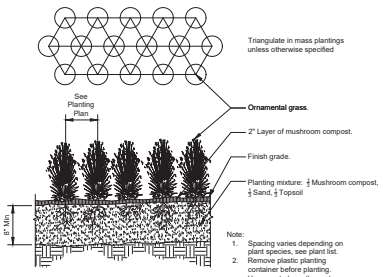

1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 32 9343.33-20



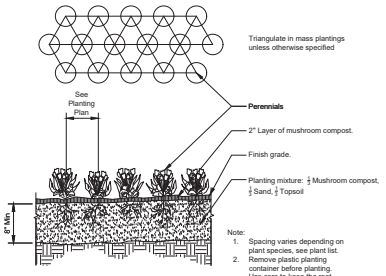

2 CONIFER TREE PLANTING
1/4" = 1'-0" 32 9343.46-01



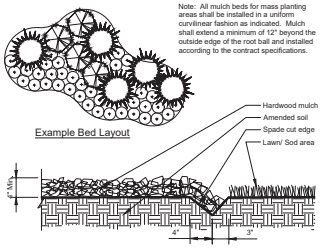

3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 32 9333.16-05




4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 32 9313-01




5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 32 9313-02




6 CONTINUOUS MULCH EDGING
1" = 1'-0" 32 9113.26-01

### Village of Algonquin Required Landscaping

**Right-of-Way Requirements:**

Street trees distributed evenly 40' o.c., using approved trees with no monocultures. Minimum 2' from and centered between curbs and sidewalks. Minimum 10' distance from hydrants, maximum 20 of any one genus and maximum 10 of any one species in parkways. Minimum 3" caliper.

Internal Roads: Street trees along internal roads have been installed as part of the previous site-wide Phase 1 installation. Additional trees have been added along new internal roads. **Requirement is met.**

**Perimeter Screening Requirements:**

1 shade tree per 40' required along property lines. **Requirement is met.**

Berms, ornamental trees, evergreen trees, and shrubs required. Residential land shall be 100% screened to a minimum height of 6', with at least 50% evergreens. Perimeter screening has been accomplished as part of the previous site-wide Phase 1 installation. **Requirement is met.**

**Parking Lot Landscape Requirements:**

Loading docks shall be screened 100% to a minimum height of 6' with 75% being evergreens. Shade trees shall be grouped in large islands. Parking lots shall accommodate snow storage. Parking lots shall be 100% screened from ROW with a hedge maintained at 30-48" ht..

When adjacent to residential areas, parking lots shall be 100% screened with a 6' hedge or fence and shall be bordered by shade trees equal to 1 per 50'.

One shade tree per 9 parking spaces required for interior planted areas.

**Requirement is met.**

**Foundation Planting Requirements:**

Shall be required for all buildings, and shall consist of shade and ornamental trees, evergreens, shrubs, hedges, etc. Mechanical equipment, trash receptacles, etc. shall be screened and plantings shall be designed to soften large expanses of walls.

**On Plan: Meets ordinance intent.**

**Stormwater Management Planting Requirements:**

Landscape improvements and wetland plantings are encouraged and may be required. **Requirement is met.**

**NOTE: ALL TURF AREAS LOCATED BETWEEN THE PARKING LOTS AND THE BUILDING SHALL BE INSTALLED AS SOD. ALL REMAINING TURF AREAS SHALL BE INSTALLED AS SOD OR WITH AN APPROVED SEED AND BLANKET.**

### Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

INDEX OF SHEETS


| SHEET NO. | DESCRIPTION |
|---|---|
| L1 | LANDSCAPE COVER SHEET |
| L2 | OVERALL LANDSCAPE PLAN |
| L3 | LANDSCAPE PLAN NORTH |
| L4 | LANDSCAPE PLAN MID-NORTH |
| L5 | LANDSCAPE PLAN MID-SOUTH |
| L6 | LANDSCAPE PLAN SOUTHWEST |
| L7 | LANDSCAPE PLAN SOUTHEAST |
| L8 | LANDSCAPE SPECIFICATIONS |


ILLINOIS LANDSCAPE ARCHITECT — JENNIFER HENDRICKS 157-001253 — STATE OF ILLINOIS
SEAL Date: 04/17/2024
Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253
Expires 08/31/2025

JULIE ILLINOIS ONE-CALL SYSTEM Simply Call 811

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ALGONQUIN CAMPUS BUILDING 3
ALGONQUIN, ILLINOIS
LANDSCAPE COVER SHEET

PROJ. MGR.: QH
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 06/05/2024
SCALE: AS SHOWN

SHEET L1 OF L8
NPD.ALIL01

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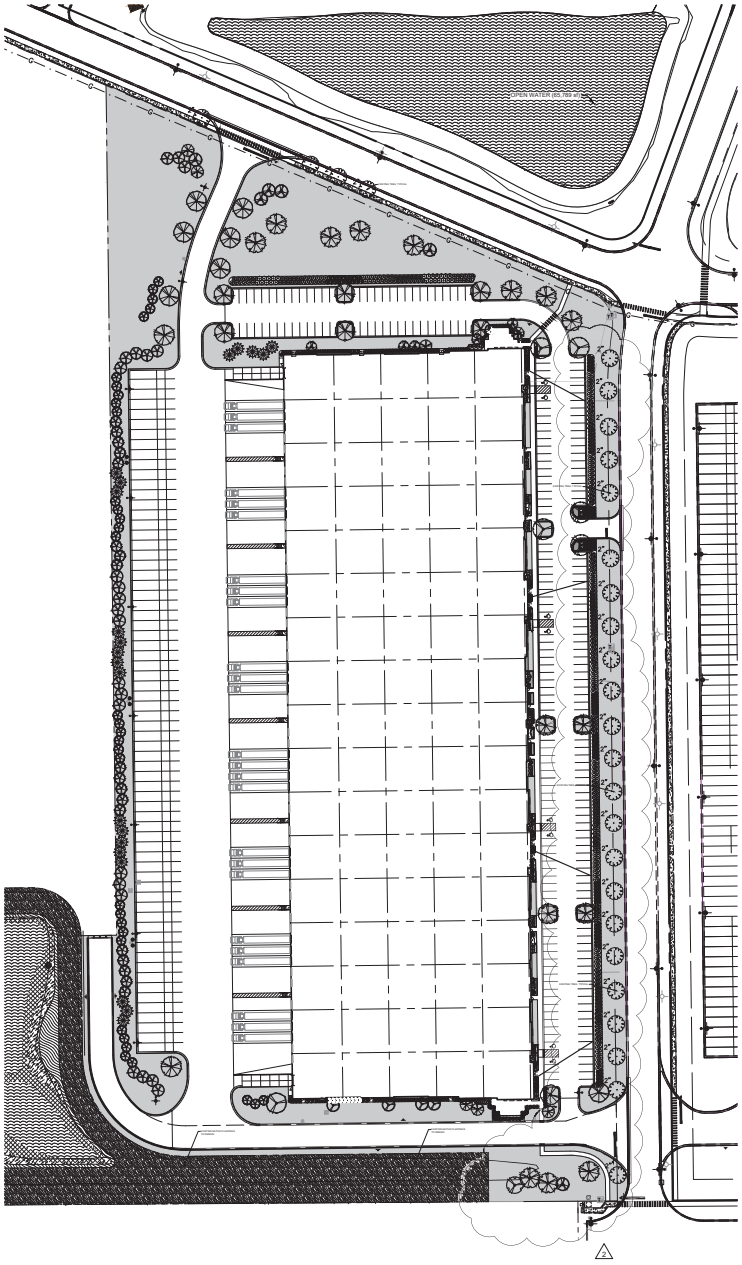


## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| CA | 2 | Carpinus caroliniana | American Hornbeam | 3" Cal. | B&B | |
| CU | 7 | Celtis occidentalis 'Ulzam' | Ultra™ Hackberry | 3" Cal. | B&B | |
| CT | 5 | Corylus colurna | Turkish Filbert | 3" Cal. | B&B | |
| GT | 8 | Ginkgo biloba 'The President' | Presidential Gold® Maidenhair Tree | 3" Cal. | B&B | |
| GK | 1 | Gymnocladus dioicus | Kentucky Coffeetree | 3" Cal. | B&B | |
| QM | 8 | Quercus muehlenbergii | Chinkapin Oak | 3" Cal. | B&B | |
| QE | 4 | Quercus x 'Crimschmidt' | Crimson Spire™ Oak | 3" Cal. | B&B | |
| UH | 6 | Ulmus x 'Patriot' | Patriot Elm | 3" Cal. | B&B | |
| EVERGREEN TREES | | | | | | |
| AC | 23 | Abies concolor | White Fir | 6` Ht. | B&B | |
| JE | 34 | Juniperus virginiana | Eastern Redcedar | 6` Ht. | B&B | |
| PA | 18 | Picea abies | Norway Spruce | 6` Ht. | B&B | |
| TI | 21 | Thuja x 'Green Giant' | Green Giant Arborvitae | 6` Ht. | B&B | |
| ORNAMENTAL TREES | | | | | | |
| AG | 6 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry | 6` Ht. | B&B | |
| CV | 5 | Chionanthus virginicus | White Fringetree | 5` Ht. | B&B | |
| MS | 1 | Malus x 'Spring Snow' | Spring Snow Crabapple | 2" Cal. | B&B | |
| SZ | 7 | Syringa pekinensis 'Zhang Zhiming' | Beijing Gold® Peking Lilac | 1.5" Cal. | B&B | |
| DECIDUOUS SHRUBS | | | | | | |
| AA | 28 | Aronia arbutifolia 'Brilliantissima' | Brilliant Red Chokeberry | 3 gal. | Pot | |
| AM2 | 98 | Aronia melanocarpa 'Morton' | Iroquois Beauty™ Black Chokeberry | 3 gal. | Pot | |
| CS | 43 | Clethra alnifolia 'Sixteen Candles' | Sixteen Candles Summersweet | 3 gal. | Pot | |
| CS2 | 24 | Cornus sericea 'Cardinal' | Cardinal Red Twig Dogwood | 3 gal. | Pot | |
| LR | 15 | Diervilla x 'G2X88544' | Kodiak® Orange Diervilla | 3 gal. | Pot | |
| HA | 23 | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 3 gal. | Pot | |
| HJ | 12 | Hydrangea paniculata 'Jane' | Little Lime® Panicle Hydrangea | 3 gal. | Pot | |
| HV | 10 | Hydrangea paniculata 'Kolmavesu' | Lavalamp Flare™ Panicle Hydrangea | 3 gal. | Pot | |
| HU | 35 | Hydrangea paniculata 'Renba' | Berry White® Panicle Hydrangea | 3 gal. | Pot | |
| HT | 17 | Hydrangea serrata 'MAR20' | Tuff Stuff™ Hydrangea | 3 gal. | Pot | |
| PO | 17 | Physocarpus opulifolius 'SMNPOBLR' | Ginger Wine® Ninebark | 3 gal. | Pot | |
| RE | 137 | Rosa x 'ChewPatout' | Oso Easy® Urban Legend® Rose | 3 gal. | Pot | |
| SS | 6 | Sorbaria sorbifolia 'Sem' | Sem False Spiraea | 3 gal. | Pot | |
| SP | 99 | Syringa x 'Penda' | Bloomerang® Purple Lilac | 3 gal. | Pot | |
| VM | 19 | Viburnum carlesii 'SMVCB' | Spice Baby™ Koreanspice Viburnum | 3 gal. | Pot | |
| EVERGREEN SHRUBS | | | | | | |
| JP | 3 | Juniperus chinensis 'Kallays Compact' | Kallay Compact Pfitzer Juniper | 3 gal. | Pot | |
| JF | 29 | Juniperus chinensis 'Sea Green' | Sea Green Juniper | 3 gal. | Pot | |
| TD | 166 | Taxus x media 'Densiformis' | Dense Anglo-Japanese Yew | 3 gal. | Pot | |
| ORNAMENTAL GRASSES | | | | | | |
| BC | 12 | Bouteloua curtipendula | Side Oats Grama | 1 gal. | Pot | |
| CK | 37 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 gal. | Pot | |
| PH | 5 | Pennisetum alopecuroides 'Hameln' | Hameln Fountain Grass | 1 gal. | Pot | |
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| PERENNIALS | | | | | | |
| AM3 | 169 | Alchemilla mollis | Lady's Mantle | 1 gal. | Pot | 20" o.c. |
| AM4 | 34 | Aruncus x 'Misty Lace' | Misty Lace Goatsbeard | 1 gal. | Pot | 20" o.c. |
| GM | 70 | Geranium x 'Gerwat' | Rozanne Geranium | 1 gal. | Pot | 30" o.c. |
| HS | 246 | Heuchera sanguinea 'Firefly' | Firefly Coral Bells | 1 gal. | Pot | 12" o.c. |
| HX | 75 | Heuchera x 'Cherry Truffles' | Dolce® Cherry Truffles Coral Bells | 1 gal. | Pot | 30" o.c. |
| HA2 | 130 | Hosta x 'Autumn Frost' | Autumn Frost Hosta | 1 gal. | Pot | 20" o.c. |
| PT | 117 | Pulmonaria x 'Trevi Fountain' | Trevi Fountain Lungwort | 1 gal. | Pot | 12" o.c. |

△2

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ALGONQUIN CAMPUS BUILDING 3
ALGONQUIN, ILLINOIS
OVERALL LANDSCAPE PLAN

PROJ. MGR.: QH
PROJ. ASSOC.: --- --- ---
DRAWN BY: JSH
DATE: 06/05/2024
SCALE: AS SHOWN

SHEET
L2 OF L8
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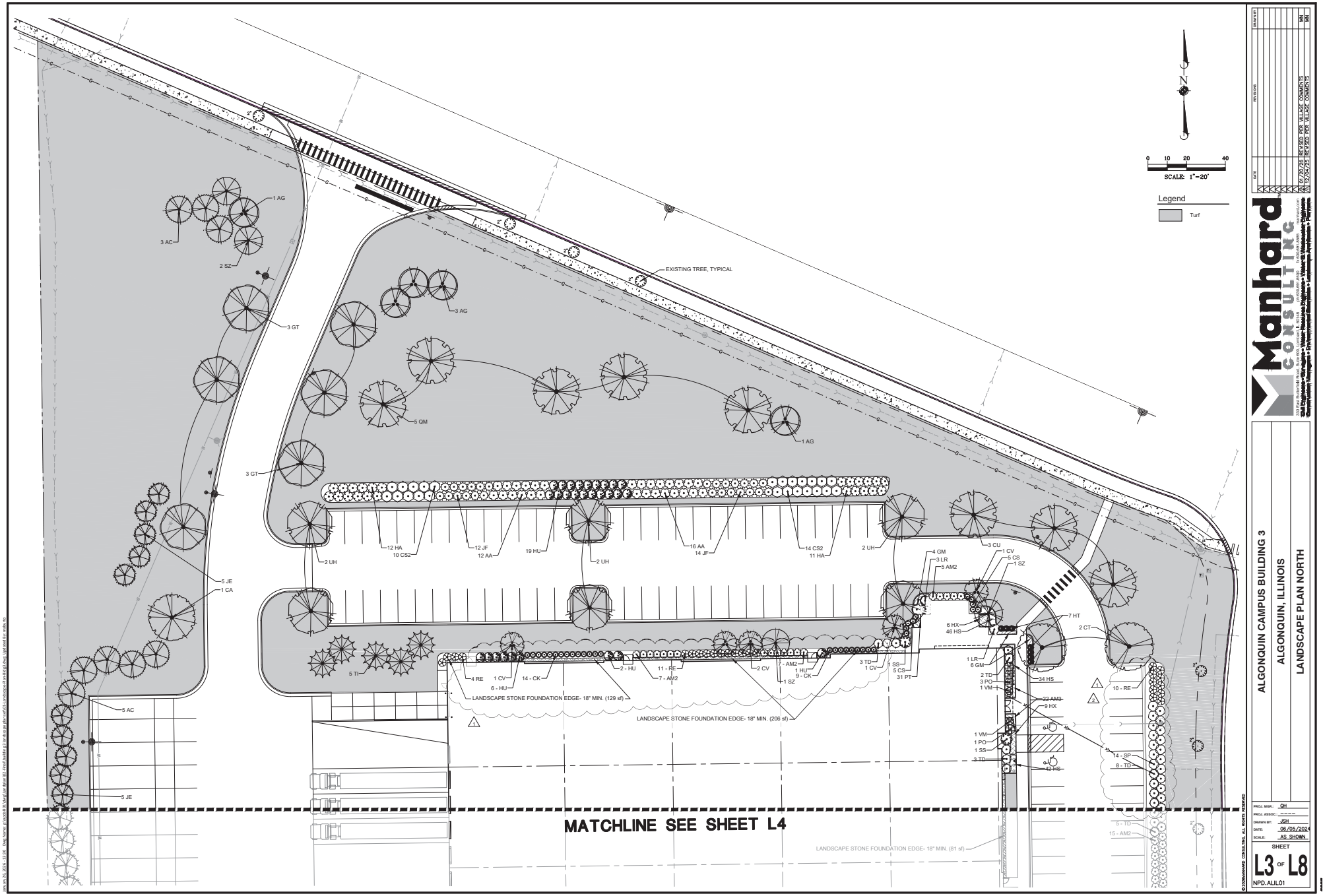


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| MN | REVISED PER VILLAGE COMMENTS | 12/24/25 |

ALGONQUIN CAMPUS BUILDING 3
ALGONQUIN, ILLINOIS
LANDSCAPE PLAN NORTH

PROJ. MGR.: QH
PROJ. ASSOC.: ---
DRAWN BY: JSH
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L3 OF L8
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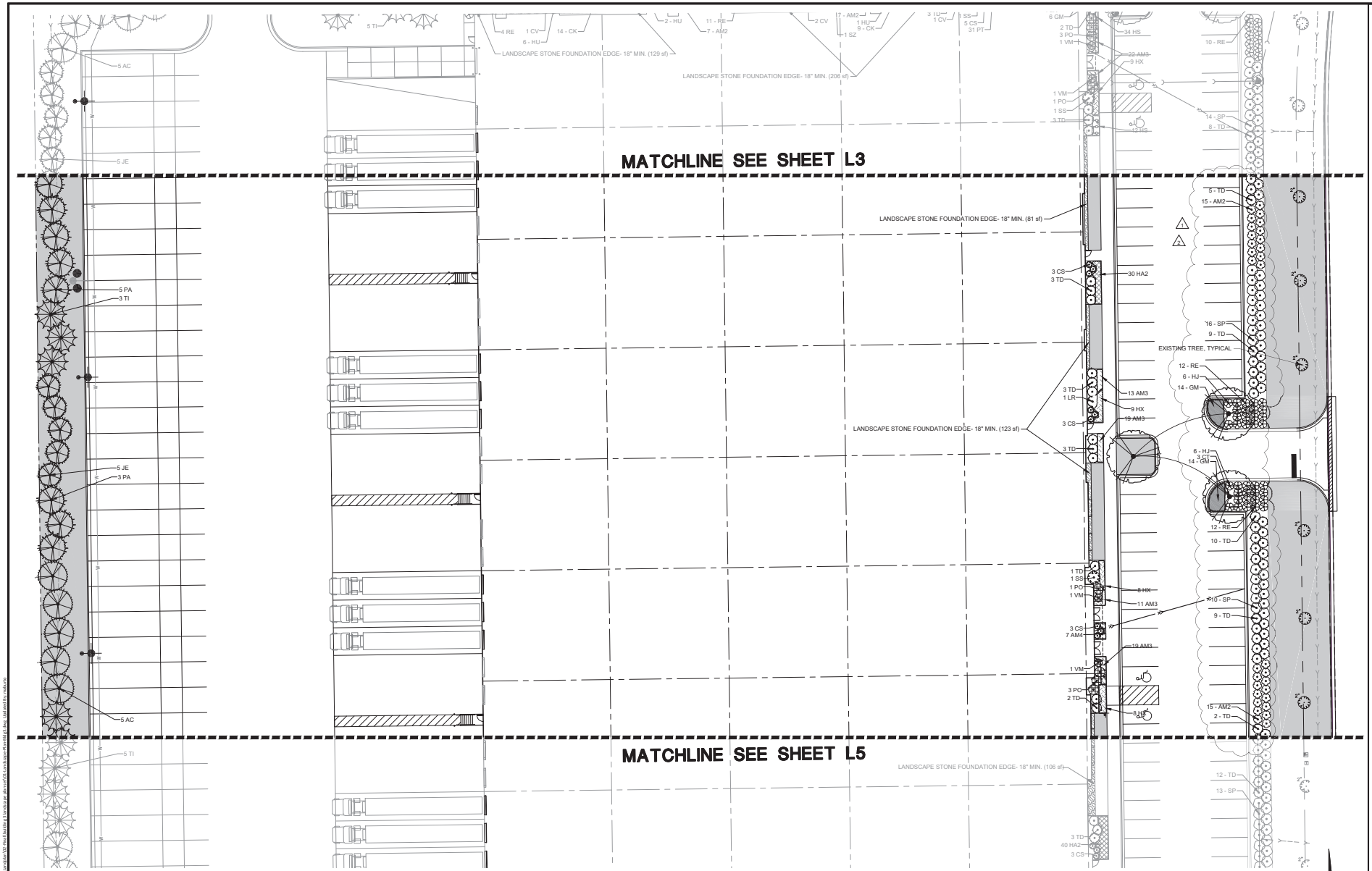


ALGONQUIN CAMPUS BUILDING 3
ALGONQUIN, ILLINOIS
LANDSCAPE PLAN MID-NORTH

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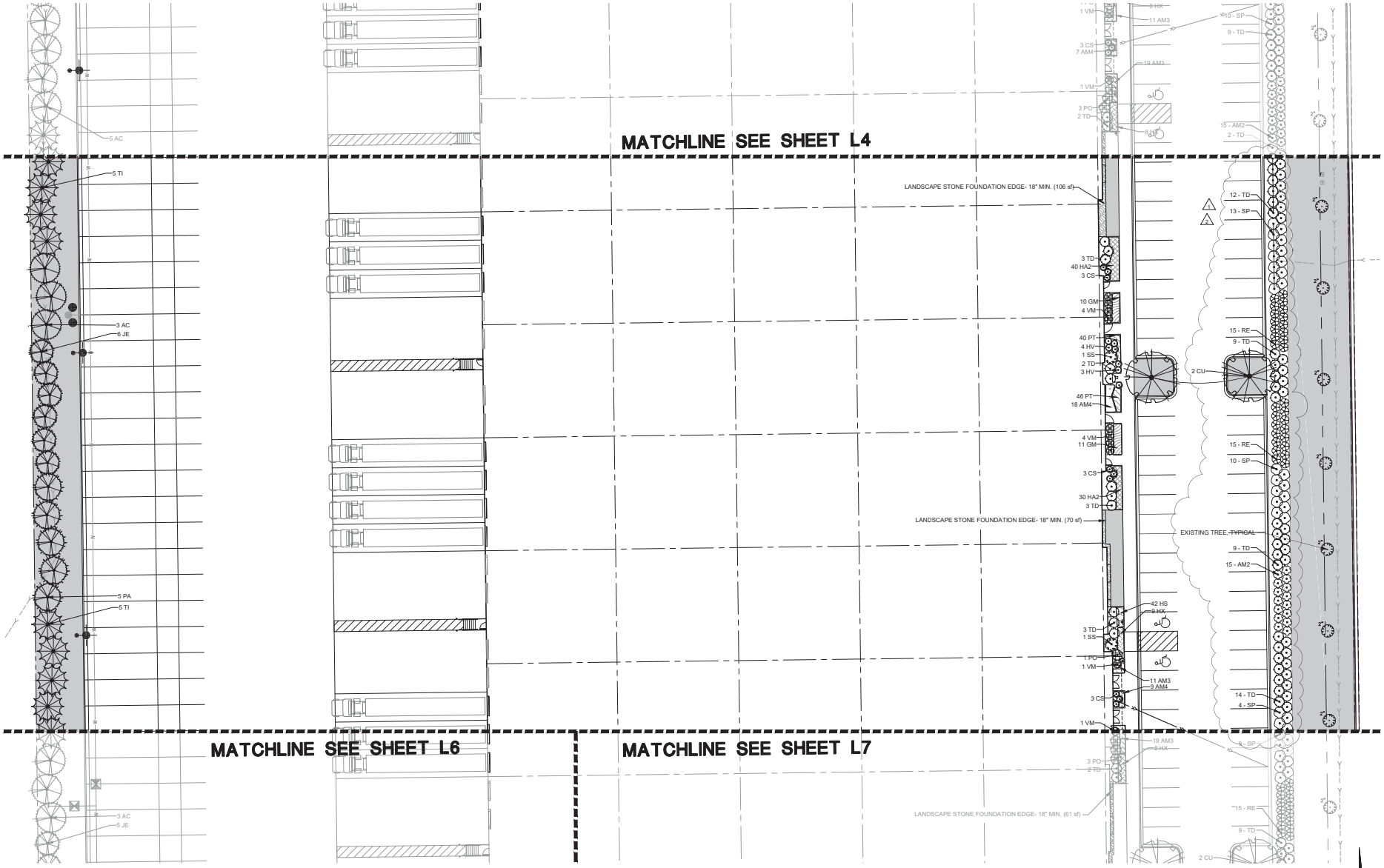


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ALGONQUIN CAMPUS BUILDING 3
ALGONQUIN, ILLINOIS
LANDSCAPE PLAN MID-SOUTH

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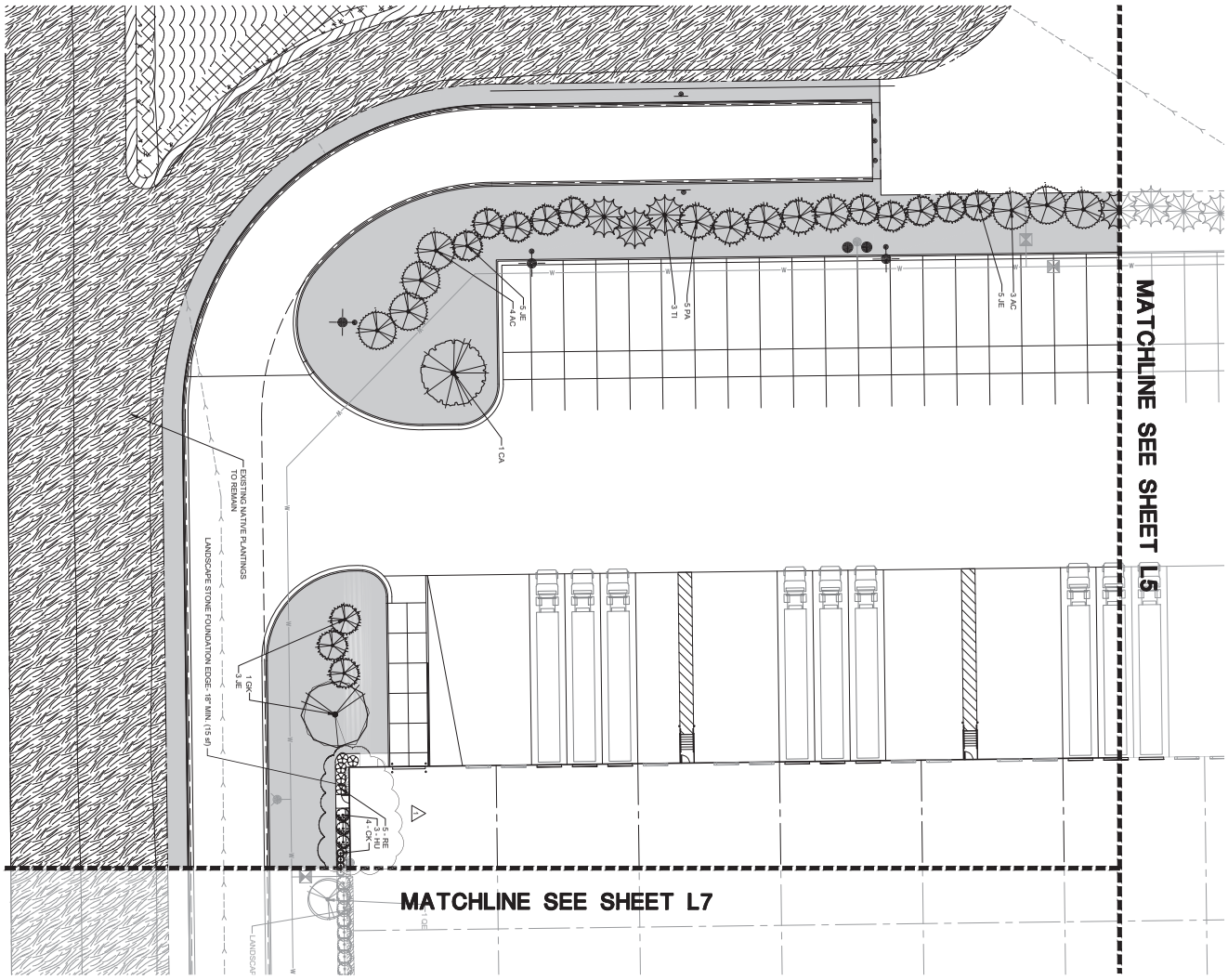


Legend

Turf

SCALE: 1" = 20'

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ALGONQUIN CAMPUS BUILDING 3

ALGONQUIN, ILLINOIS

LANDSCAPE PLAN SOUTHWEST

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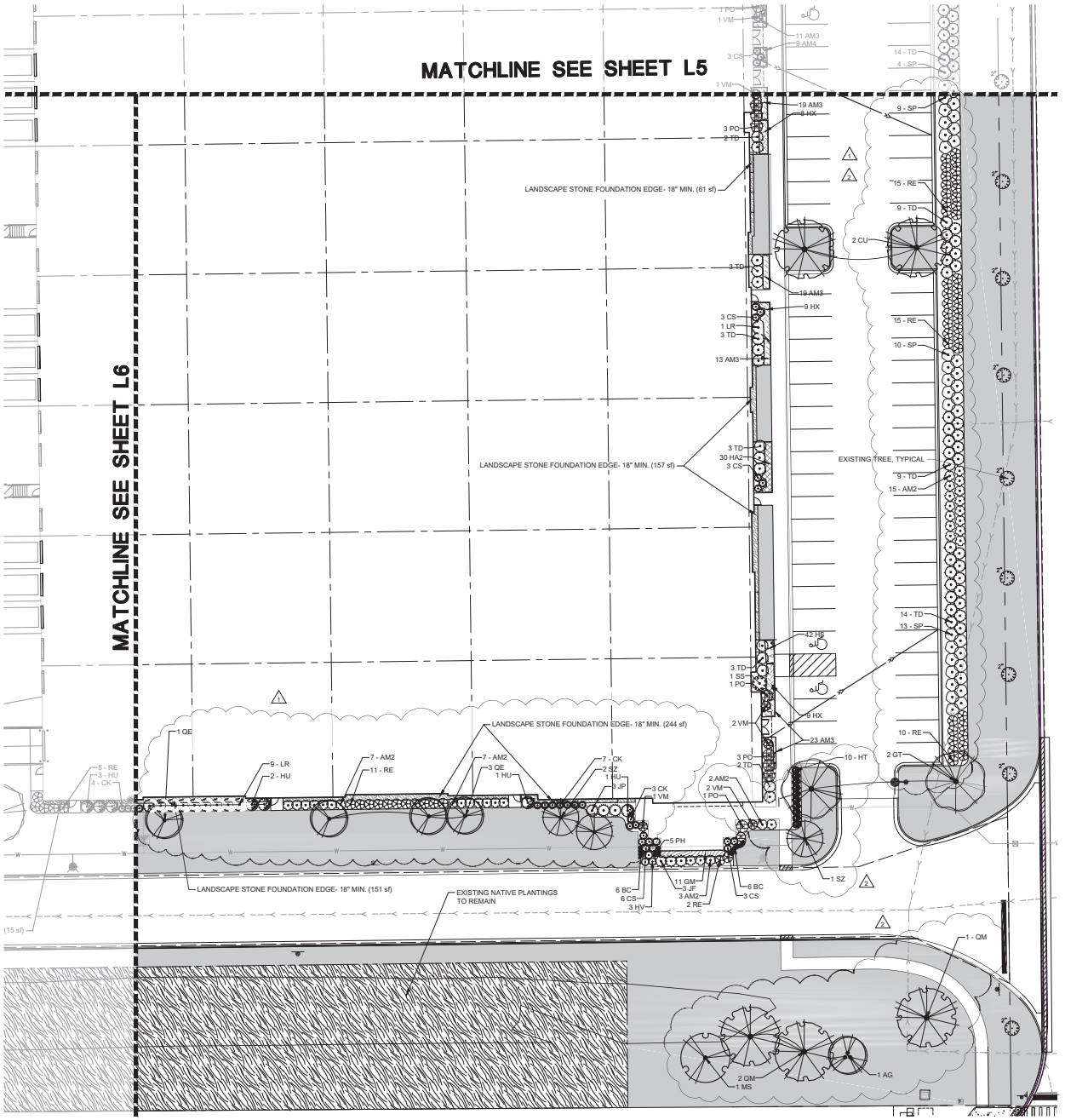


ALGONQUIN CAMPUS BUILDING 3
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LANDSCAPE PLAN SOUTHEAST

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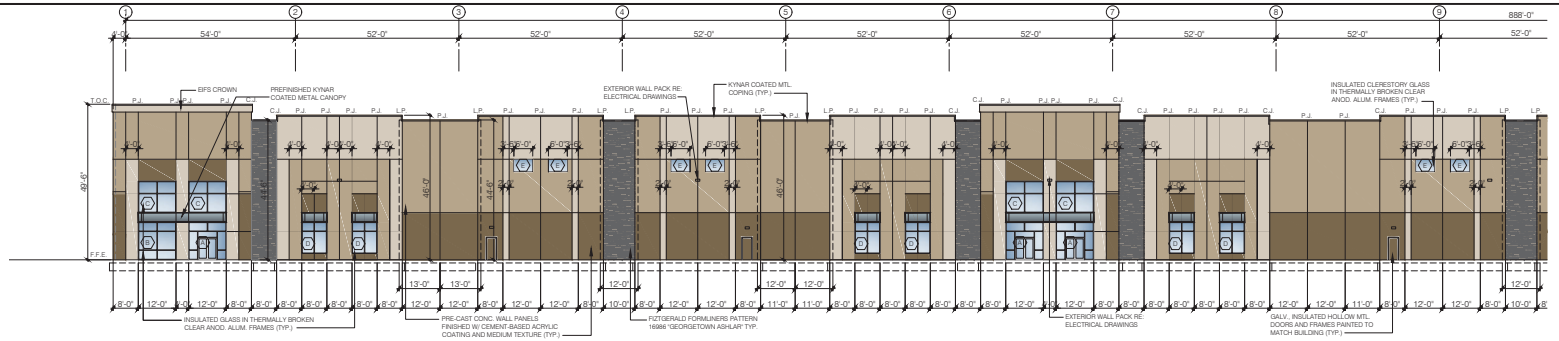


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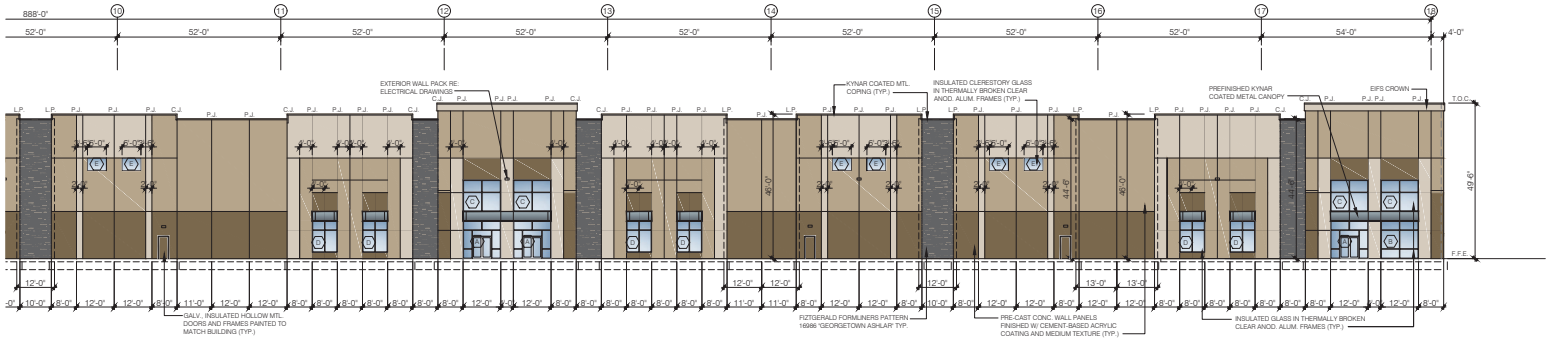


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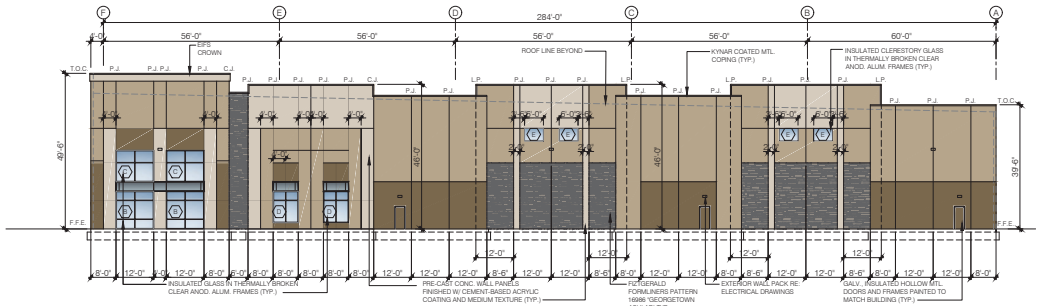


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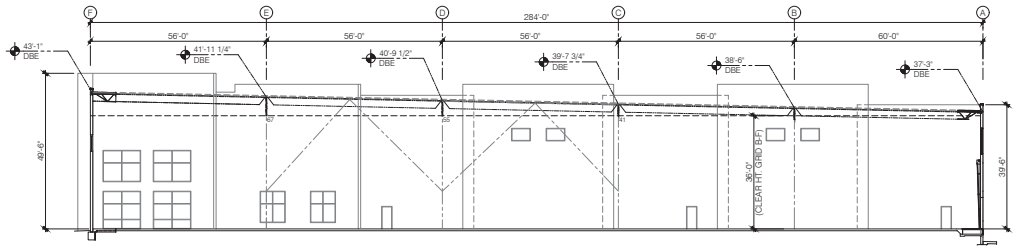


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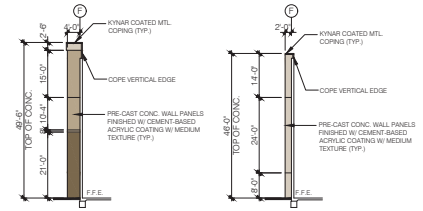


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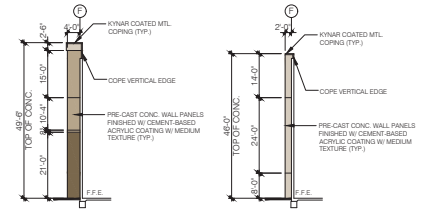


7 RETURN PANEL
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8 RETURN PANEL
Scale: 1/16" = 1'-0"

## COLOR COATING LEGEND

1. ALL PAINT COLOR TRANSITIONS SHALL OCCUR AT INSIDE CORNERS IN VALLEY OF REVEALS. RE: REVEAL DETAILS ON A5.01.
2. COPING COLORS TO MATCH ADJACENT PAINT FINISH AS NOTED BELOW (U.N.O.)

- SHERWIN WILLIAMS: SW7043 "WORLDLY GRAY" COPING COLOR: EQ. TO PAC-CLAD "SANDSTONE"
- SHERWIN WILLIAMS: SW7038 "TONY TAUPE" COPING COLOR: EQ. TO PAC-CLAD "SIERRA TAN"
- SHERWIN WILLIAMS: SW7046 "ANONYMOUS"
- SHERWIN WILLIAMS: SW7018 "DOVETAIL"

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| STRUCTURAL | KRUDWIG STRUCTURAL ENGINEERS |
| PLUMBING | DESIGN-BUILD |
| MECHANICAL | DESIGN-BUILD |
| ELECTRICAL | DESIGN-BUILD |
| FIRE PROTECTION | DESIGN-BUILD |
| CONTRACTOR | TBD |

NorthPoint DEVELOPMENT

Algonquin Corporate Center Building 3

SE Corner of Galtech Dr & Broadsmore Dr
Algonquin, IL 60102

| | |
|---|---|
| Project No. | 2024-050 |
| Date: | 01.20.26 |
| Issued For: | PRICING |
| Drawn By: | K. Polit |
| Reviewed By: | K. Polit |

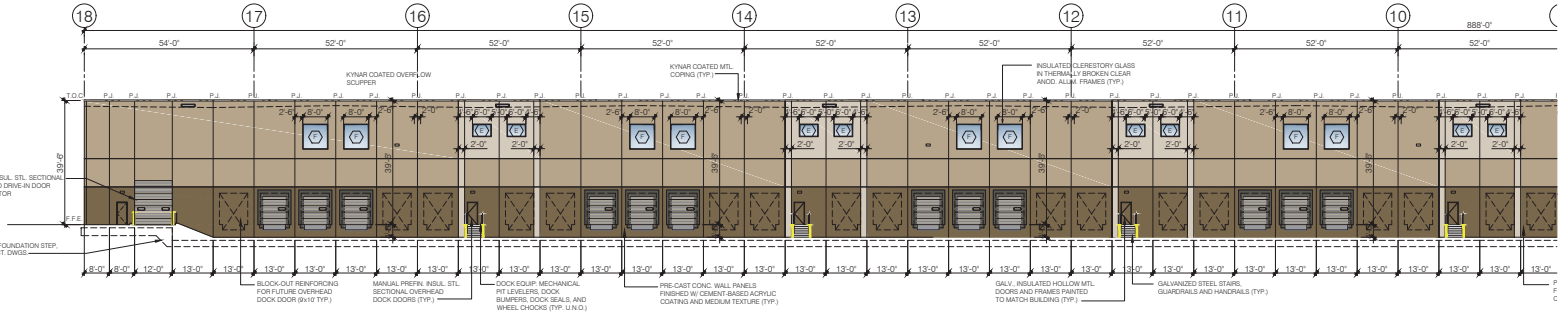
Revisions:

| No. | Date | Description |
|---|---|---|
| | | |

Preliminary
Not For Construction

Robert H. Waters III - Architect
Illinois License No. 001.023890

A4.01
BUILDING ELEVATIONS & SECTION

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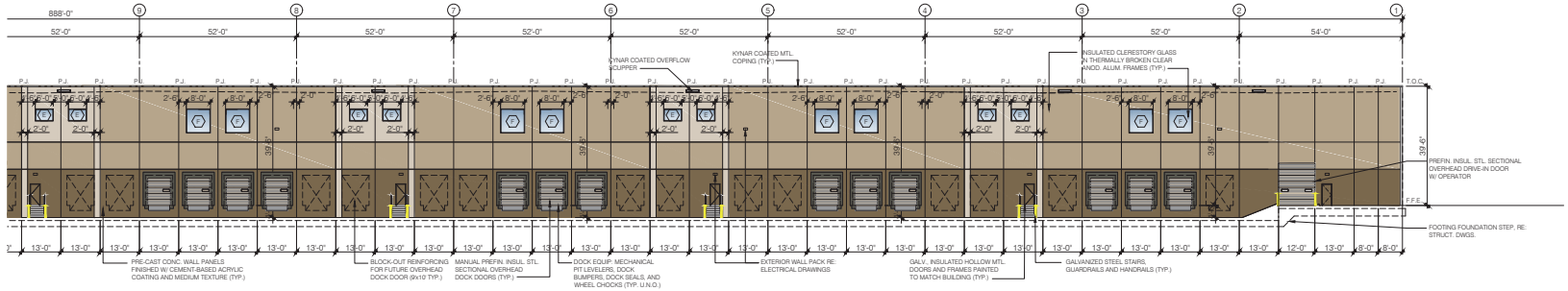


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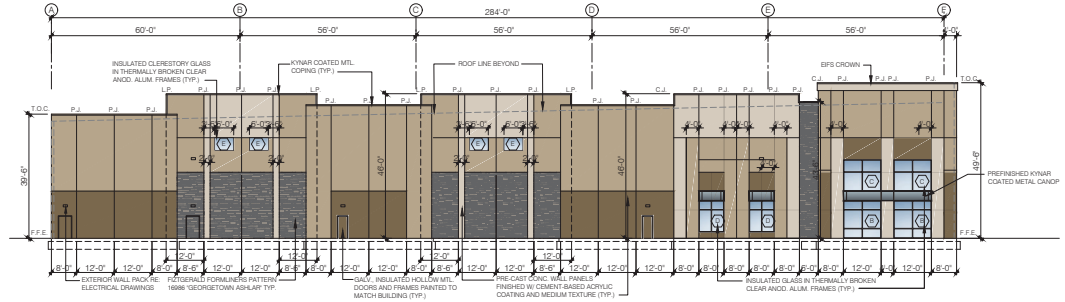


3 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

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| PLUMBING | DESIGN-BUILD |
| MECHANICAL | DESIGN-BUILD |
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| FIRE PROTECTION | DESIGN-BUILD |
| CONTRACTOR | TBD |

NorthPoint DEVELOPMENT

Algonquin Corporate Center Building 3

SE Corner of Galtech Dr & Broadsmore Dr
Algonquin, IL 60102

Project No. 2024-050
Date: 01.20.26
Issued For: PRICING
Drawn By: K. Polit
Reviewed By: K. Polit
Revisions:

| No. | Date | Description |
|---|---|---|

Preliminary
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Robert H. Waters III - Architect
Illinois License No. 001.023890

A4.02
BUILDING ELEVATIONS

# Village of Algonquin

2200 Harnish Drive, Algonquin, IL
(847) 658-2700 | www.algonquin.org


## AGENDA ITEM

**MEETING TYPE:** Committee of the Whole

**MEETING DATE:** March 10, 2026

**SUBMITTED BY:** Patrick M. Knapp, AICP, Director
Stephanie Barajas, Planner

**DEPARTMENT:** Community Development Department

**SUBJECT:** Consider an Ordinance Approving a Final Planned Development for Lot 6 of the NorthPoint Algonquin Corporate Campus

---

## ACTION REQUESTED:

Joseph Garb, NorthPoint Development, LLC, the "Petitioner", is requesting approval of a Final Planned Development for Lot 6 of the NorthPoint Algonquin Corporate Campus Phase II located at 5000 Broadsmore Drive, the "Subject Property."

## PREVIOUS ACTIONS:

The Village Board approved an Annexation, Preliminary Plat, Preliminary PUD, and Zoning upon annexation for The NorthPoint Algonquin Corporate Campus on November 17, 2021. The Village Board later approved a Final Plat of 1st Resubdivision and a Final PUD for Phase I of the NorthPoint Algonquin Corporate Campus on April 19, 2022.

## PLANNING & ZONING COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the Request at its February 9, 2026, meeting.

There was no public comment. After discussion, the Planning and Zoning Commission accepted (approved 6-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval of a Final Planned Development, as outlined in the staff report for case PZ-2025-25, and subject to staff's recommended conditions.

## DISCUSSION:

The Petitioner is requesting approval of a Final PUD for Lot 6 to allow for the construction of an industrial building and related site improvements.

Staff supports the Petitioner's requests, subject to the conditions listed in the recommendation, as the proposal substantially conforms to the previously approved Preliminary PUD.

## STAFF RECOMMENDATION:

Staff recommends that the Committee of the Whole advance this matter to the Village Board for approval of a Final Planned Development for Lot 6 of the NorthPoint Algonquin Corporate Campus Phase II, located at 5000 Broadsmore Drive, subject to the following conditions and final staff approval:

a. The Final Site Plan, as prepared by Manhard Consulting, and last revised January 22, 2026

b. The Final Engineering, as prepared by Manhard Consulting, and last revised January 22, 2026;

c. The Final Landscape Plan, as prepared by Manhard Consulting, and last revised January 19, 2026;

d. The Final Building Elevations, as prepared by Studio North Architecture, and last revised January 20, 2026.

**ATTACHMENTS:**

Exhibit A. Planning & Zoning Staff Report for Case No. PZ-2025-25
Exhibit B. Planning & Zoning Staff Report for Case No. PZ-12-21 (Preliminary PUD)
Exhibit C. DRAFT Minutes from the February 9, 2026 Planning & Zoning Meeting
Exhibit D. Project Narrative
Exhibit E. Final Plat of Resubdivision
Exhibit F. Final Site Plan
Exhibit G. Final Engineering Plan
Exhibit H. Final Landscape Plan
Exhibit I. Final Building Elevations

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

**STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT**

**Patrick M. Knapp, AICP**
**Director of Community Development**

**Stephanie Barajas**
**Planner**

| | |
|---|---|
| **Case Number:** | PZ-2025-25 |
| **Memo Date**: | February 5, 2026 |
| **Public Hearing Date:** | February 9, 2026 |
| **Property Address/Location:** | 5000 Broadsmore Drive/ Southeast Corner of Boyer Road and Longmeadow Parkway |
| **Petitioner/Property Owner:** | Joseph Garb, NorthPoint Development, LLC/ NP BGO Algonquin Corporate Center, LLC |

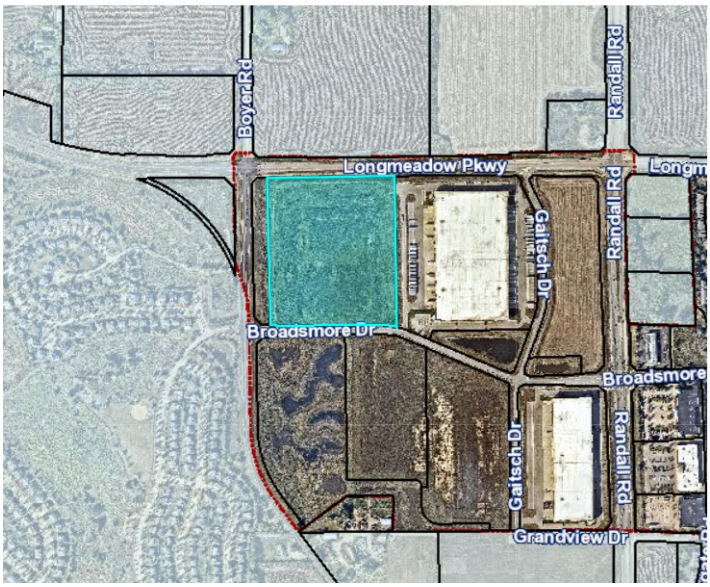
## REQUEST SUMMARY

Joseph Garb, NorthPoint Development, LLC, the "Petitioner", applied for approval of a Final Planned Development for Lot 6 of the NorthPoint Algonquin Corporate Campus Phase II located at 5000 Broadsmore Drive, referred to herein as the "Subject Property".

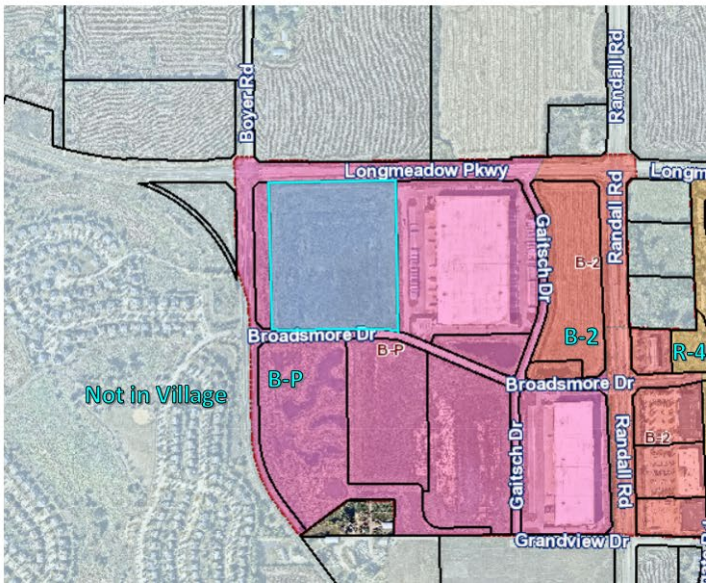
## BACKGROUND

### Site Information

**Location**




**Zoning**




| | | | |
|---|---|---|---|
| **Existing Zoning:** | B-P Business Park, PUD | **Existing Land Use:** | Undeveloped |
| | | **Proposed Land Use:** | Light Industrial |
| **Property Size:** | 22.5 acres | **PIN(s):** | 03-07-201-002 |
| **Surrounding Zoning & Land Use** | **North:** | Not in Village – Agriculture | |
| | **East:** | B-P Business Park, PUD – Warehouse | |
| | **South:** | B-P Business Park, PUD – Naturalized Area | |
| | **West:** | B-P Business Park, PUD – Naturalized Area & Vacant Lot | |
| **Future Land Use Plan Designation:** | Light Industrial – includes a diverse range of light industrial operations such as warehouses, manufacturing facilities, distribution centers, and small-scale maker spaces | | |

### Property History

The Subject Property is part of the NorthPoint Algonquin Corporate Campus, which was annexed in 2021 as part of Ordinance 2021-O-37, *An Ordinance Annexing The NorthPoint Algonquin Corporate Campus To The Village Of Algonquin.* It then received approval for a final plat of subdivision, a preliminary planned development (PUD), and was granted zoning

upon annexation through Ordinance 2021-O-38, *An Ordinance Granting Zoning Upon Annexation And Approving A Final Plat Of Subdivision And A Preliminary Plat Of Subdivision And A Preliminary Planned Development For A Certain Property Known As The Northpoint Algonquin Corporate Campus To The Village Of Algonquin*.

In 2022, the subdivision was resubdivided and Phase I received final PUD approval through Ordinance 2022-O-18, *An Ordinance Approving The Final Planned Development And Final Plat Of 1st Resubdivision For Phase One Of The Northpoint Algonquin Corporate Campus*. So far, two of the five buildings have been constructed, in addition to related infrastructure improvements.

## STAFF RECOMMENDATION

Staff recommends approval of the Petitioner's request, subject to the conditions listed in the report, as the request conforms to the Village's Comprehensive Plan and Future Land Use Plan, and substantially conforms to the approved Preliminary PUD.

## DISCUSSION OF STAFF RECOMMENDATION

**Request and Use of the Subject Property**
The Petitioner requests approval of a Final PUD for Lot 6 within the NorthPoint Algonquin Corporate Campus Phase II. The proposed development includes the construction of a 428,898 square foot industrial building on a 22.5-acre site, along with site improvements.

**Final Site Plan & Engineering**

**Site Access**
The Subject Property includes two driveway entrances from Broadsmore Drive and an internal connection to Lot 5 to the east. Overall, the proposed access and circulation plan is substantially consistent with the approved Preliminary PUD Plan and its associated conditions.

**Parking**
The parking areas located at the southwest corner of the lot and at the northeast, northwest, and southeast corners of the building are new additions to the site plan from the preliminary plan. These additional parking areas are intended to accommodate employee parking. Overall, the parking layout substantially conforms to the approved Preliminary PUD Plan and conditions.

**Stormwater Management**
The stormwater management areas conform to the approved Preliminary PUD Plan and conditions.

**Utilities**
The developer will be constructing all utilities, including water mains, fire hydrants, storm sewers, sanitary sewers, and street lights, in accordance with the preliminary PUD plan and conditions.

**Traffic Study Analysis**
No changes to the subdivision design were made between the preliminary and final submittal. Therefore, the traffic study was not updated from the preliminary approval.

**Final Landscape Plan**
The landscaping substantially conforms to the approved Preliminary PUD Plan and conditions. A landscape buffer is proposed between the truck parking spaces and Outlot A for additional screening.

**Final Building Elevations**
The building elevations substantially conform to the approved Preliminary PUD Plan and conditions.

**Next Steps**
The Final PUD request for this Subject Property will be discussed at the Committee of the Whole and will then go to the Village Board for consideration of approval.

## STANDARDS

Staff has reviewed the Petitioner's request and is supportive as their proposal substantially conforms to the previously approved Preliminary Planned Development presented as Case No. PZ-12-21.

## STAFF RECOMMENDATION

Staff recommends approval of the issuance of a Final Planned Development for Lot 6 of the NorthPoint Algonquin Corporate Campus Phase II located at 5000 Broadsmore Drive, consistent with the findings of fact outlined in this report, and 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 with the following motion:

1. "To adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of a Final Planned Development for Lot 6 of the NorthPoint Algonquin Corporate Campus Phase II located at 5000 Broadsmore Drive, as outlined in the staff report for case PZ-2025-25 dated February 5, 2026, subject to the following conditions:

    a. The Final Site Plan, as prepared by Manhard Consulting, and last revised January 22, 2026

    b. The Final Engineering, as prepared by Manhard Consulting, and last revised January 22, 2026;

    c. The Final Landscape Plan, as prepared by Manhard Consulting, and last revised January 19, 2026;

    d. The Final Building Elevations, as prepared by Studio North Architecture, and last revised January 20, 2026."

I concur:

Patrick M Knapp, AICP
Director of Community Development

**Attachments:**
- Exhibit A. PZ-12-21 Planning & Zoning Commission Staff Report (Preliminary PUD)
- Exhibit B. Project Narrative
- Exhibit C. Final Plat of Resubdivision
- Exhibit D. Final Site Plan
- Exhibit E. Final Engineering Plan
- Exhibit F. Final Landscape Plan
- Exhibit G. Final Building Elevations

**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**: September 7, 2021

**Case Number:**
PZ-12-21

**Applicant/Property Owner:**
NorthPoint Development, LLC / L&H Farm Limited Partnership

**Public Hearing Date:**
September 13th, 2021

**Property Address/Location:**
Southwest Corner of Randall Road and Longmeadow Pkwy

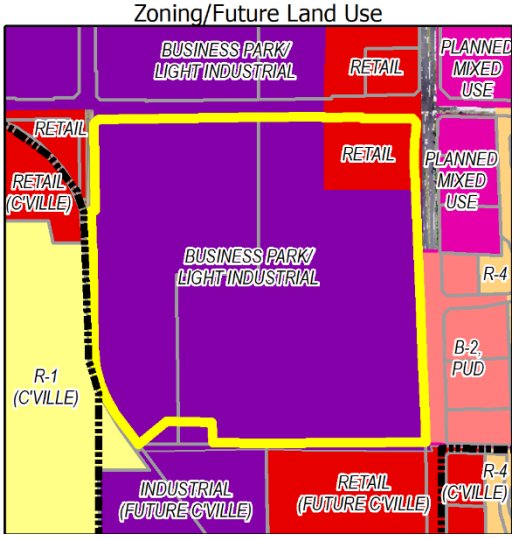
**Brief Summary of Request and Background**

NorthPoint Development, LLC, the "Petitioner", applied for Annexation, Preliminary Plat, Preliminary PUD, and Zoning upon annexation for the property located at the southwest corner of Randall Road and Longmeadow Parkway as shown in the "NorthPoint Algonquin Corporate Campus" referred to herein as the "Subject Property". Proposed site improvements include five industrial buildings with related improvements including public utilities, three public roads, sidewalks, a bike path, and a separate retail outparcel to be located at the southwest corner of Randall Road and Longmeadow Parkway.

Staff supports the Petitioner's requests, subject to the conditions listed in this report, as the proposal satisfies the long-term goals of the Village's Comprehensive Plan and Future Land Use Map.

Location

Zoning/Future Land Use




| Existing Zoning | Existing Land Use/Improvements | Surrounding Zoning & Land Use | Property Size |
|---|---|---|---|
| F, Farming Unincorporated | Agriculture | North: F \| Farming/Unincorporated<br>East: F \| Farming/Unincorporated<br>B-2 \| Business - General Retail<br>South: F \| Farming/Unincorporated<br>West: R-1 \| Residential (Estate)/Carpentersville | 147 ac |

**Staff Recommendation Summary**

**Approve** **Deny** **Approve with Conditions**

## Discussion of Staff Recommendation

NorthPoint Development, LLC, the Petitioner, applied for Annexation, approval of a Preliminary Plat, Preliminary PUD, and Zoning upon annexation for the property located at the southwest corner of Randall Road and Longmeadow Parkway as shown in the "NorthPoint Algonquin Corporate Campus" plat referred to herein as the "Subject Property". The subject property to be developed is approximately 147 acres and is bound by Randall Road, Longmeadow Parkway, Huntley Road, and an extension of Grandview Drive. The subject property is currently farmland (some of it farmed wetland) that is zoned F – Farming in unincorporated Kane County. The proposal includes five industrial buildings, a retail outparcel, and related site improvements.

**Annexation –** The total area to be annexed into the Village from unincorporated Kane County is 163.14 acres. The proposed development consumes 147.02 acres and 16.12 acres are unincorporated right-of-way from Randall Road, Huntley Road, and Longmeadow Parkway. Below is a breakdown of the acreage to be annexed.

**Table 1: Areas to be Annexed into the Village of Algonquin**

| | |
|---|---|
| Annexed ROW from Randall Road, Longmeadow Parkway, & Huntley Road: | 16.12 acres |
| ROW from Parcels dedicated to Huntley Road and Randall Road ROW: | 4.75 acres |
| ROW from Parcels dedicated to Algonquin ROW: | 8.29 acres |
| Retail Parcel: | 14.18 acres |
| Industrial Parcels: | 96.70 acres |
| Naturalized Parcels to be dedicated to Algonquin: | 23.10 acres |
| Total Annexed Area: | 163.14 acres |

**Preliminary Plat –** The subject property currently exists as two parcels (03-07-200-006, 03-07-200-007) and would be subdivided into four lots to be privately held, two additional outlots to be utilized for stormwater and green infrastructure, and right-of-way that would be dedicated to the Village of Algonquin and Kane County Division of Transportation. Three of the four lots to be created would have industrial buildings located on them and the fourth lot will be a vacant retail pad available for development.

**Zoning –** The current zoning of the subject property is F – Farming, which is a zoning designation in unincorporated Kane County. The proposed development will be B-P and B-2 Zoning which is consistent with the Future Land Use Plan. The Development will be surrounded by R-1 (Estate Residential/in Carpentersville) to the west across Huntley Road, F – Farming (future Corridor Commercial/in Carpentersville) to the south, F – Farming (future Business Park/Light Industrial/Commercial/in Algonquin) to the north, and an existing commercial center zoned B-2 Planned Unit Development (PUD) to the east.

**Preliminary Site Plan & Engineering –** The NorthPoint Development proposal includes 5 large industrial buildings that will total approximately 1.6 M square feet in size on 96.7 acres. A retail pad at the northeast corner of the subject property near Randall Road and Longmeadow Parkway that is approximately 14.2 acres in size would be developed at a later date.

Proposed public improvements include three new public roads, a traffic signal at the intersection of Randall Road and Broadsmore Drive, public utilities, sidewalks, and a public bike path. Specific street upgrades include the extension of Broadsmore Drive west to connect to Deerpath Lane at Huntley Road, Grandview Drive will be extended 850 ft west to the new Gaitsch Drive, and Gaitsch Drive will be a new north-south road between the Grandview Drive extension and Longmeadow Parkway. In terms of traffic control, the intersection of Broadsmore Drive and Randall Road will include a traffic signal, Gaitsch Drive will be a right-in/right-out at eastbound Longmeadow Parkway, Grandview Drive will be a right-in/right-out at southbound Randall Road, and all other intersections and driveways will include stop control. Note that the Grandview Drive extension will be in unincorporated Kane County and ultimately in Carpentersville's future boundary.

The developer will also widen southbound Randall Road from two to three thru lanes between Longmeadow Parkway and Broadsmore Drive which will taper into a dedicated right-turn lane for eastbound Grandview Drive. Dedicated right and left-turn lanes will be added at the traffic signal at Randall Road and Broadsmore Drive so that traffic can safely proceed from Randall Road into the NorthPoint Development. Dedicated left and right-turn lanes will be also be added to Huntley Road at Broadsmore Drive and a deceleration lane will be added to eastbound Longmeadow Parkway to turn into the NorthPoint Development at Gaitsch Drive.

Utilities that will be constructed by the developer within the development include water, fire hydrants, storm sewer, sanitary sewer, and street lights.

**Traffic –** A Traffic Impact Study was prepared by Kimley-Horn and Associates, Inc. which analyzed the traffic impacts of the proposed development. Kimley-Horn evaluated both no-build and build traffic impacts at the four proposed access points and also at existing intersections surrounding the proposed development. Results from the Traffic Impact Study reported that at full build-out, a traffic signal will be warranted at Broadsmore Drive and Randall Road, though overall the development would not have a negative impact on the surrounding roadway. See the data summarized below.

As proposed, the NorthPoint Development includes a traffic signal at Broadsmore Drive and Randall Road in the first phase, even though it would not warrant until the Second Phase. By building the signal in the First Phase, the intersection will be safer for trucks turning in and out of the development across three lanes of Randall Road traffic. Staff from Algonquin and Kane County Division of Transportation also requested the traffic signal be constructed in the First Phase of the NorthPoint Development.

**Table 2: Tables 6.4 & 6.6 Summarized from the Traffic Impact Study**

| Year: 2042 | No Build Peak Level of Service | | | Build Peak Level of Service | | | Result |
|---|---|---|---|---|---|---|---|
| | AM | PM | SAT | AM | PM | SAT | |
| Longmeadow Pkwy/Huntly Rd | B | D | C | B | D | D | No Change |
| Longmeadow Pkwy/Gaitsch Dr | | | | A | B | A | New |
| Longmeadow Pkwy/Randall Rd | C | C | C | C | C | C | No Change |
| Randall Rd/Broadsmore Dr | C | F | F | A | B | A | Improvement* |
| Randall Rd/Grandview Dr | C | F | D | C | F | D | No Change |
| Randall Rd/ Huntley Rd | D | D | D | D | D | D | No Change |
| Huntly Rd/Broadsmore Dr | A | B | A | A | B | A | No Change |

*New Traffic Signal

**Preliminary Landscape Plan –** The NorthPoint Development proposal includes two large naturalized basins and a 100 ft naturalized corridor that will be dedicated to the Village after three years of successful upkeep. Two additional basins will be internal and maintained by the development. In addition, street trees will be planted along the roadways. Specific site landscape plans will be submitted to the Village for review as each site is developed.

**Preliminary Elevations –** The proposed building elevations include 44.5 ft tall buildings with a parapet wall that varies in height. The lowest roofline is 44.5 ft. to accommodate a minimum clear height on the interior of the building of 36 ft. The height of the parapet wall will vary, but does not exceed a maximum of 49.5 ft. The purpose of the proposed parapet wall height is to conceal eventual rooftop units from view from the surrounding right-of-way.

The wall materials of the industrial buildings are proposed to be stand up wall panels that will include stone patterns at various intervals as well as variations in the depth and height to add character to the 884 ft long buildings. With the stone, the walls will be painted in earth tones and include galvanized steel awnings and glass to complement the existing commercial development along Randall Road.

**Phasing Plan –** The first phase of the proposed development would include two of the five industrial buildings, all of the roadway infrastructure, necessary stormwater infrastructure, and a graded retail pad. The additional industrial buildings would submit for final PUD approval at a later date, and the development of the retail parcel would be subject to a separate PUD process as nothing is proposed at this time.

## 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 and Longmeadow Parkway corridors and the proposed uses are consistent with the industrial and business zoning classifications of a majority of the surrounding properties, especially the Algonquin Corporate Campus to the north.

2. The proposed uses of this site will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to the 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 proposed to be zoned B-P, Business Park District, and B-2, Business District General Retail. Industrial buildings are allowed within the B-P District and Retail is allowed within the B-2 District.

## Staff Recommendation

Staff recommends approval of the Preliminary Plat, Zoning upon annexation, and Preliminary 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 the Preliminary Plat titled "Preliminary Plat of NorthPoint Algonquin Corporate Campus", as prepared by Manhard Consulting LTD, with the latest revision date of August, 23, 2021, approve Zoning upon annexation wherein the proposed Lot 1 will be zoned B-2 Business District and Lot 2, Lot 3, Lot 4, Outlot A, and Outlot B will be zoned B-P Business Park District, and approve a Preliminary Planned Development for the Subject Property located at the southwest corner of Randall Road and Longmeadow Parkway referred to as the "NorthPoint Algonquin Corporate Campus", as outlined in the staff report for case PZ-12-21, subject to the following conditions:

    a. The Phasing Plan, as prepared by Manhard Consulting LTD, with the latest revision date of July 23, 2021, shall be revised to include the entire Broadsmore Drive extension all the way to Huntley Road in Phase One. The Petitioner shall also overlay 2 colors signifying Phase One and Phase Two on the Phasing Plan. All site improvements shall be included in either Phase, including the Grandview Drive extension;

b. The Building Elevations, as prepared by Studio North Architecture, with the latest revision date of August 16, 20201, shall conform to the Village's standards at the time of final Planned Development submittal. These building elevations shall include all four elevations, a color rendering, and a description of the material type and manufacturer of the building materials. Building elevations shall vary in height, depth, and include high-end building materials such as stone, glass, and metal accents that complement existing development on Randall Road consistent with the attached elevations;

c. The Petitioner shall screen all rooftop units by a parapet wall, penthouse, or other means from view from public right-of-way. Screens shall be compatible with the primary structure in terms of material, type, and design of construction, finish, and color;

d. The Petitioner shall create a Unified Signage Plan for the development to be submitted with the first Final Planned Development application. The plan shall include language for unified wall signage, monument signs, and entryway signage. Suggested entryway signage locations are at the northwest corner of Randall Road and Grandview Drive as well as the southeast corner of Longmeadow Parkway and Huntley Road; and

e. The Petitioner shall address the boxed items in the attached Village Engineer's report dated August 27, 2021 and also any comments received from Village Staff regarding the Intersection Design Study, as prepared by Kimley Horn, with the latest revision date of August, 27, 2021, prior to Final Planned Development submittal."

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

\\alg101\common\cdd\economic development + planning\commissions + events\planning and zoning commission\2021\staff reports\pz-12-21 northpoint (preliminary pud).docx

**Village of Algonquin**
COMMUNITY DEVELOPMENT DEPARTMENT
(847) 658-2700 | permits@algonquin.org | www.algonquin.org
2200 Harnish Drive, Algonquin, IL

# PLANNING AND ZONING COMMISSION MINUTES

FEBRUARY 9, 2026

## Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:00 pm.

Director Patrick Knapp called the roll to check attendance.

Six of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Bumbales
- Commissioner Neuhalfen
- Commissioner Rasek
- Commissioner Szpekowski
- Commissioner Sturznickel

Member absent: Commissioner Laipert

Staff Present: Director Patrick Knapp, Public Works Director Nadim Badran, Planner Stephanie Barajas, and Attorney Matthew Walters

## Public Comment

Chair Patrician asked for public comments.

Chris Kempf, 605 Souwanas, commented on Zoning Code requirements for mechanical equipment screening and requested that Village-owned properties comply with these requirements.

## Approval of Minutes

Chair Patrician asked for approval of the January 12, 2026, Planning and Zoning Commission minutes. A motion was made by Commissioner Rasek and seconded by Commissioner Neuhalfen to approve the minutes. The motion was approved with a 6-0 vote.

## Case Number PZ-2025-25 – Consideration of Request to Approve a Final Planned Development for Building 4 of the NorthPoint Algonquin Corporate Campus Phase II

Attorney Walters noted that the Petitioner's presentation from Case Number PZ-2025-24 included information related to Case Number PZ-2025-25.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission, stating that Staff supports the request, subject to the conditions outlined in the Staff Report.

Commissioner Bumbales asked about parking in the existing lots. Mr. Garb responded that current tenants are primarily warehouse and distribution uses with limited parking needs, but that additional parking spaces are being proposed to accommodate potential manufacturing tenants.

Commissioner Szpekowski asked whether the road connects to Carpentersville. Director Knapp responded that Broadsmore Drive aligns with Deerpath Lane. Mr. Garb added that truck traffic does not travel west to Deerpath Lane.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chair Patrician closed the Public Comment portion of the Public Hearing.

Chair Patrician asked for a motion. A motion was made by Commissioner Bumbales and seconded by Commissioner Szpekwoski to recommend approval of a Final Planned Development for Lot 6 of the NorthPoint Algonquin Corporate Campus Phase II located at 5000 Broadsmore Drive, subject to the conditions as outlined in the staff report for case PZ-2025-25 dated February 5, 2026, as it substantially conforms to the Preliminary PUD. The motion carried with a 6-0 vote.

DRAFT

Joseph Garb
NorthPoint Development
3010 Highland Parkway
Downers Grove, IL

12/17/2025

Patrick M. Knapp, AICP
Village of Algonquin Community Development Department
2200 Harnish Drive
Algonquin, IL 60102

Phase 2 New Improvements - NorthPoint Algonquin Corporate Campus

Project Description:
Development of an industrial building and associated site utility work. +/- 254,347 square foot industrial building (building #3) on Lot 3 and a +/- 428,898 square foot industrial building (building #4) on Lot 6. Including public site infrastructure improvements consisting of Broadsmore Drive Bike path improvements east of Randall Road and relocating existing overhead ComEd utilities underground from Longmeadow Parkway to Grandview Drive in accordance with the submitted Engineering Plans.

a. Business operations: including but not limited to Industrial, Warehouse Storage, Distribution, and Manufacturing.
b. Expected peak customer hours: 7:00 AM - 5:00PM
c. Hours of operation: 24 hours, 7 days a week
d. Number of Employees: estimated between 50-200 employees

Sincerely,

Joseph Garb

3010 Highland Pkwy, Suite 440
Downers Grove, IL 60515

www.BeyondTheContract.com

# FINAL PLAT
OF
# 1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS

THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

2022K032552
Sandy Wegman
RECORDER - KANE COUNTY, IL
RECORDED: 6/23/2022 09:15 AM
REC FEE: 86.00 RHSPS FEE: 9.00
PAGES: 6

## P.I.N.'S

03-07-200-010 (LOT 2) NP BGO ALGONQUIN CORPORATE CENTER, LLC
03-07-200-011 (LOT 1) L&H FARM LIMITED PARTNERSHIP

## LOCATION MAP
NOT TO SCALE

## PROPERTY AREA

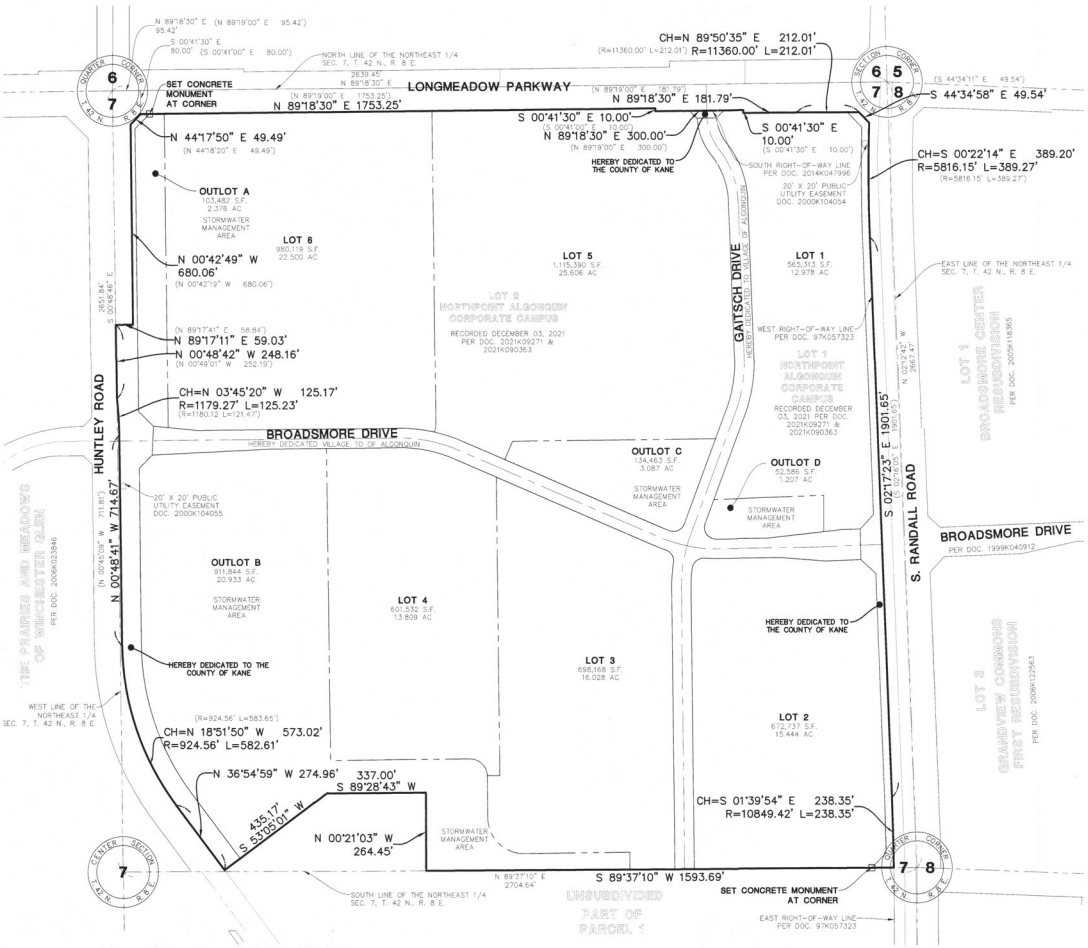
| | | |
|---|---|---|
| LOT 1 = | 565,313 SQ. FT. | (12.978 ACRES) |
| LOT 2 = | 672,737 SQ. FT. | (15.444 ACRES) |
| LOT 3 = | 698,168 SQ. FT. | (16.028 ACRES) |
| LOT 4 = | 601,532 SQ. FT. | (13.809 ACRES) |
| LOT 5 = | 1,115,390 SQ. FT. | (25.606 ACRES) |
| LOT 6 = | 980,119 SQ. FT. | (22.500 ACRES) |
| OUTLOT A = | 103,482 SQ. FT. | (2.376 ACRES) |
| OUTLOT B = | 11,844 SQ. FT. | (20.933 ACRES) |
| OUTLOT C = | 134,463 SQ. FT. | (3.087 ACRES) |
| OUTLOT D = | 52,586 SQ. FT. | (1.207 ACRES) |
| VILLAGE OF ALGONQUIN ROADWAY DEDICATIONS = | 5,142 SQ. FT. | (7.923 ACRES) |
| LONGMEADOW PARKWAY DEDICATION (KANE CO.) = | 2,277 SQ. FT. | (0.052 ACRES) |
| HUNTLEY ROAD DEDICATION (KANE CO.) = | 147,978 SQ. FT. | (3.397 ACRES) |
| RANDALL ROAD DEDICATION (KANE CO.) = | 73,225 SQ. FT. | (1.681 ACRES) |
| TOTAL AREA = | 6,404,154 SQ. FT. | (147.019 ACRES) |

## ACCESS NOTES

1. THERE WILL BE NO DIRECT ACCESS TO HUNTLEY ROAD FROM EITHER OUTLOT A OR OUTLOT B.
2. THERE WILL BE NO DIRECT ACCESS TO LONGMEADOW PARKWAY FROM OUTLOT A, LOT 6, LOT 5 OR LOT 1.
3. THERE WILL BE NO DIRECT ACCESS TO RANDALL ROAD FROM EITHER LOT 1 OR LOT 2.
4. THERE WILL BE NO ACCESS TO BROADSMORE DRIVE WITHIN 200 FEET OF HUNTLEY ROAD RIGHT OF WAY FROM LOT 6, OUTLOT A , OR OUTLOT B.
5. THERE WILL BE NO ACCESS TO GAITSCH DRIVE WITHIN 120 FEET OF LONGMEADOW PARKWAY RIGHT OF WAY FROM LOT 5 OR LOT 1.
6. LONGMEADOW PARKWAY ACCESS AT GAITSCH DRIVE SHALL BE LIMITED TO A RIGHT-IN/RIGHT-OUT ACCESS.
7. THERE WILL BE NO ACCESS TO BROADSMORE DRIVE WITHIN 300 FEET OF THE RANDALL ROAD RIGHT OF WAY FROM OUTLOT D, LOT 1 OR LOT 2.
8. THIS PLAT OF RESUBDIVISION HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER ON THE CONDITION THAT LOT 2 HAVE NO RIGHT OF ACCESS TO THE FUTURE GRANDVIEW DRIVE WITHIN 290 FEET OF THE RANDALL ROAD RIGHT OF WAY. THERE SHALL BE NO FULL ACCESS FROM LOT 2 TO THE FUTURE GRANDVIEW DRIVE WITHIN 500 FEET OF RANDALL ROAD RIGHT OF WAY.

## GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. ⊡ DENOTES CONCRETE MONUMENTS TO BE SET. CONCRETE MONUMENTS SHOWN ON SHEET 1.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
7. STORMWATER MANAGEMENT EASEMENTS NOT BEING GRANTED TO THE VILLAGE WILL BENEFIT LOTS 1-6 WITHIN THE SUBDIVISION.
8. OUTLOTS A & B ARE HEREBY DEDICATED TO VILLAGE OF ALGONQUIN.
9. THE LOTS CREATED BY THIS PLAT ARE SUBJECT TO THE DEVELOPMENT RESTRICTIONS SET FORTH ON SHEET 4 OF THIS PLAT.




GRAPHIC SCALE
200 0 100 200 400 800
( IN FEET )
1 inch = 200 ft.

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

## PLAT PREPARED FOR

NORTHPOINT DEVELOPMENT
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515

## SUBMITTED BY/RETURN TO:

NORTHPOINT DEVELOPMENT
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515

## LEGEND

= EX. PROPERTY LINE
= EX. EASEMENT LINE
= EX. SECTION LINE
= PROP. EASEMENT LINE
= PROP. LOT LINE
(0.00) = RECORD DIMENSION
0.00 = EX. LOT DIMENSION
0.00 = PROP. LOT DIMENSION
0.00 = BOUNDARY DIMENSION
o = FOUND IRON PIPE OR ROD

## SHEET INDEX


| | |
|---|---|
| SHEET 1 OF 6: | TITLE SHEET & OVERALL BOUNDARY |
| SHEET 2 OF 6: | SUBPLAT DETAIL SHEET NORTH |
| SHEET 3 OF 6: | SUBPLAT DETAIL SHEET SOUTH |
| SHEET 4 OF 6: | CERTIFICATE SHEET |
| SHEET 5 OF 6; SHEET 6 OF 6: | LOT 1 OWNER AND NOTARY CERTIFICATE |


| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 04/29/22 | REVISIONS PER KANE COUNTY COMMENTS | STP |
| 05/20/22 | ADDITIONAL WATERMAIN EASEMENT | STP |
| 06/13/22 | REVISIONS PER KANE COUNTY COMMENTS | STP |
| 07/12/22 | ADD OUTLOT C & D | STP |
| 01/25/22 | LOT GEOMETRY, EASEMENTS AND REVIEW COMMENTS | STP |

Manhard CONSULTING
200 Berkshire Drive, Lombard, IL 60148 ph 630.691.8800 fx 630.691.8989 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS
ALGONQUIN, IL
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: RAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 12/15/21
SCALE: 1" = 200'

SHEET 1 OF 6
NPDALIL01


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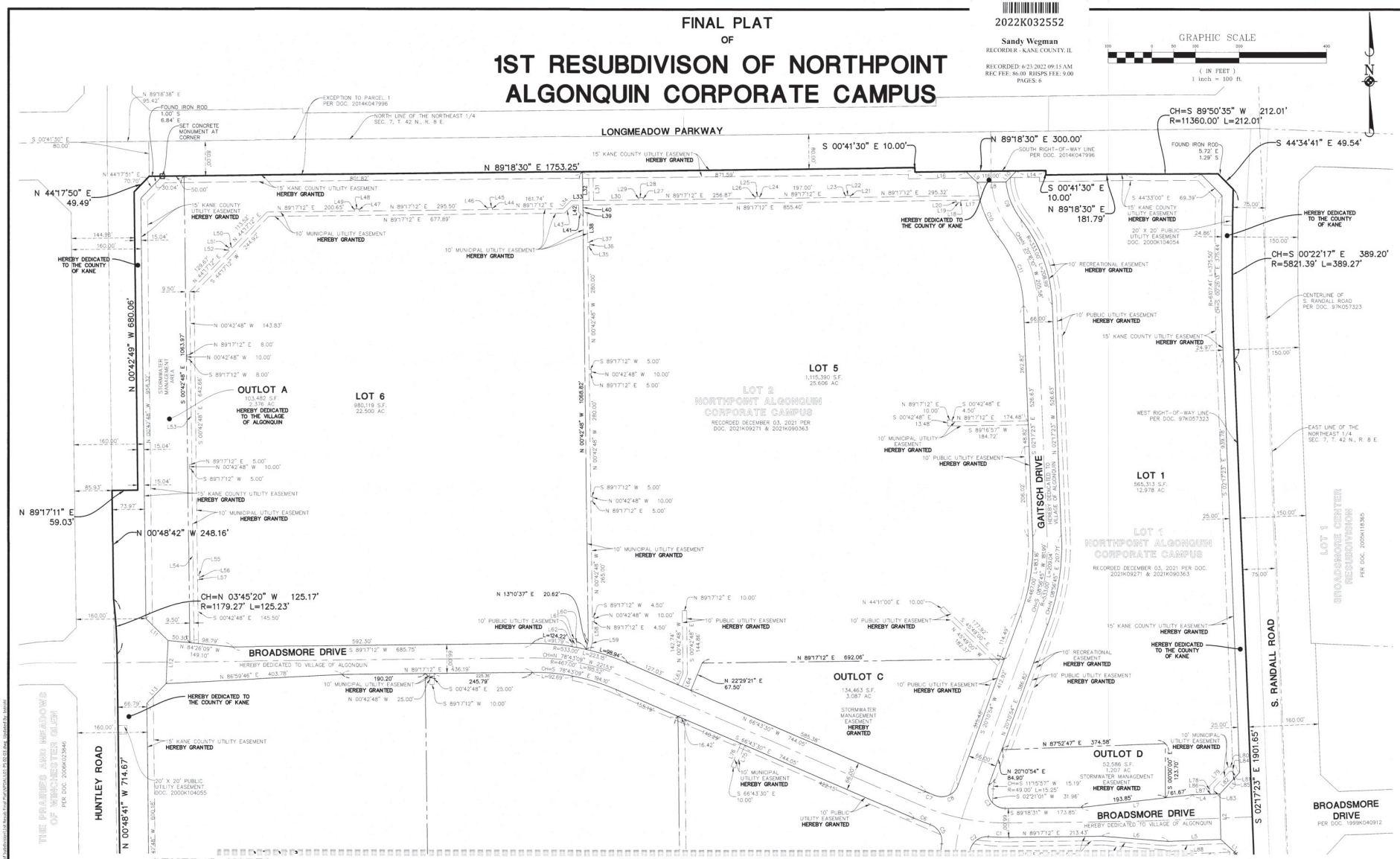
# FINAL PLAT
OF
# 1ST RESUBDIVISON OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS

2022K032552
Sandy Wegman
RECORDER - KANE COUNTY, IL
RECORDED: 6/23/2022 09:15 AM
REC FEE: 86.00 RHSPS FEE: 9.00
PAGES: 6

GRAPHIC SCALE
( IN FEET )
1 inch = 100 ft.




## GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. ⊡ DENOTES CONCRETE MONUMENTS TO BE SET. CONCRETE MONUMENTS SHOWN ON SHEET 1.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
7. STORMWATER MANAGEMENT EASEMENTS NOT BEING GRANTED TO THE VILLAGE WILL BENEFIT LOTS 1--4 WITHIN THE SUBDIVISION.
8. OUTLOTS A & B ARE HEREBY DEDICATED TO VILLAGE OF ALGONQUIN.
9. THE LOTS CREATED BY THIS PLAT ARE SUBJECT TO THE DEVELOPMENT RESTRICTIONS SET FORTH ON SHEET 4 OF THIS PLAT.

**MATCHLINE - SEE SHEET 3**

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 533.00' | 47.38' | S88°10'01"E | 47.36' |
| C2 | 40.00' | 60.89' | N50°54'48"E | 55.03' |
| C3 | 40.00' | 71.29' | N34°23'56"W | 65.81' |
| C4 | 533.00' | 86.04' | S03°54'40"W | 85.95' |
| C5 | 40.00' | 55.49' | S31°12'28"E | 51.15' |
| C6 | 533.00' | 39.31' | S68°50'17"E | 39.31' |
| C7 | 467.00' | 24.70' | N68°14'25"W | 24.70' |
| C8 | 40.00' | 62.86' | S65°12'47"W | 56.60' |
| C9 | 167.00' | 94.46' | N22°02'43"W | 93.20' |
| C10 | 233.00' | 137.73' | S21°18'35"E | 135.73' |
| C11 | 267.00' | 167.57' | S20°16'10"E | 164.83' |
| C12 | 467.00' | 66.51' | N03°22'01"E | 66.46' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S47°17'23"E | 69.30' |
| L2 | S01°11'17"E | 104.02' |
| L3 | S42°42'37"W | 66.47' |
| L4 | S87°42'37"W | 63.73' |
| L5 | N87°42'25"E | 119.82' |
| L6 | S85°33'46"E | 152.15' |
| L7 | S83°28'03"W | 255.52' |
| L8 | N89°18'16"E | 66.19' |
| L9 | S46°14'43"E | 35.70' |
| L10 | N43°32'08"E | 34.88' |
| L11 | N45°36'01"W | 70.85' |
| L12 | S02°35'56"W | 98.61' |
| L13 | N44°14'56"E | 62.70' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L14 | N89°18'30"E | 67.37' |
| L15 | S44°07'38"W | 70.34' |
| L16 | N89°18'30"E | 116.63' |

## LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = PROP. SETBACK LINE
- = PROP. LOT LINE
- = PROP. EASEMENT LINE
- 0.00 = PROP. RIGHT-OF-WAY DIMENSION
- 0.00 = PROP. LOT DIMENSION
- 0.00 = BOUNDARY DIMENSION
- o = FOUND IRON PIPE OR ROD

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 04/29/22 | REVISIONS PER KANE COUNTY COMMENTS | STP |
| 05/20/22 | ADDITIONAL WATERMAIN EASEMENT | STP |
| 06/02/22 | REVISIONS PER KANE COUNTY | STP |
| 02/22/22 | ADD OUTLOT C & D | STP |
| 01/25/22 | LOT GEOMETRY, EASEMENTS, AND REVIEW COMMENTS | STP |

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS
ALGONQUIN, IL
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 12/15/21
SCALE: 1" = 200'

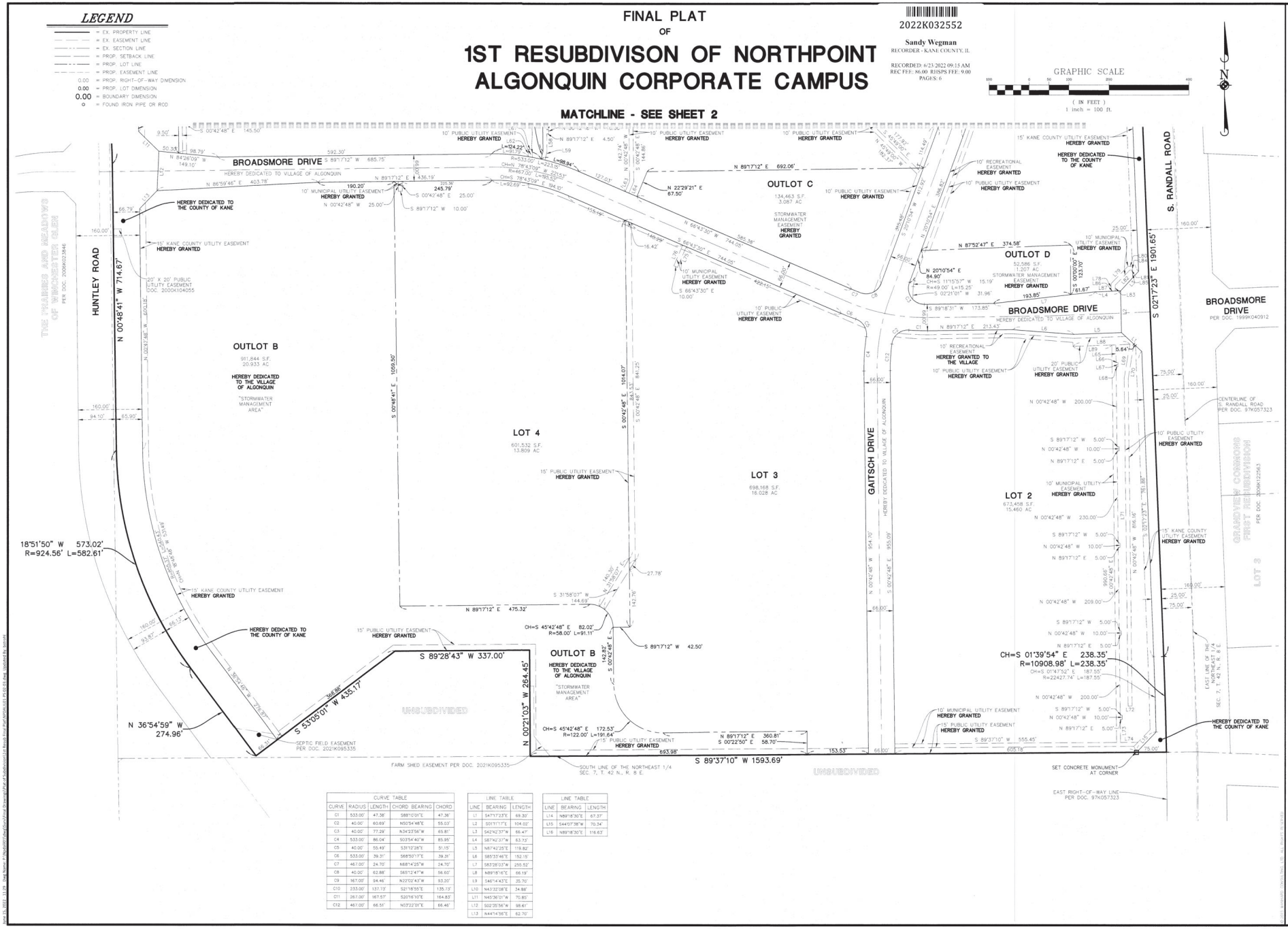
SHEET 2 OF 6
NPDALIL01

# FINAL PLAT
OF
# 1ST RESUBDIVISON OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS

2022K032552
Sandy Wegman
RECORDER - KANE COUNTY, IL
RECORDED: 6/23/2022 09:15 AM
REC FEE: 86.00 RHSPS FEE: 9.00
PAGES: 6

GRAPHIC SCALE
( IN FEET )
1 inch = 100 ft.

**MATCHLINE - SEE SHEET 2**




| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 04/29/22 | REVISIONS PER KANE COUNTY COMMENTS | STP |
| 05/23/22 | REVISIONS PER KANE COUNTY COMMENTS | STP |
| 06/23/22 | ADDITION OF EASEMENT GEOMETRY | STP |
| 09/22/22 | ADD OUTLOT C & D | STP |
| 09/29/22 | LOT GEOMETRY, EASEMENTS AND REVIEW COMMENTS | STP |

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 | 630.568.8300 | manhard.com
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1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS
ALGONQUIN, IL
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 12/15/21
SCALE: 1" = 200'

SHEET 3 OF 6
NPDALIL01

# FINAL PLAT
OF
# 1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS

THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

2022K032552
Sandy Wegman
RECORDER - KANE COUNTY, IL
RECORDED: 6/23/2022 09:15 AM
REC FEE: 86.00 RHSPS FEE: 9.00
PAGES: 6

## OWNER'S CERTIFICATE

STATE OF Illinois )
) SS
COUNTY OF Kane )

THIS IS TO CERTIFY THAT NP BGO ALGONQUIN CORPORATE CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE

1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:

| LOT NUMBER(S) | SCHOOL DISTRICT |
|---|---|
| ALL | GRADE SCHOOL DISTRICT NO. 300 WESTFIELD ELEM. & MIDDLE<br>HIGH SCHOOL DISTRICT NO. 300 JACOBS HIGH SCHOOL |

DATED THIS 2nd DAY OF May A.D., 2022

BY: NP BGO ALGONQUIN CORPORATE CENTER JV, LLC, ITS SOLE MEMBER

BY: NPD MANAGEMENT, LLC, ITS MANAGER

NATHANIEL HAGEDORN, MANAGER

## NOTARY PUBLIC

STATE OF Illinois )
) SS
COUNTY OF Kane )

I, Lisa Beasley A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Nathaniel Hagedorn WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 2nd DAY OF May A.D., 2022

NOTARY PUBLIC

Lisa I Beasley
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19693527
My Commission Expires Sep 10, 2023

## VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE and McHENRY )

THIS IS TO CERTIFY THAT I, MICHAEL K. KORK, VILLAGE ENGINEER FOR THE VILLAGE OF ALGONQUIN, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ALGONQUIN, ILLINOIS THIS 3RD DAY OF JUNE A.D. 22

VILLAGE ENGINEER

MICHAEL K. KORK
062-066641
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF
ILLINOIS

## PLAN COMMISSION

STATE OF ILLINOIS )
) SS
COUNTY OF McHENRY and KANE )

THIS IS TO CERTIFY THAT MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY AND KANE COUNTY, ILLINOIS, HAVE REVIEWED THE ABOVE PLAT.

DATED THIS 9TH DAY OF MAY, 20 22

CHAIRPERSON

## VILLAGE BOARD CERTIFICATE

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

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY AND KANE COUNTY, ILLINOIS, THIS 7TH DAY OF April, 20 22.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

## DEVELOPMENT RESTRICTIONS

NOTWITHSTANDING THE CREATION OF LOT 1 PURSUANT TO THIS PLAT, SAID LOT 1 MAY NOT BE DEVELOPED OR IMPROVED UNLESS AND UNTIL SAID LOT IS RE-PLATTED WITH A SUBSEQUENT FINAL PLAT OF SUBDIVISION APPROVED BY THE VILLAGE OF ALGONQUIN AND THE COUNTY OF KANE WHICH RE-PLATTING SHALL REQUIRE THE APPROVAL OF FINAL ENGINEERING, PLAT OF DEDICATIONS, GRANTS OF EASEMENTS, AND UTILITY EASEMENTS AS ARE CUSTOMARILY REQUIRED BY SAID GOVERNMENTAL BODIES AS PART OF SAID RE-PLATTING.

## KANE COUNTY UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT, DESIGNATED ON THIS PLAT AS KANE COUNTY UTILITY EASEMENT, IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KANE (HEREINAFTER "THE GRANTEE"), AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM RIGHTS FROM THE GRANTEE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING COMPANIES: AT & T, COMMONWEALTH EDISON COMPANY (COMED), NORTHERN ILLINOIS GAS COMPANY (NICOR), CABLE COMMUNICATION COMPANIES AND MUNICIPAL WATER AND SANITARY FACILITIES, AND TO THE SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "KANE COUNTY UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ABOVE GROUND OR BELOW GROUND ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES AND APPURTENANCES, AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE PREMISES MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. FENCES SHALL NOT BE ERECTED UPON SAID EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED. EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY FROM THE GRANTEE, THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. THE GRANTEE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF ANY SUCH IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

## MUNICIPAL UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ALGONQUIN AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED ON THE PLAT AS MUNICIPAL UTILITY EASEMENT" (M.U.E.) TO CONSTRUCT, INSTALL, LAY, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE MUNICIPAL UTILITY EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWER, STORMWATER DRAINAGE, SANITARY SEWERS, FOR SAID MAINS AND ALL NECESSARY FACILITIES APPURTENANT THERETO FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES, TOGETHER WITH THE RIGHT TO ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF SHEDS OR OTHER BUILDINGS. FENCES ARE SUBJECT TO THE LOCAL PERMIT REQUIREMENTS, BUT IF PERMITTED WILL NOT BE RESTORED BY GRANTEE IN THE EVENT THEY ARE REMOVED IN ORDER TO EXERCISE THE RIGHTS GRANTED ABOVE. ANY FENCE MUST NOT CONFLICT WITH ANY EXISTING USE OF THE M.U.E. NO MODIFICATION SHALL BE MADE TO THE EXISTING CONTOURS OR GRADES OF THE EASEMENT SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE GRANTEE'S FACILITIES WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE GRANTEE.

## PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/ OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ALGONQUIN AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ALGONQUIN INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE "THE PUBLIC UTILITY" TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ALGONQUIN, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT WITH THE OPERATION OF THE "PUBLIC UTILITY". THE GRANTEE OR GRANTEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE. THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF ALGONQUIN.

## STORMWATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER MANAGEMENT EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ALGONQUIN AND IT'S SUCCESSOR'S AND ASSIGN'S ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER OF OUTLOT "C" AND D" IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF ALGONQUIN.

IN THE EVENT THE OWNER OF OUTLOT "C AND D" IN THIS SUBDIVISION OR ANY SUBSEQUENT PURCHASER (FUTURE OWNER) FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE VILLAGE OF ALGONQUIN, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE FREE/FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE OF ALGONQUIN ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE VILLAGE OF ALGONQUIN, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF OUTLOT "C" AND D" IN THIS SUBDIVISION, IT'S SUCCESSORS AND ASSIGN'S AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF ALGONQUIN.

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE )

I, John T. Cunningham COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS 14TH DAY OF JUNE A.D., 2022

CHAIRMAN County Clerk.

## CERTIFICATE AS TO SPECIAL ASSESSMENTS:

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

I, Tim Schloneger VILLAGE COLLECTOR OF THE VILLAGE OF ALGONQUIN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

DATED AT ALGONQUIN, MCHENRY AND KANE COUNTIES, ILLINOIS, THIS 3 DAY OF June, 2022

VILLAGE COLLECTOR

## KANE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE )

ACCEPTED AND APPROVED THIS 5th DAY OF MAY A.D. 20 22

COUNTY ENGINEER

## NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION ADJACENT LOTS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

## EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC – AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED, HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEES IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

## KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE )

THIS INSTRUMENT NUMBER 2022K032552 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS 23RD DAY OF June A.D., 2022 AT 9:15 O'CLOCK A.M. AND WAS RECORDED IN PLAT ENVELOPE NO.

RECORDER

## SURFACE WATER STATEMENT

STATE OF ILLINOIS )
) SS
COUNTY OF DUPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 17TH DAY OF MAY, 2022

QUINTEN D. HOOGENBOOM
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-068509
LICENSE EXPIRES: NOVEMBER 30, 2023

OWNER OR ATTORNEY

QUINTEN D. HOOGENBOOM
062-068509
LICENSED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

## PERMISSION TO RECORD

STATE OF ILLINOIS )
) SS
COUNTY OF DUPAGE )

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE A REPRESENTATIVE OF THE VILLAGE OF ALGONQUIN TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2022. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 2nd DAY OF May A.D. 20 22

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2022

BRADLEY A. STROHL
3686
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LOMBARD, ILLINOIS

## SURVEYORS CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF DUPAGE )

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 1 AND 2 OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 03, 2021 PER DOCUMENT NO. 2021K090271 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED DECEMBER 03, 2021 AS DOCUMENT NO. 2021K090363, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 147.022 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF ALGONQUIN, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17089C0065H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF May A.D. 2022

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350–EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: JULY 26, 2021

BRADLEY A. STROHL
3686
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LOMBARD, ILLINOIS

| DRAWN BY | DATE | REVISIONS | |
|---|---|---|---|
| STP | 04/29/22 | REVISIONS PER KANE COUNTY COMMENTS | |
| STP | 05/12/22 | ADDITIONAL WATERMAIN EASEMENT | |
| STP | 05/23/22 | REVISION TO EASEMENT GEOMETRY | |
| STP | 06/01/22 | ADDED NICOR EASEMENT | |
| STP | 06/15/22 | LOT GEOMETRY, EASEMENTS AND REVIEW COMMENTS | |

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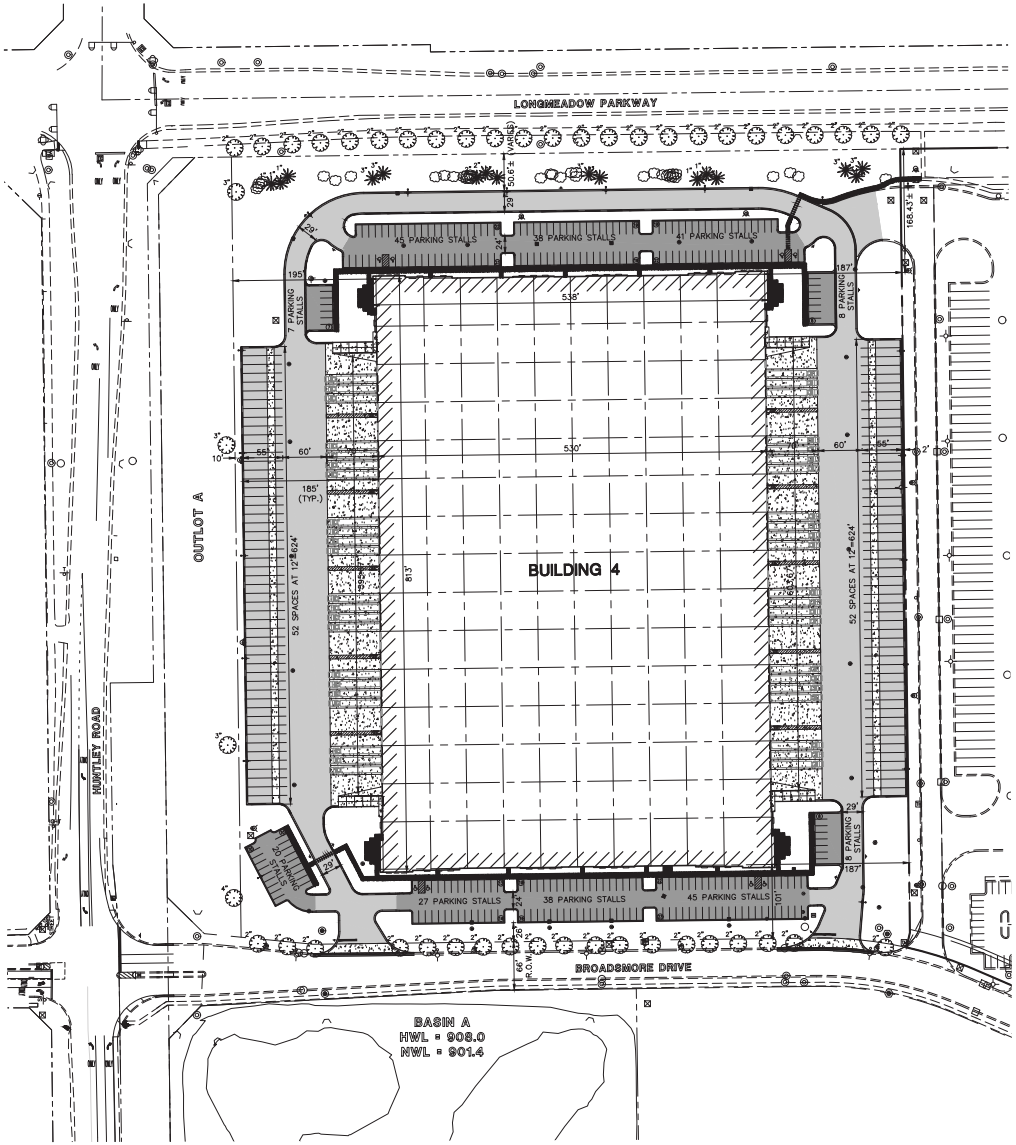
700 Springer Drive, Lombard, IL 60148 ph (630) 591-8000 fax (630) 591-8008 manhard.com

1ST RESUBDIVISION OF NORTHPOINT ALGONQUIN CORPORATE CAMPUS
ALGONQUIN, IL
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 12/15/21
SCALE: 1" = 200'

SHEET
4 OF 6
NPDALIL01



| SITE DATA | |
|---|---|
| SITE AREA | 22.5 ACRES |
| BUILDING AREA | 428,898 SF |
| STANDARD PARKING PROVIDED | 269 SPACES |
| HANDICAP PROVIDED | 8 SPACES |
| TOTAL PARKING PROVIDED | 277 SPACES |
| TRAILER PARKING PROVIDED | 104 SPACES |

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
10" AGGREGATE BASE COURSE, TYPE B

VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
14" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| HMS | REVISED PER VILLAGE REVIEW | 07/22/2024 |
| CJH | REVISED PER VILLAGE REVIEW | 08/21/2024 |

Manhard CONSULTING
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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: DDS
DATE: 06/05/2024
SCALE: 1"=80'

SHEET
C7
NDPALIL01

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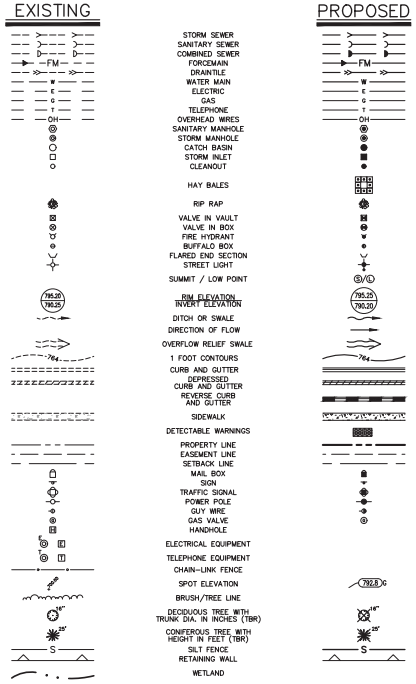
PENDING APPROVAL NOT FOR CONSTRUCTION

Proposed Improvements for

# NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4

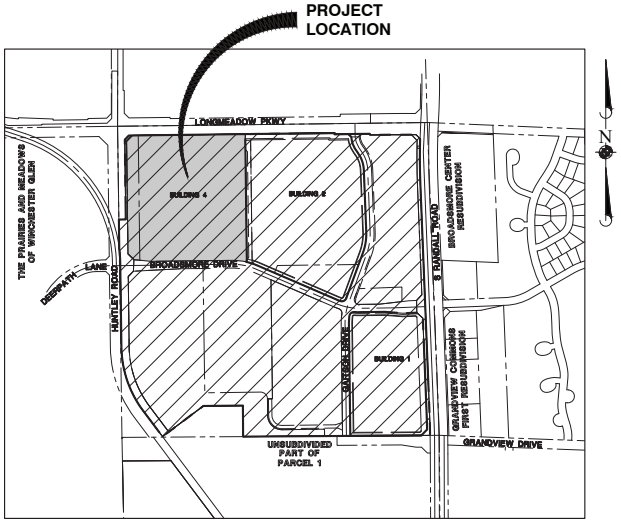
## SOUTHWEST CORNER OF RANDALL ROAD AND LONGMEADOW PARKWAY
## VILLAGE OF ALGONQUIN, ILLINOIS

### STANDARD SYMBOLS




### ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| ADJ | ADJUST | F/L | FLOW LINE | R.O.W. | RIGHT-OF-WAY |
| AGG. | AGGREGATE | FM | FORCE MAIN | RCP | REINFORCED CONCRETE PIPE |
| ARCH | ARCHITECT | G | GROUND | REM | REMOVAL |
| B.A.M. | BITUMINOUS AGGREGATE MIXTURE | G/F | GRADE AT FOUNDATION | REV | REVERSE |
| B-B | BACK TO BACK | GW | GUY WIRE | RR | RAILROAD |
| B/C | BACK OF CURB | HDWL | HEADWALL | RT | RIGHT |
| B/P | BOTTOM OF PIPE | HH | HANDHOLE | SAN | SANITARY |
| B/W | BACK OF WALK | HWL | HIGH WATER LEVEL | SF | SQUARE FOOT |
| B-BOX | BUFFALO BOX | HYD | HYDRANT | SHLD. | SHOULDER |
| BIT. | BITUMINOUS | INL | INLET | SL | STREET LIGHT |
| BM | BENCHMARK | INV | INVERT | SMH | SANITARY MANHOLE |
| B.O. | BY OTHERS | IP | IRON PIPE | ST | STORM |
| C.E. | COMMERCIAL ENTRANCE | LT | LEFT | STA. | STATION |
| CB | CATCH BASIN | MAX. | MAXIMUM | STD | STANDARD |
| $\℄$ | CENTERLINE | MB | MAILBOX | SW | SIDEWALK |
| CMP | CORRUGATED METAL PIPE | M/E | MEET EXISTING | SY | SQUARE YARDS |
| CNTRL | CONTROL | MH | MANHOLE | TBR | TO BE REMOVED |
| CO | CLEANOUT | MIN. | MINIMUM | T | TELEPHONE |
| CONC. | CONCRETE | NWL | NORMAL WATER LEVEL | T-A | TYPE A |
| CY | CUBIC YARD | P.E. | PRIVATE ENTRANCE | T/C | TOP OF CURB |
| D | DITCH | PC | POINT OF CURVATURE | T/F | TOP OF FOUNDATION |
| DIA. | DIAMETER | PCC | POINT OF COMPOUND CURVE | T/P | TOP OF PIPE |
| DIP | DUCTILE IRON PIPE | PGL | PROFILE GRADE LINE | T/W | TOP OF WALK |
| DIWM | DUCTILE IRON WATER MAIN | PI | POINT OF INTERSECTION | T/WALL | TOP OF WALL |
| DS | DOWNSPOUT | ℗ | PROPERTY LINE | TEMP | TEMPORARY |
| DT | DRAIN TILE | PP | POWER POLE | TRANS | TRANSFORMER |
| E | ELECTRIC | PROP. | PROPOSED | V.B. | VALVE BOX |
| E-E | EDGE TO EDGE | PT | POINT OF TANGENCY | VCP | VITRIFIED CLAY PIPE |
| ELEV. | ELEVATION | PVC | POLYVINYL CHLORIDE PIPE | V.V. | VALVE VAULT |
| E/P | EDGE OF PAVEMENT | PVC | POINT OF VERTICAL CURVATURE | WL | WATER LEVEL |
| EX. | EXISTING | PVI | POINT OF VERTICAL INTERSECTION | WM | WATER MAIN |
| F.O. | FIELD ENTRANCE | PVT | POINT OF VERTICAL TANGENCY | | |
| F-F | FACE TO FACE | P | PAVEMENT | | |
| F.F. | FINISHED FLOOR | P.U.D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT | | |
| FES | FLARED END SECTION | R | RADIUS | | |




LOCATION MAP
N.T.S.

DEVELOPER: NORTHPOINT DEVELOPMENT
CONTACT: JOE GARB
ADDRESS: 3010 HIGHLAND PARKWAY, SUITE 440
CITY: DOWNERS GROVE, ILLINOIS
PH: 312-656-7491

### INDEX OF SHEETS


| SHEET NO. | DESCRIPTION |
|---|---|
| C1 | TITLE SHEET |
| C2 | EXISTING CONDITIONS AND DEMOLITION PLAN – NORTH |
| C3 | EXISTING CONDITIONS AND DEMOLITION PLAN – SOUTH |
| C4 | SOIL EROSION AND SEDIMENT CONTROL PLAN – NORTH |
| C5 | SOIL EROSION AND SEDIMENT CONTROL PLAN – SOUTH |
| C6 | SOIL EROSION AND SEDIMENT CONTROL PLAN – DETAILS |
| C7 | OVERALL SITE PLAN |
| C8 | SITE DIMENSIONAL AND PAVING PLAN – NORTH |
| C9 | SITE DIMENSIONAL AND PAVING PLAN – SOUTH |
| C10 | OVERALL GRADING PLAN |
| C11 | GRADING PLAN – NORTH |
| C12 | GRADING PLAN – SOUTH |
| C13 | OVERALL UTILITY PLAN |
| C14 | UTILITY PLAN – NORTH |
| C15 | UTILITY PLAN – SOUTH |
| C16 | PLAN AND PROFILE – SANITARY SEWER SERVICE |
| C17 | CONSTRUCTION DETAILS |
| C18 | CONSTRUCTION DETAILS |
| C19 | CONSTRUCTION DETAILS |
| C20 | CONSTRUCTION SPECIFICATIONS |


BENCHMARKS:

SOURCE BENCHMARK:
THE CALCULATED INFORMATION PROVIDED BY OPUS IS THE BASIS FOR ALL ELEVATIONS SHOWN HEREON, HOWEVER, THE NGS REFERENCE BENCHMARK NOTED BELOW WAS ALSO CHECKED IN CONJUNCTION WITH THE TOPOGRAPHIC SURVEY.

SITE BENCHMARK 1:
NORTHWEST ARROW BOLT ON FIRST HYDRANT NORTH OF MASJID-E-SIDDIQ, AIE MOSQUE ON WEST SIDE OF HUNTLEY ROAD.

ELEVATION= 910.60 DATUM=NAVD88-GEOID 18B

SITE BENCHMARK 2:
CUT SQUARE ON EAST SIDE OF TRAFFIC MAST ARM BASE ON SOUTHEAST CORNER OF LONGMEADOW PARKWAY AND HUNTLEY ROAD

ELEVATION= 915.03 DATUM=NAVD88-GEOID 18B

SITE BENCHMARK 3:
CUT SQUARE ON SOUTHWEST CORNER OF TRAFFIC CONTROL BASE ON SOUTHWEST CORNER OF LONGMEADOW PARKWAY AND S. RANDALL ROAD

ELEVATION= 925.28 DATUM=NAVD88-GEOID 18B

SITE BENCHMARK 4:
ARROW BOLT ON HYDRANT AT NORTHEAST CORNER OF S. RANDALL RD. AND GRANDVIEW DR.

ELEVATION= 919.69 DATUM=NAVD88-GEOID 18B

MANHARD CONSULTING DESIGN FIRM
REGISTRATION LICENSE NO.: 184.003350-0010

UTILITY CONTACTS

| | |
|---|---|
| SEWER<br>ALGONQUIN PUBLIC WORKS<br>110 MITCHARD WAY<br>ALGONQUIN, IL 60102<br>(847)658-2759 | WATER<br>ALGONQUIN PUBLIC WORKS<br>110 MITCHARD WAY<br>ALGONQUIN, IL 60102<br>(847)658-2759 |
| GAS<br>NICOR<br>1844 FERRY ROAD<br>NAPERVILLE, IL 60563<br>(331)444-6628<br>CONTACT: SHERI GETZ | ELECTRIC<br>COMED<br>2 LINCOLN CENTER<br>OAK BROOK TERRACE, IL 60181<br>(779)231-2766<br>CONTACT: THOMAS CASE |
| TELEPHONE<br>COMCAST<br>21045 RANDALL RD<br>ALGONQUIN, IL 60102<br>(224)355-7012<br>CONTACT: NATE WILLIAMS | TELEPHONE<br>AT&T<br>95W ALGONQUIN RD<br>ARLINGTON HEIGHTS, IL 60005<br>(630)659-8089<br>CONTACT: DAVID KEEHLER |

LICENSED PROFESSIONAL ENGINEER
MICHAEL MOORE
062-075078
OF ILLINOIS
01/22/2026
EXP. 11/30/2027
SEAL

| DRAWN BY | | | | | HAS |
|---|---|---|---|---|---|
| | | | | | CJH |
| REVISIONS | | | | | |
| DATE | | | | | |
| 01/22/2026 | REVISED PER VILLAGE REVIEW | | | | |
| 09/19/2025 | REVISED PER VILLAGE REVIEW | | | | |

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
TITLE SHEET

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: DDS
DATE: 06/05/2024
SCALE: N.T.S.
SHEET C1
NDPALIL01


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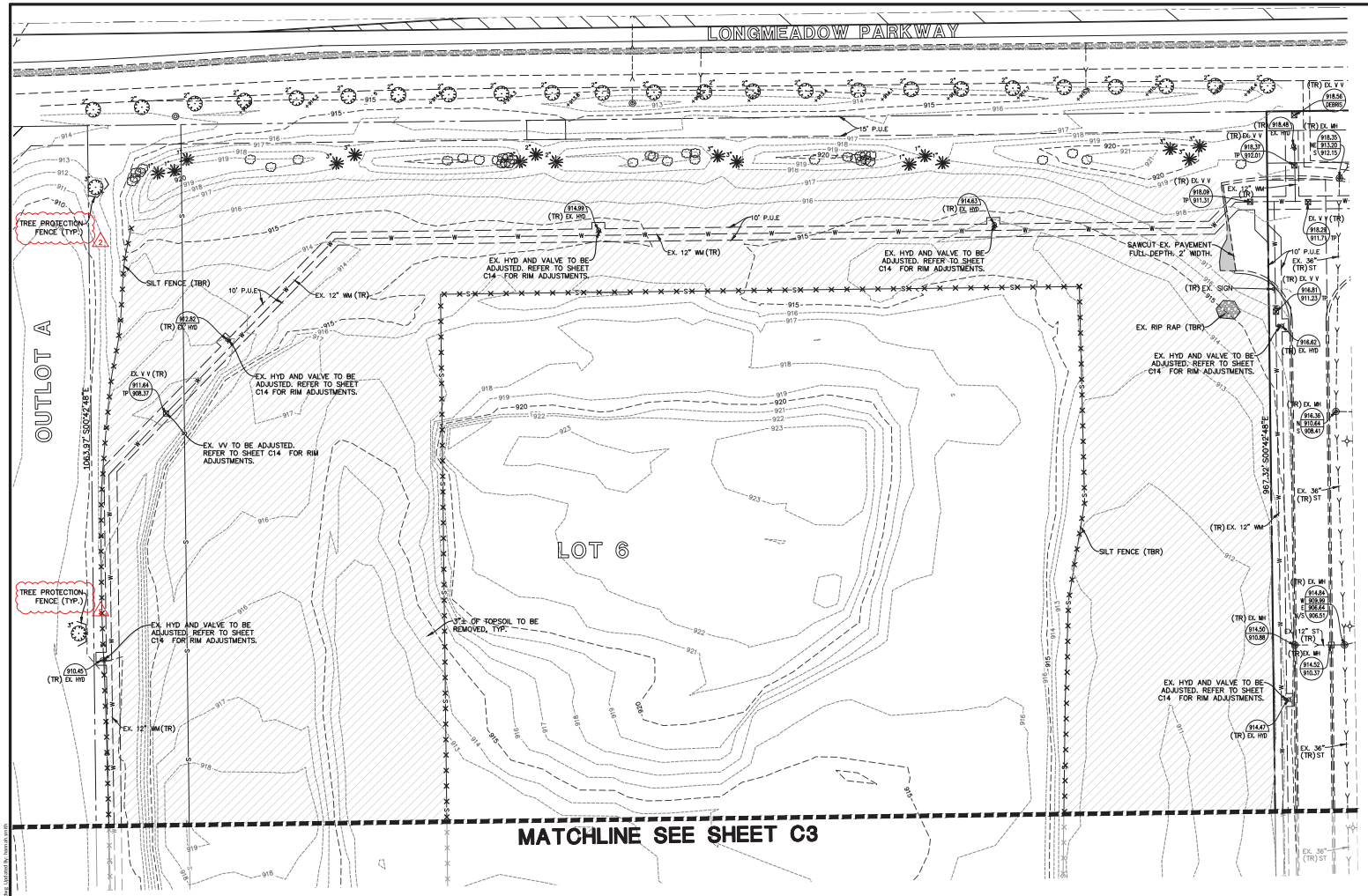
PENDING APPROVAL NOT FOR CONSTRUCTION


MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.




DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- 3"± TOPSOIL TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 04/04/2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
4. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
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7. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
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11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

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| DRAWN BY | | | | | | | HMS |
|---|---|---|---|---|---|---|---|
| REVISIONS | | | | | | | |
| DATE | | | | | | | 2/27/2026 REVISED PER VILLAGE REVIEW |

Manhard CONSULTING

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1550 Bluegrass Lakes Parkway, Suite 100, Alpharetta, GA 30004
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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4

VILLAGE OF ALGONQUIN, ILLINOIS

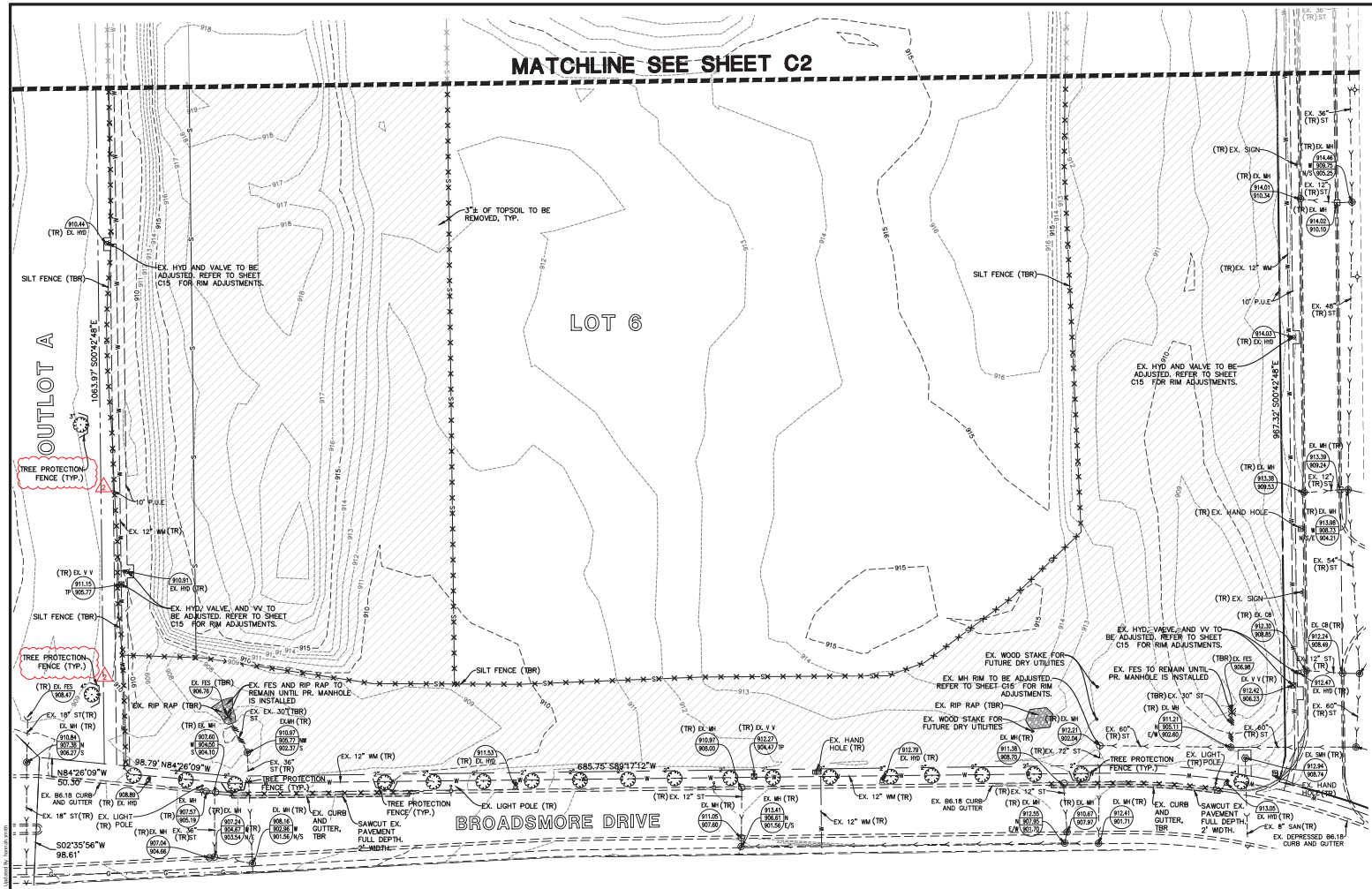
EXISTING CONDITIONS AND DEMOLITION PLAN - NORTH

| | |
|---|---|
| PROJ. MGR.: | QDH |
| PROJ. ASSOC.: | MTM |
| DRAWN BY: | DDS |
| DATE: | 06/05/2024 |
| SCALE: | 1"=40' |

SHEET C2

NDPALIL01

PENDING APPROVAL NOT FOR CONSTRUCTION

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- SAWCUT LINE
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11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| HMS | REVISED PER VILLAGE REVIEW | 04/22/2024 |
| CLH | REVISED PER VILLAGE REVIEW | 05/21/2024 |

Manhard CONSULTING

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - SOUTH

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: DDS
DATE: 06/05/2024
SCALE: 1"=40'

SHEET C3
NDPALIL01

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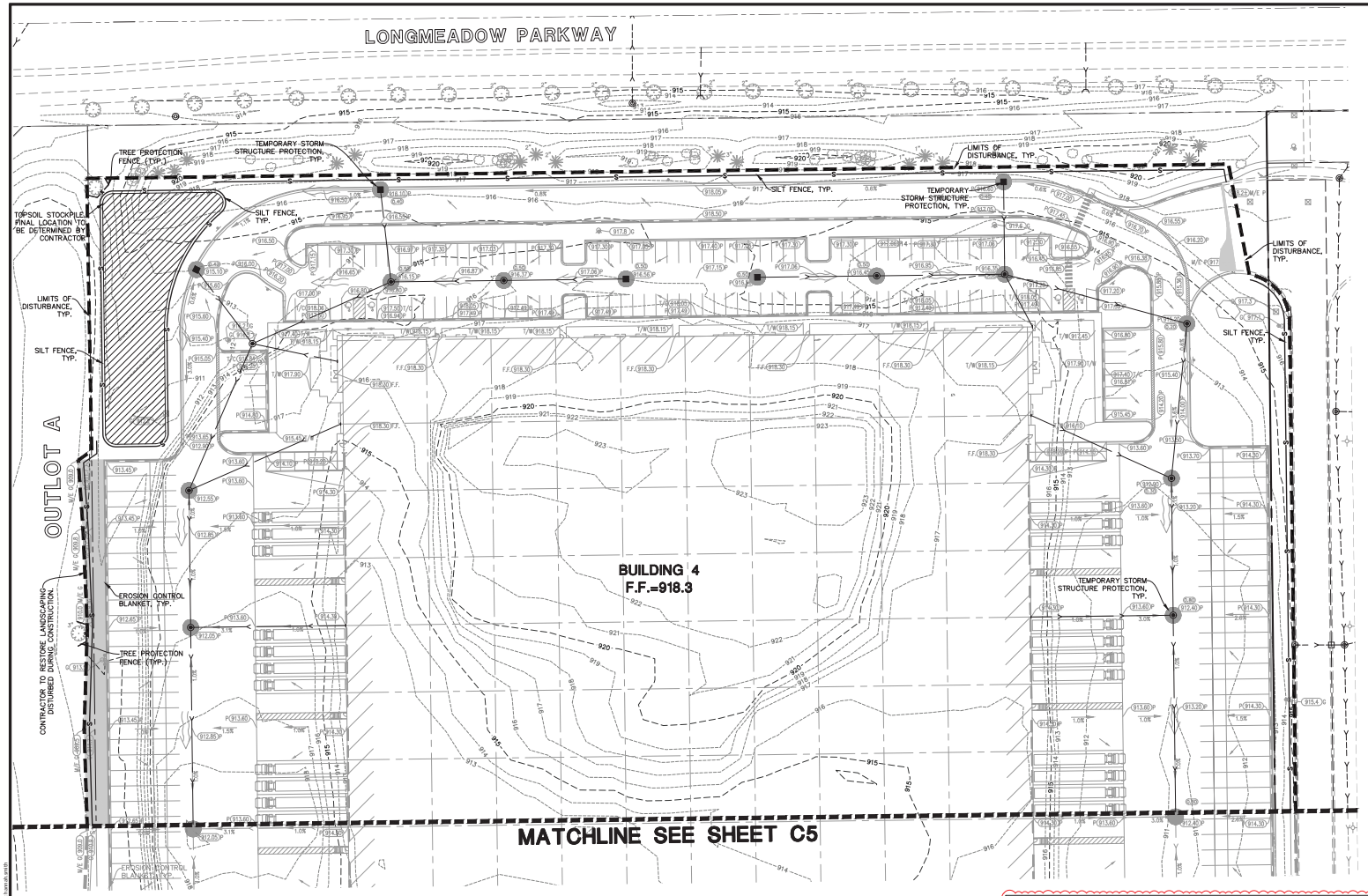


SOIL PROTECTION CHART

| STABILIZATION CHART | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PERMANENT SEEDINGS | A | | | | | | | | | | | |
| DORMANT SEEDINGS | B | | | | | | | | | | | B |
| TEMPORARY SEEDINGS | | | | | | | | | | | | |
| TEMPORARY SEEDINGS | C | | | | | | | | | | | |
| SODDING | | | | | | | | | | | | |
| MULCHING | F | | | | | | | | | | | |

A – KENTUCKY BLUEGRASS, 80 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN, KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE
* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRESIDENCE OVER THIS CHART. ANY QUESTIONS SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. CONTRACTOR IS RESPONSIBLE FOR PUMPING AND DEWATERING AS NECESSARY. FOR PROPOSED IMPROVEMENTS, DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT STORAGE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

CONSTRUCTION SEQUENCE

| CONSTRUCTION SEQUENCE | APPROXIMATE START DATE | DURATION |
|---|---|---|
| 1. INSTALL SILT FENCE AT LOCATIONS INDICATED ON PLANS. | 4/29/2026 | 2 DAYS |
| 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE. | 4/29/2026 | 1 DAY |
| 3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS, AND/OR BASINS. | 4/29/2026 | CONTINUOUS |
| 4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS. | 5/4/2026 | 15 DAYS |
| 5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES. | AS NEEDED | 1 DAY |
| 6. CUT AND FILL SITE TO PLAN DUB-GRADE. | 5/11/2026 | 20 DAYS |
| 7. CONSTRUCT UNDERGROUND IMPROVEMENTS , i.e. SANITARY SEWER, WATER, AND STORM SEWER**, ETC. | 6/9/2026 | 30 DAYS |
| 8. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN. | 7/15/2026 | 65 DAYS |
| 9. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION. | 11/3/2026 | |
| 10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. | 11/3/2026 | 5 DAYS |
| | | |
| ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED. | | |

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| HMS | REVISED PER VILLAGE REVIEW | 4/27/2026 |
| CJH | REVISED PER VILLAGE REVIEW | 4/29/2026 |

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
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SHEET
C4
NDPALIL01


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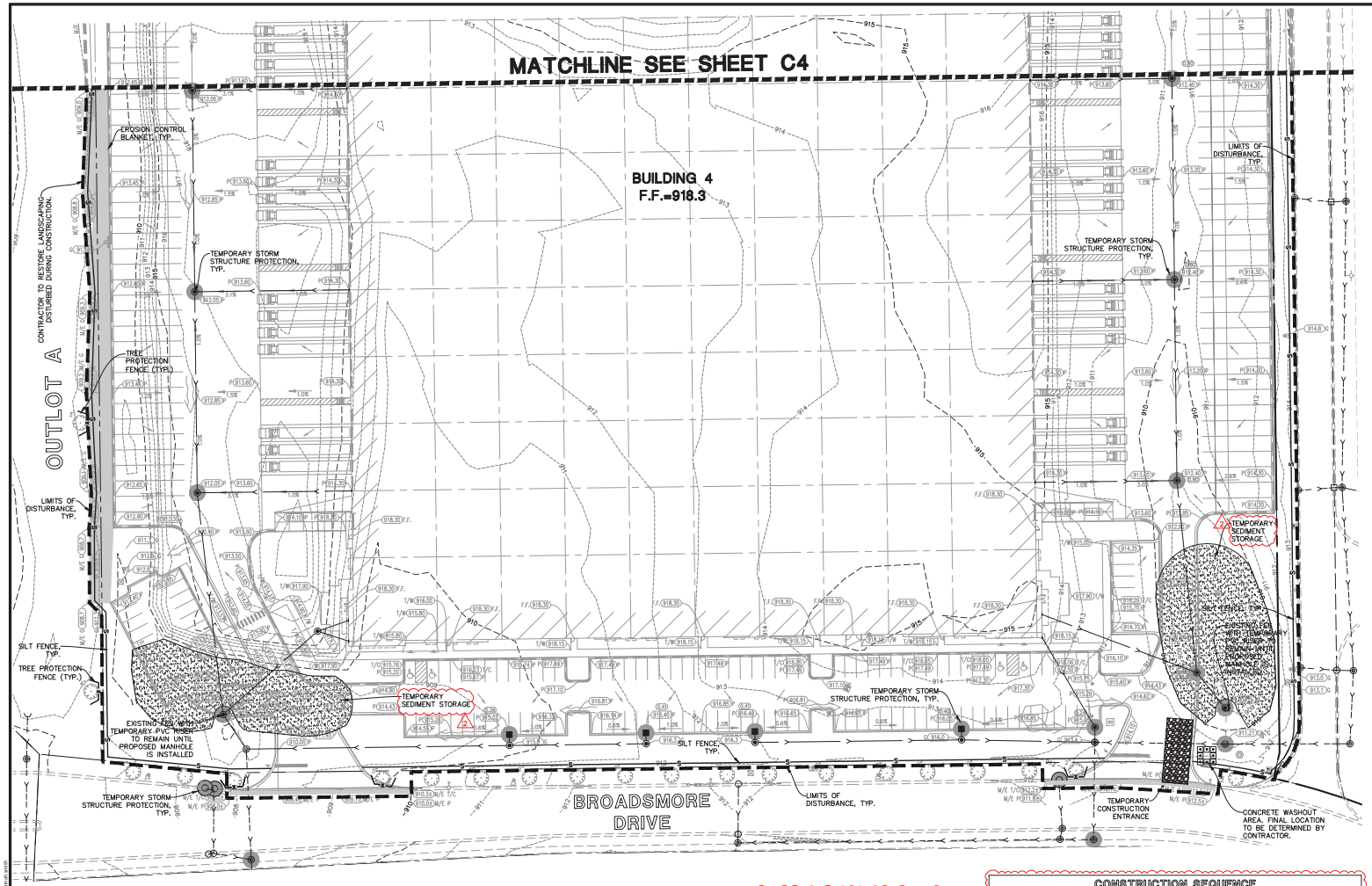


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### SOIL PROTECTION CHART

| STABILIZATION CHART | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PERMANENT SEEDINGS | B | | | | | | | | | B | | |
| DORMANT SEEDINGS | | | C | | | | | | | | | |
| TEMPORARY SEEDINGS | | | | | | | | | | | | |
| TEMPORARY SEEDINGS | D | | | | | | | | | | | |
| SODDING | | | E** | | | | | | | | | |
| MULCHING | F | | | | | | | | | | | |

A – KENTUCKY BLUEGRASS, 80 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS

D – WHEAT OR CEREAL RYE

E – SOD (NURSERY GROWN, KENTUCKY BLUEGRASS)

F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRESIDENCE OVER THIS CHART AND SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

### SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. CONTRACTOR IS RESPONSIBLE FOR PUMPING AND DEWATERING AS NECESSARY. FOR PROPOSED IMPROVEMENTS, DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

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| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| HMS | REVISED PER VILLAGE REVIEW | 03/22/2026 |
| CJH | REVISED PER VILLAGE REVIEW | 04/29/2026 |

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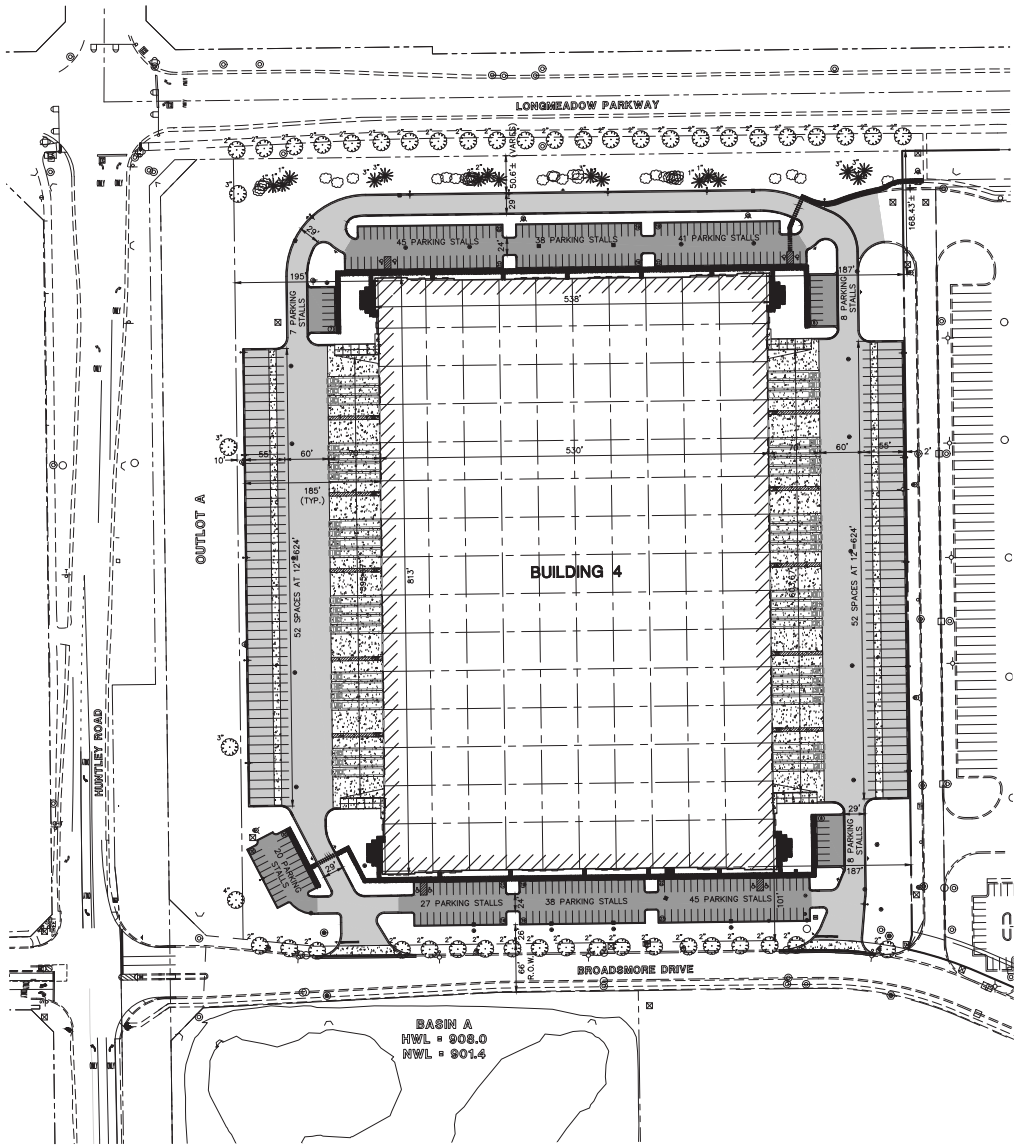
Civil Engineering • Land Development • Surveying • Water Resource Engineering • Structural Engineering • Environmental Services • Landscape Architecture • Planning

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH

| | |
|---|---|
| PROJ. MGR.: | QDH |
| PROJ. ASSOC.: | MTM |
| DRAWN BY: | DDS |
| DATE: | 06/05/2024 |
| SCALE: | 1"=40' |

SHEET
C5
NDPALIL01

PENDING APPROVAL NOT FOR CONSTRUCTION

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SCALE: 1"=80'

| SITE DATA | |
|---|---|
| SITE AREA | 22.5 ACRES |
| BUILDING AREA | 428,898 SF |
| STANDARD PARKING PROVIDED | 269 SPACES |
| HANDICAP PROVIDED | 8 SPACES |
| TOTAL PARKING PROVIDED | 277 SPACES |
| TRAILER PARKING PROVIDED | 104 SPACES |

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
10" AGGREGATE BASE COURSE, TYPE B

VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
14" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| HMS | REVISED PER VILLAGE REVIEW | 07/22/2024 |
| CJH | REVISED PER VILLAGE REVIEW | 08/21/2024 |

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Milwaukee, WI • Environmental Services • Landscape Architecture • Planning

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: DDS
DATE: 06/05/2024
SCALE: 1"=80'

SHEET
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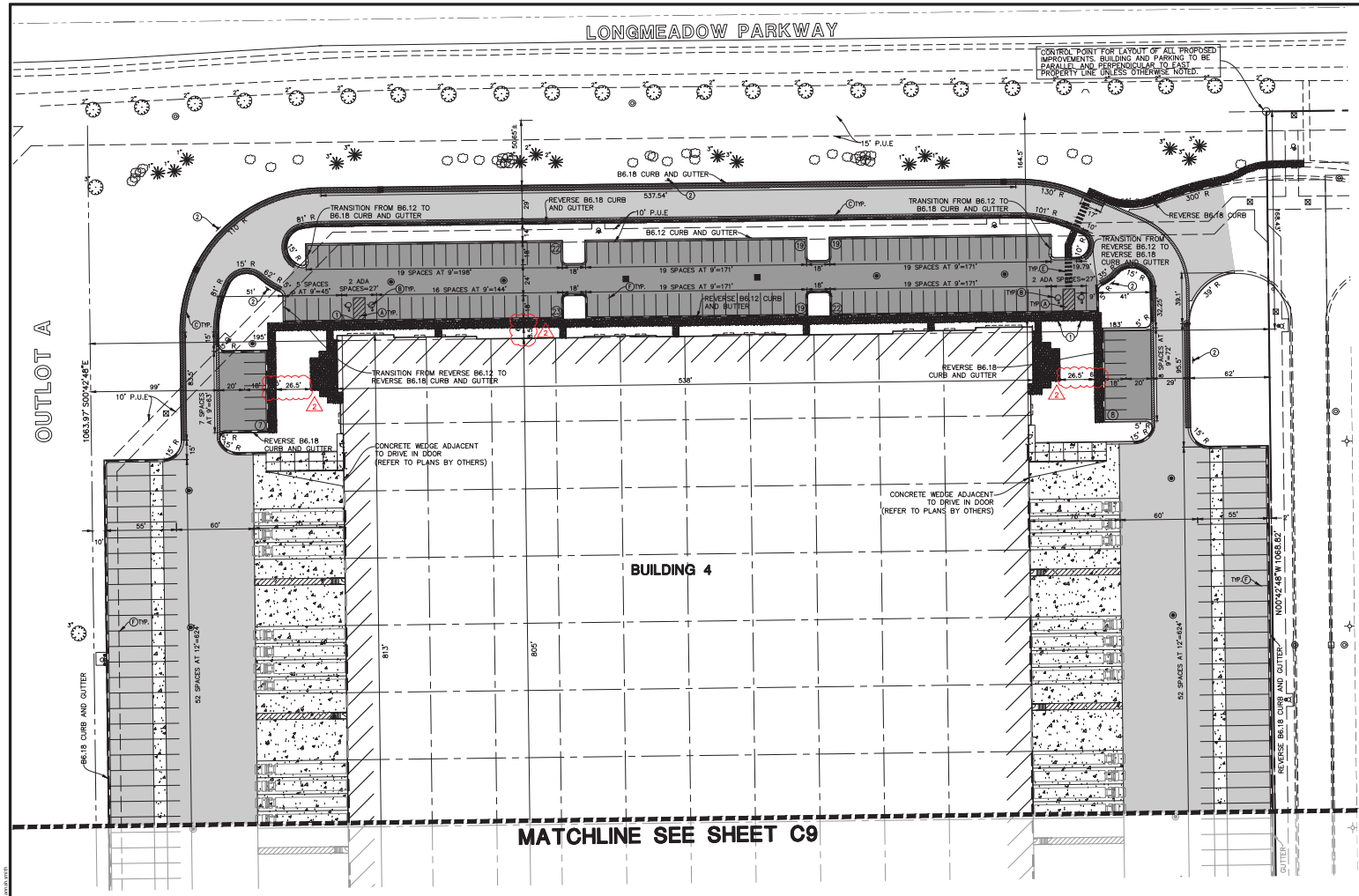


SIGN LEGEND

1. R7-8 HANDICAP PARKING SIGN
2. R8-31 NO PARKING FIRE LANE SIGN
3. R1-1 STOP SIGN
4. R4-7 KEEP RIGHT SIGN

PAVEMENT MARKING LEGEND

- (A) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (B) HC STALL MARKINGS
- (C) YELLOW CURB PAINTING
- (D) 24" WHITE STOP BAR
- (E) 12" SOLID WHITE SPACE 3' O.C.
- (F) 4" YELLOW LINE

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
10" AGGREGATE BASE COURSE, TYPE B

VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

| DRAWN BY | CJH |
|---|---|
| REVISIONS | |
| DATE | 02/19/2025 REVISED PER VILLAGE REVIEW |

Manhard CONSULTING

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - NORTH

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|---|---|
| PROJ. MGR.: | QDH |
| PROJ. ASSOC.: | MTM |
| DRAWN BY: | DDS |
| DATE: | 06/05/2024 |
| SCALE: | 1"=40' |

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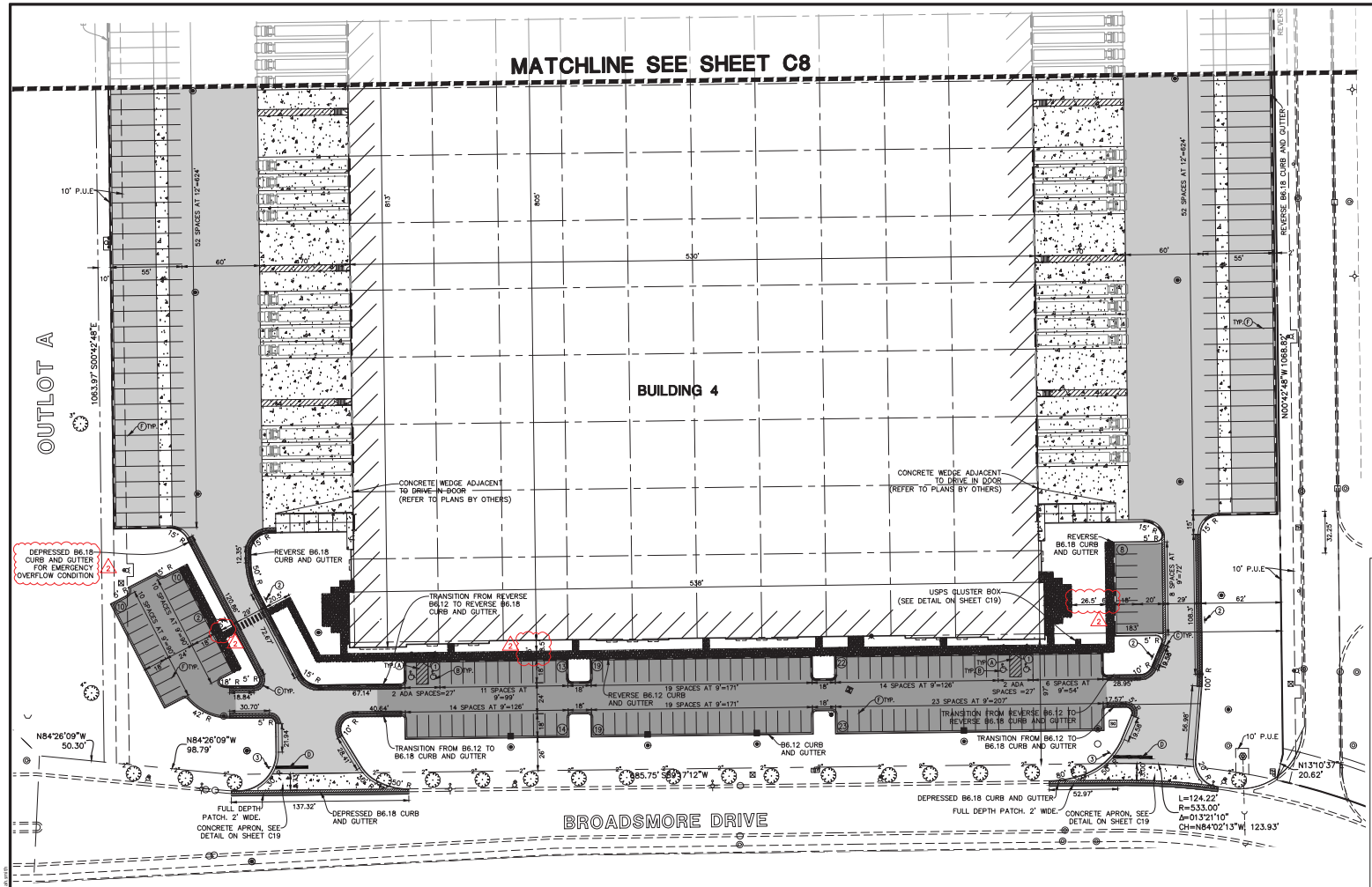


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| DATE | 02/19/2025 REVISED PER VILLAGE REVIEW |

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - SOUTH

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: DDS
DATE: 06/05/2024
SCALE: 1"=40'

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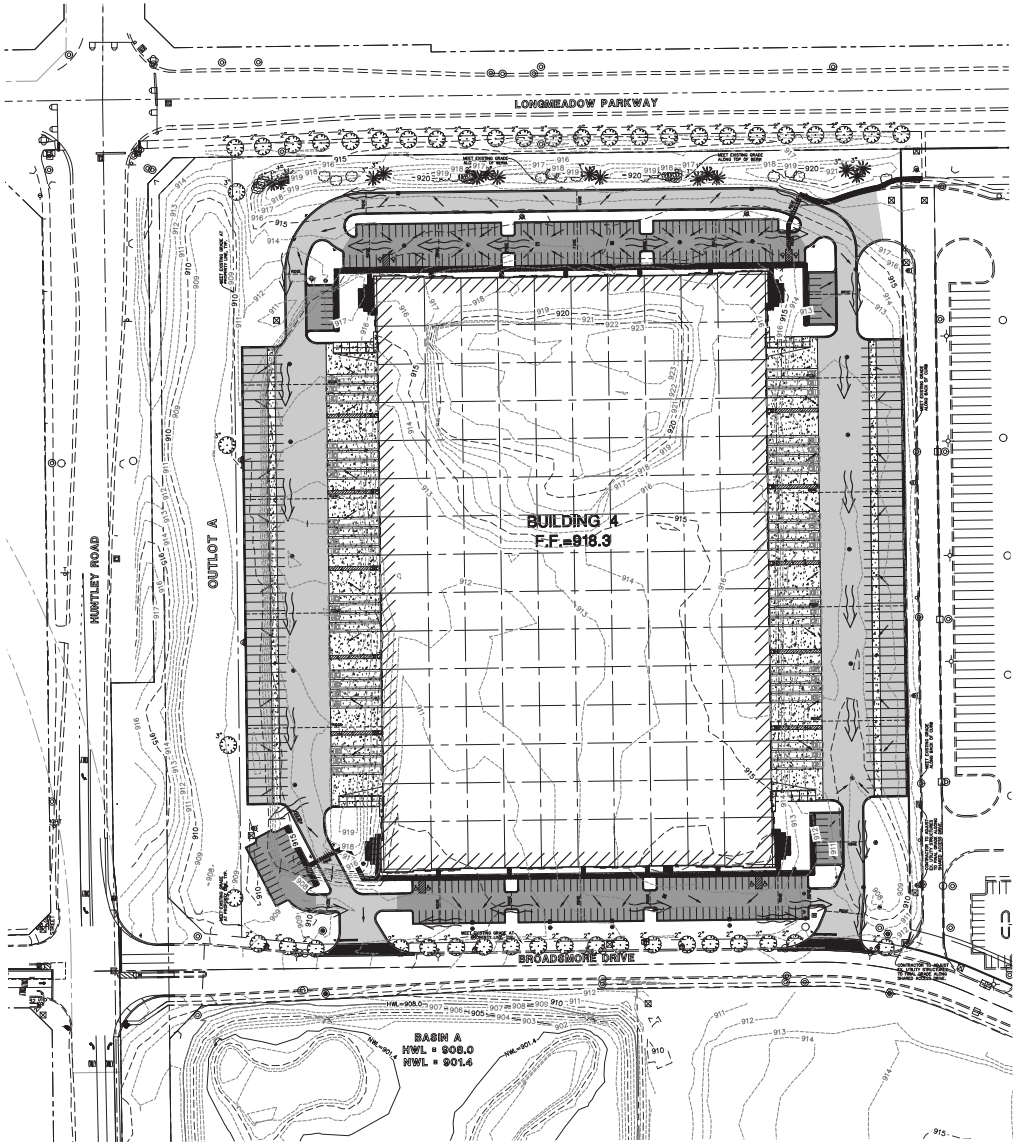


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SCALE: 1"=80'

GRADING PLAN LEGEND

| | |
|---|---|
| 764 | PROPOSED 1 FOOT CONTOURS |
| 782.8 G | PROPOSED SPOT ELEVATION |
| F.F. | PROPOSED FINISHED FLOOR ELEVATION |
| G/F | PROPOSED GRADE AT FOUNDATION |
| P | PROPOSED PAVEMENT ELEVATION |
| T/C | PROPOSED TOP OF CURB |
| T/W | PROPOSED TOP OF WALK |
| T/WALL | PROPOSED TOP OF WALL |
| M/E | MEET EXISTING |
| G | PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL |
| | PROPOSED DITCH OR SWALE |
| | PROPOSED DIRECTION OF FLOW |
| | OVERFLOW RELIEF SWALE |
| RIDGE | PROPOSED RIDGE LINE |
| D.P. | PROPOSED DEPTH OF PONDING |
| | RETAINING WALL |
| (L) | PROPOSED SWALE LOW POINT |
| (S) | PROPOSED SWALE SUMMIT |

GRADING NOTES:

1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
9. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 04/04/2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

PAVEMENT LEGEND

| | |
|---|---|
| | HEAVY DUTY ASPHALT PAVEMENT<br>2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50<br>4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50<br>12" AGGREGATE BASE COURSE, TYPE B |
| | STANDARD DUTY PAVEMENT<br>2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50<br>2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50<br>10" AGGREGATE BASE COURSE, TYPE B |
| | VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR<br>2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50<br>3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50<br>14" AGGREGATE BASE COURSE, TYPE B |
| | CONCRETE SIDEWALK<br>5" PORTLAND CEMENT CONCRETE<br>4" COMPACTED AGGREGATE BASE COURSE, TYPE B |
| | CONCRETE PAVEMENT<br>8" PORTLAND CEMENT CONCRETE<br>6" AGGREGATE BASE COURSE, TYPE B |

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| CJH | REVISED PER VILLAGE REVIEW | 09/19/2025 |

Manhard CONSULTING

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4

VILLAGE OF ALGONQUIN, ILLINOIS

OVERALL GRADING PLAN

| | |
|---|---|
| PROJ. MGR.: | QDH |
| PROJ. ASSOC.: | MTM |
| DRAWN BY: | DDS |
| DATE: | 06/05/2024 |
| SCALE: | 1"=80' |

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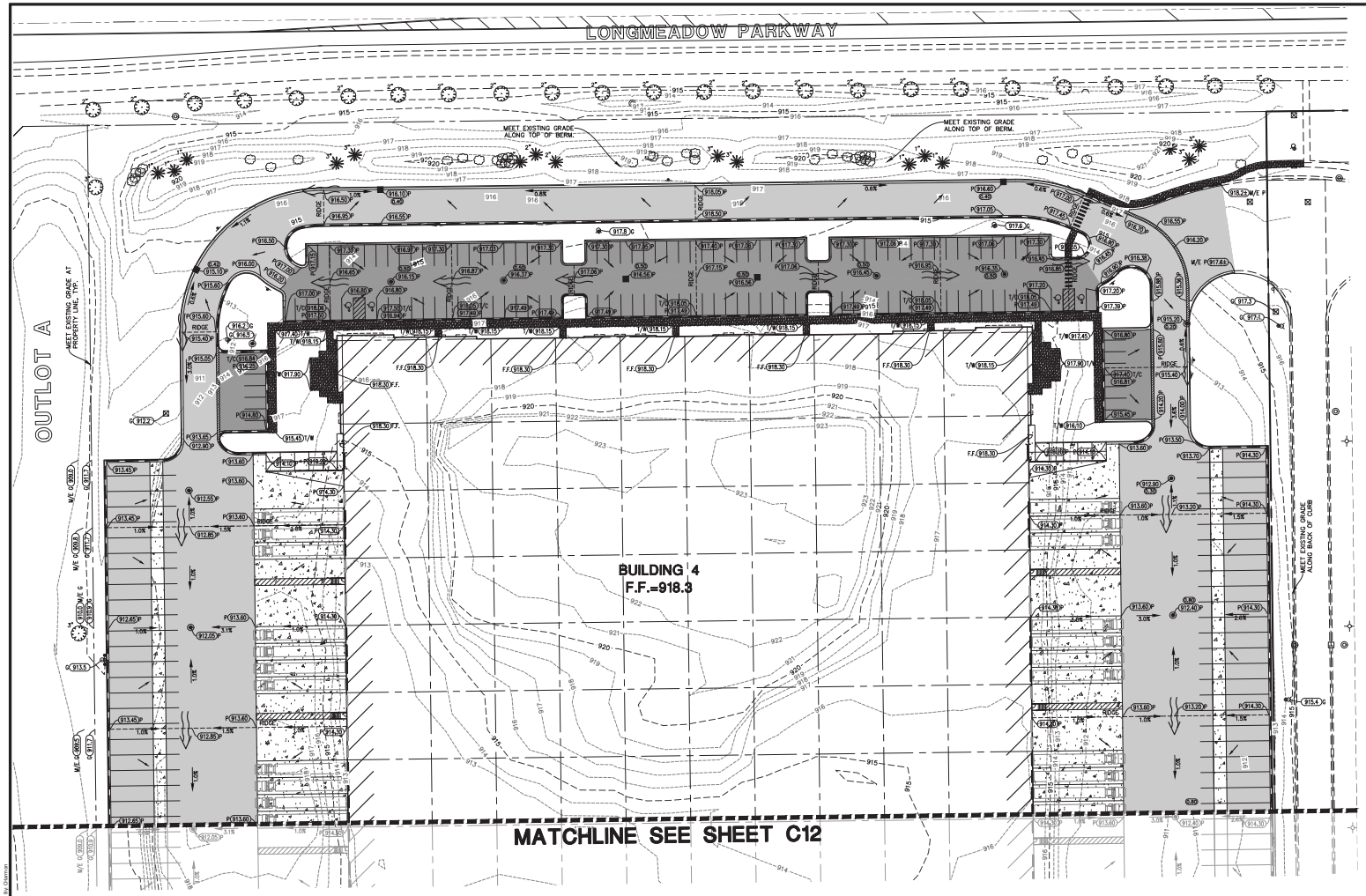
PENDING APPROVAL NOT FOR CONSTRUCTION




N

0 20 40 80

SCALE: 1"=40'

GRADING PLAN LEGEND

| | |
|---|---|
| 764 | PROPOSED 1 FOOT CONTOURS |
| 792.8 | PROPOSED SPOT ELEVATION |
| F.F. | PROPOSED FINISHED FLOOR ELEVATION |
| G/F | PROPOSED GRADE AT FOUNDATION |
| P | PROPOSED PAVEMENT ELEVATION |
| T/C | PROPOSED TOP OF CURB |
| T/W | PROPOSED TOP OF WALK |
| T/WALL | PROPOSED TOP OF WALL |
| M/E | MEET EXISTING |
| G | PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL |
| | PROPOSED DITCH OR SWALE |
| | PROPOSED DIRECTION OF FLOW |
| | OVERFLOW RELIEF SWALE |
| RIDGE | PROPOSED RIDGE LINE |
| 0.3' | PROPOSED DEPTH OF PONDING |
| | RETAINING WALL |
| (L) | PROPOSED SWALE LOW POINT |
| (S) | PROPOSED SWALE SUMMIT |

GRADING NOTES:

1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
9. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 04/04/2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

STANDARD DUTY PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, MIX D, N50
10" AGGREGATE BASE COURSE, TYPE B

VILLAGE OF ALGONQUIN INDUSTRIAL COLLECTOR
2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
14" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

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| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| CLH | REVISED PER VILLAGE REVIEW | 02/19/2026 |

Manhard CONSULTING

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4

VILLAGE OF ALGONQUIN, ILLINOIS

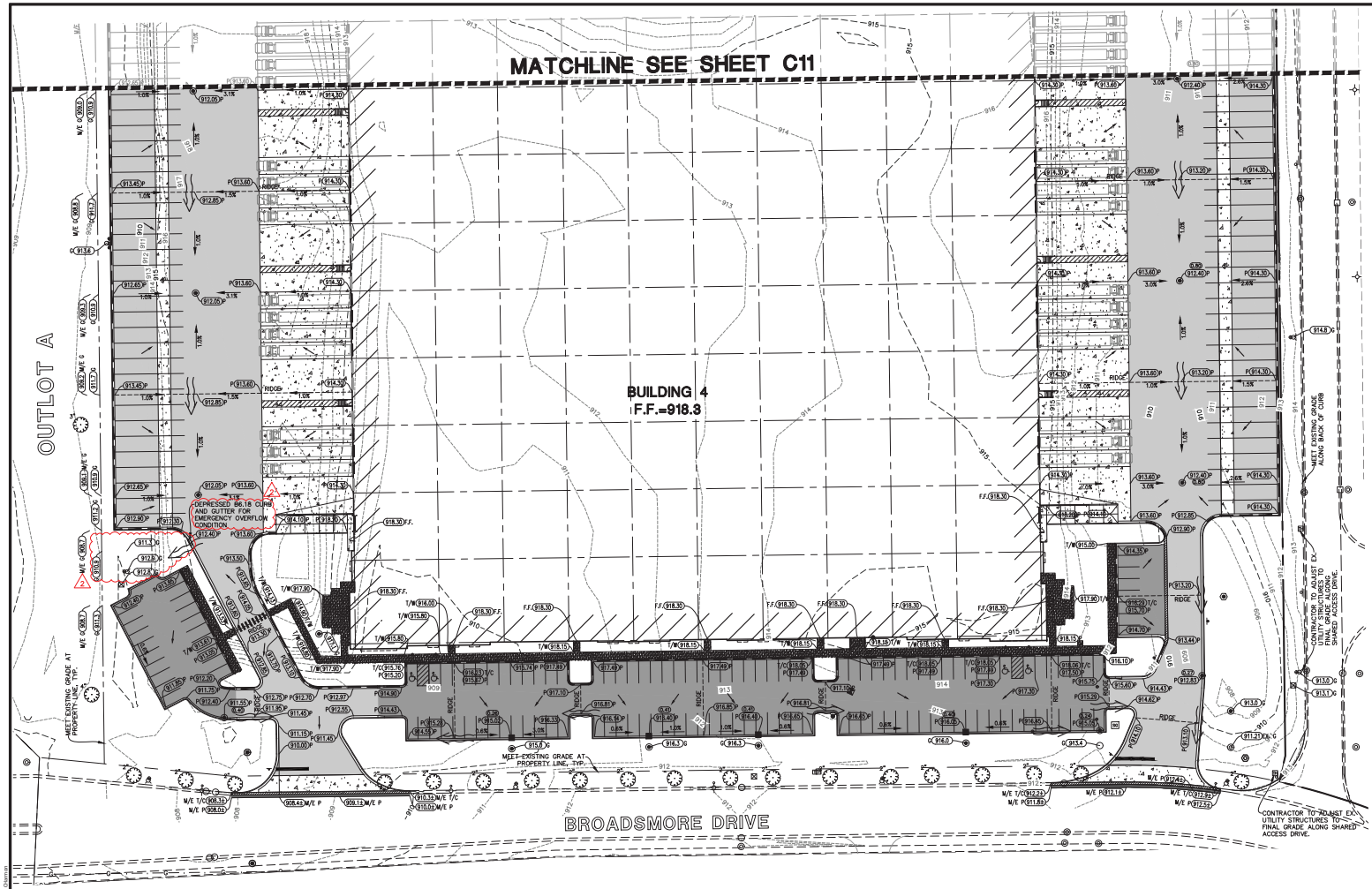
GRADING PLAN - NORTH

| | |
|---|---|
| PROJ. MGR.: | QDH |
| PROJ. ASSOC.: | MTM |
| DRAWN BY: | DDS |
| DATE: | 06/05/2024 |
| SCALE: | 1"=40' |

SHEET C11

NDPALIL01

PENDING APPROVAL NOT FOR CONSTRUCTION




GRADING PLAN LEGEND

| | |
|---|---|
| 714 | PROPOSED 1 FOOT CONTOURS |
| 792.8 G | PROPOSED SPOT ELEVATION |
| F.F. | PROPOSED FINISHED FLOOR ELEVATION |
| G/F | PROPOSED GRADE AT FOUNDATION |
| P | PROPOSED PAVEMENT ELEVATION |
| T/C | PROPOSED TOP OF CURB |
| T/W | PROPOSED TOP OF WALK |
| T/WALL | PROPOSED TOP OF WALL |
| M/E | MEET EXISTING |
| G | PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL |
| | PROPOSED DITCH OR SWALE |
| | PROPOSED DIRECTION OF FLOW |
| | OVERFLOW RELIEF SWALE |
| RIDGE | PROPOSED RIDGE LINE |
| 0.37 | PROPOSED DEPTH OF PONDING |
| | RETAINING WALL |
| L | PROPOSED SWALE LOW POINT |
| S | PROPOSED SWALE SUMMIT |

GRADING NOTES:

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8" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE, TYPE B

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| HAS | REVISED PER VILLAGE REVIEW | 04/22/2024 |
| CJH | REVISED PER VILLAGE REVIEW | 06/21/2024 |

Manhard CONSULTING
Wheaton, IL 60188 | Aurora, IL 60504 | Chicago, IL 60606 | Milwaukee, WI 53202 | Minneapolis, MN 55402
630.462.2930 | www.manhard.com

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
GRADING PLAN - SOUTH

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: DDS
DATE: 06/05/2024
SCALE: 1"=40'

SHEET
C12
NDPALIL01

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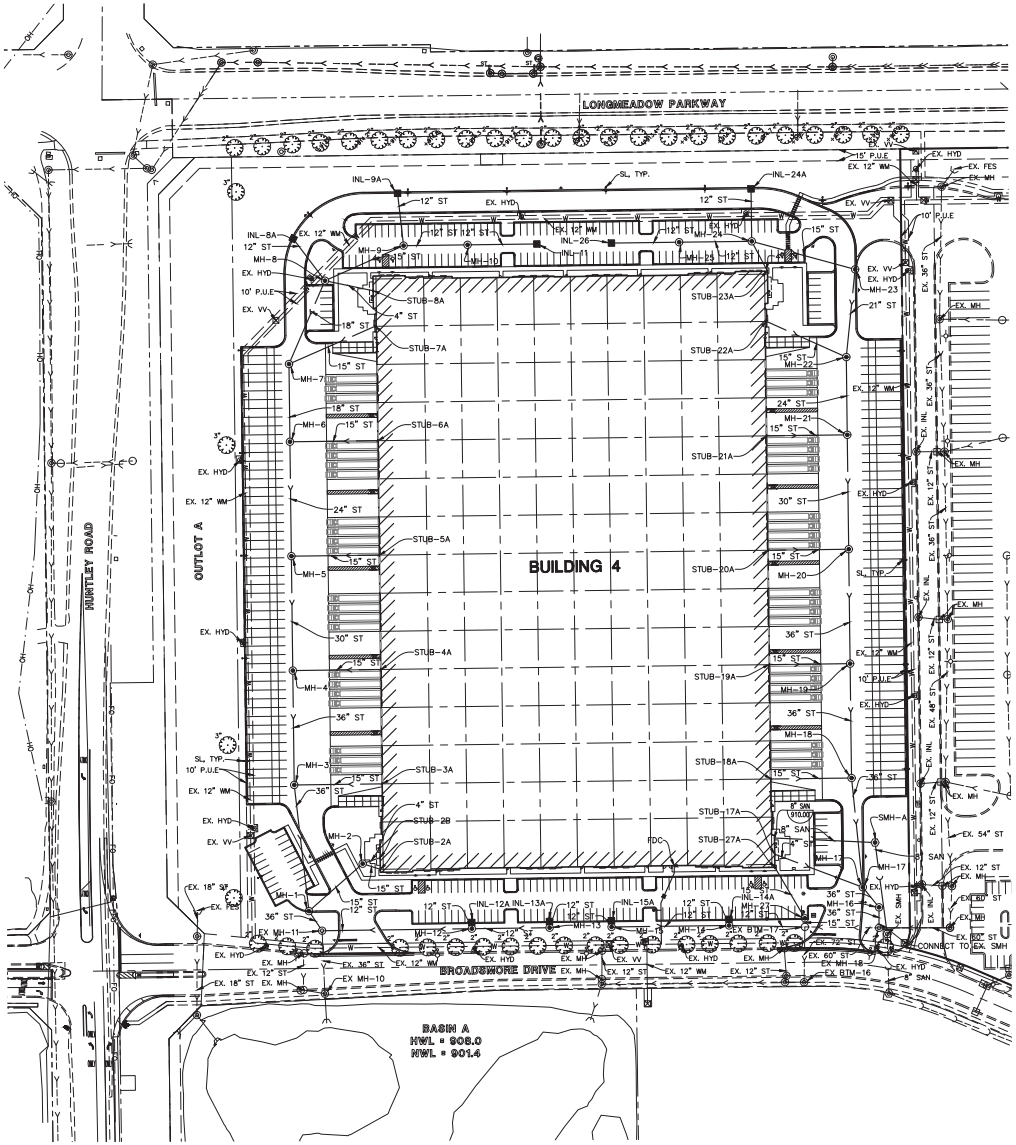
PENDING APPROVAL NOT FOR CONSTRUCTION




UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO PHOTOMETRIC AND SITE ELECTRICAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING STORM AND SANITARY MANHOLES.
17. WRAPIDSEAL BY CANUSA-CPS EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES, STORM STRUCTURES, AND VALVE VAULTS. 2
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE DUCTILE IRON CLASS 52 WITH METALLIC ZINC COATING LAYER (ISO 2004) PER AWWA C151 AND WRAPPED WITH V-BIO ENHANCED POLYWRAP. 2
20. ALL STORM MANHOLES SHALL BE OPEN LID UNLESS OTHERWISE NOTED.
21. ALL TRENCH BACKFILL SHALL FOLLOW VILLAGE DETAIL, CODES, AND PERMIT NOTES 2

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| CLH | 2 PER VILLAGE REVIEW | 02/19/2025 |

Manhard CONSULTING

NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4

VILLAGE OF ALGONQUIN, ILLINOIS

OVERALL UTILITY PLAN

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: DDS
DATE: 06/05/2024
SCALE: 1"=80'

SHEET
C13
NDPALIL01

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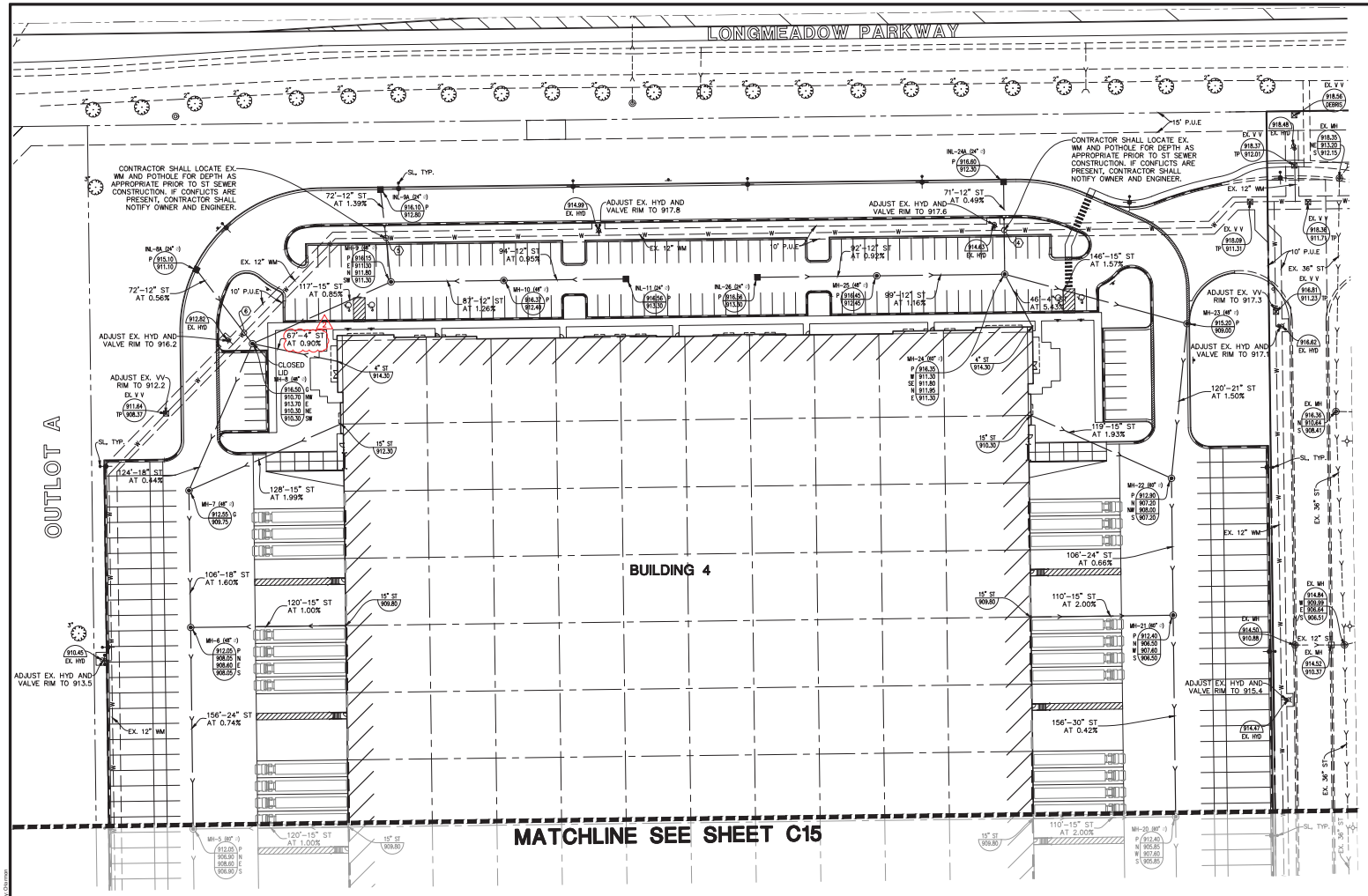
PENDING APPROVAL NOT FOR CONSTRUCTION


LONGMEADOW PARKWAY
OUTLOT A
BUILDING 4
MATCHLINE SEE SHEET C15
CONTRACTOR SHALL LOCATE EX. WM AND POTHOLE FOR DEPTH AS APPROPRIATE PRIOR TO ST SEWER CONSTRUCTION. IF CONFLICTS ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER.
ADJUST EX. HYD AND VALVE RIM TO 916.2
ADJUST EX. VV RIM TO 912.2
ADJUST EX. HYD AND VALVE RIM TO 913.5
ADJUST EX. HYD AND VALVE RIM TO 917.8
ADJUST EX. HYD AND VALVE RIM TO 917.6
ADJUST EX. VV RIM TO 917.3
ADJUST EX. HYD AND VALVE RIM TO 917.1
ADJUST EX. HYD AND VALVE RIM TO 915.4
CLOSED LID
EX. 12" WM
EX. 36" ST
15" P.U.E
10' P.U.E
SL. TYP.
72'-12" ST AT 1.39%
72'-12" ST AT 0.56%
71'-12" ST AT 0.49%
94'-12" ST AT 0.95%
92'-12" ST AT 0.92%
87'-12" ST AT 1.26%
99'-12" ST AT 1.16%
117'-15" ST AT 0.85%
146'-15" ST AT 1.57%
46'-4" ST AT 5.43%
67'-4" ST AT 0.90%
120'-21" ST AT 1.50%
119'-15" ST AT 1.93%
124'-18" ST AT 0.44%
128'-15" ST AT 1.99%
106'-18" ST AT 1.60%
120'-15" ST AT 1.00%
106'-24" ST AT 0.66%
110'-15" ST AT 2.00%
156'-24" ST AT 0.74%
156'-30" ST AT 0.42%
110'-15" ST AT 2.00%
120'-15" ST AT 1.00%
MH-7 (48")
MH-6 (48")
MH-5 (60")
MH-22 (60")
MH-21 (60")
MH-20 (60")
MH-24 (60")
MH-23 (48")
MH-10 (48")
MH-11 (54")
MH-26 (54")
MH-25 (48")
MH-3 (48")
IN-24 (24")
IN-36 (24")
IN-11 (24")
IN-25 (24")
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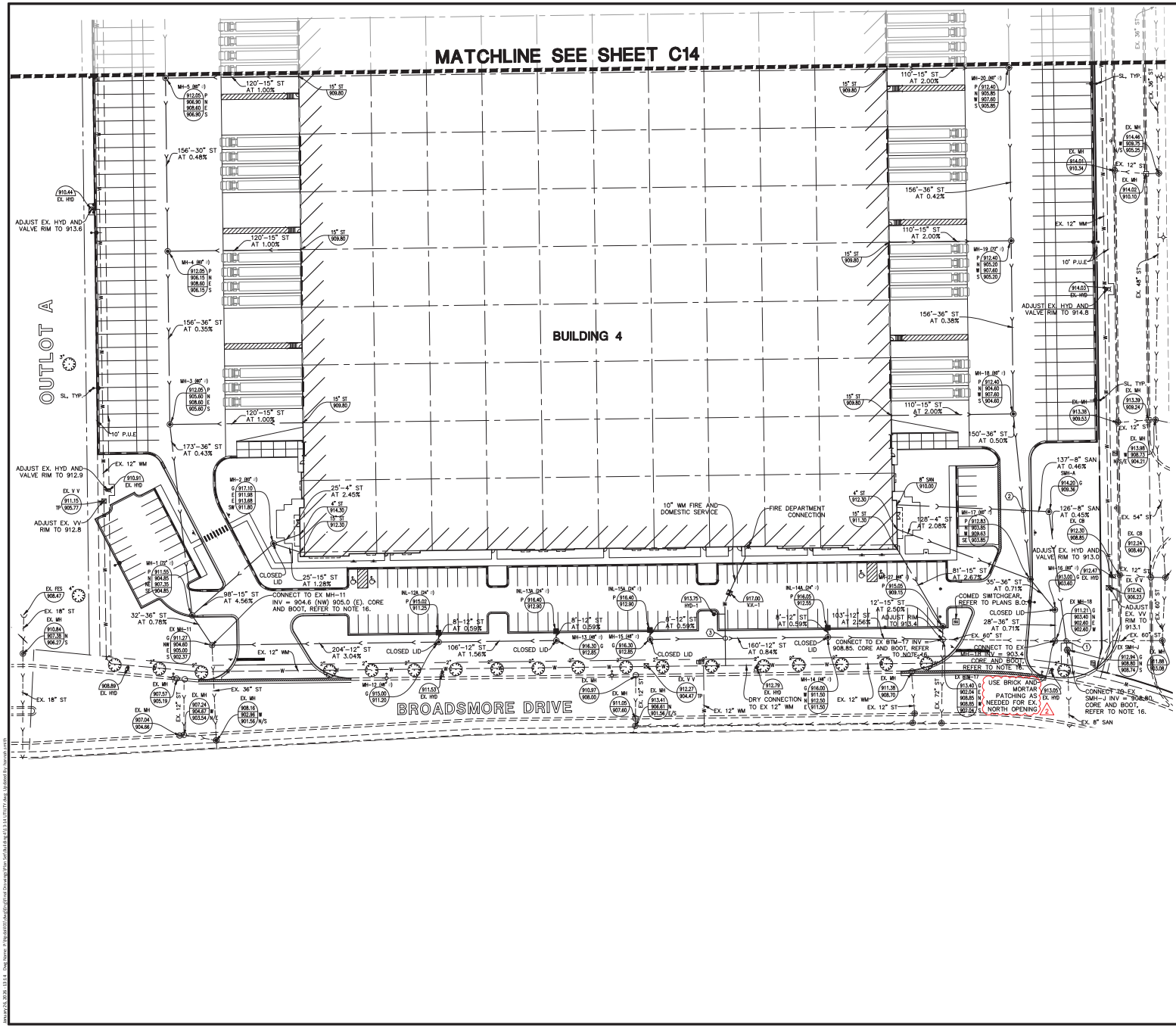


UTILITY CROSSINGS

1. SAN OVER EX ST — B/P SAN = 908.8± — T/P ST = 908.2±(V.I.F.) *CRITICAL CROSSING*
2. SAN OVER ST — B/P SAN = 909.4± — T/P ST = 907.5±
3. ST OVER EX WM — B/P ST = 912.1± — T/P WM = 908.3±(V.I.F.)
4. ST OVER EX WM — B/P ST = 912.0± — T/P WM = 908.5±(V.I.F.)
5. ST OVER EX WM — B/P ST = 912.2± — T/P WM = 908.5±(V.I.F.)
6. ST OVER EX WM — B/P ST = 910.6± — T/P WM = 907.5±(V.I.F.)

2 NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

V.I.F. = VERIFY IN FIELD

UTILITY NOTES:

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| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| HMS | REVISED PER VILLAGE REVIEW | 05/27/2020 |
| CJH | REVISED PER VILLAGE REVIEW | 08/21/2020 |

Manhard CONSULTING
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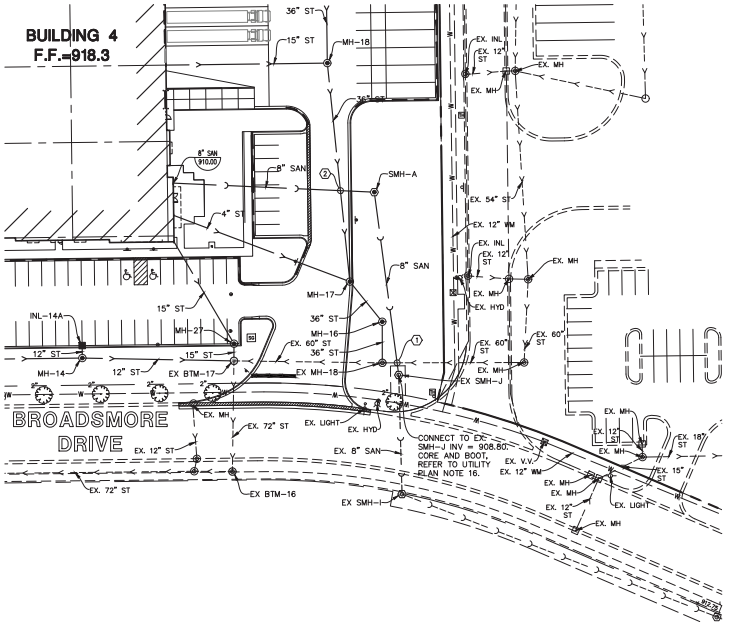
NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
UTILITY PLAN - SOUTH

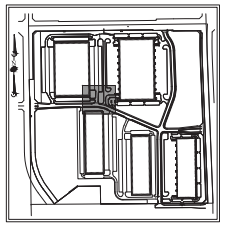
| | |
|---|---|
| PROJ. MGR.: | GDH |
| PROJ. ASSOC.: | MTM |
| DRAWN BY: | DDS |
| DATE: | 06/05/2024 |
| SCALE: | 1"=40' |

SHEET C15
NDPALIL01

PENDING APPROVAL NOT FOR CONSTRUCTION

## STUB A1 TO EX. SMH-J



NOTE: SEE UTILITY PLAN FOR ALL UTILITY NOTES

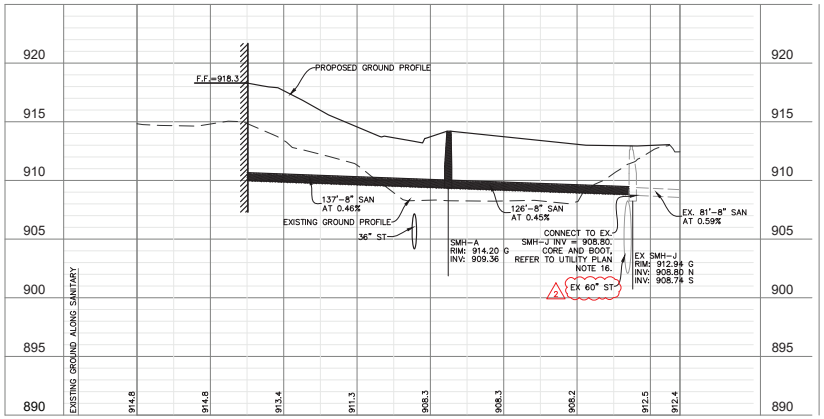
ALL SANITARY SEWER PIPE SHALL BE PVC, UNLESS NOTED OTHERWISE.

UTILITY CROSSINGS

| | | | |
|---|---|---|---|
| 1 | SAN OVER EX ST<br>B/P SAN = 908.8±<br>T/P ST = 908.2±(V.I.F.)<br>*CRITICAL CROSSING* | 4 | ST OVER EX WM<br>B/P ST = 912.0±<br>T/P WM = 908.5±(V.I.F.) |
| 2 | SAN OVER ST<br>B/P SAN = 909.4±<br>T/P ST = 907.5± | 5 | ST OVER EX WM<br>B/P ST = 912.2±<br>T/P WM = 908.5±(V.I.F.) |
| 3 | ST OVER EX WM<br>B/P ST = 912.1±<br>T/P WM = 908.3±(V.I.F) | 6 | ST OVER EX WM<br>B/P ST = 910.6±<br>T/P WM = 907.5±(V.I.F.) |

2 NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)
V.I.F. = VERIFY IN FIELD

## SANITARY SERVICE PROFILE




| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| HMS | REVISED PER VILLAGE REVIEW | 03/22/2024 |
| CJH | REVISED PER VILLAGE REVIEW | 04/19/2024 |

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NORTHPOINT ALGONQUIN CORPORATE CAMPUS - BUILDING 4
VILLAGE OF ALGONQUIN, ILLINOIS
PLAN AND PROFILE - SANITARY SEWER SERVICE

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: DDS
DATE: 06/05/2024
SCALE: H:1"=40', V:1"=5'

SHEET
C16
NDPALIL01

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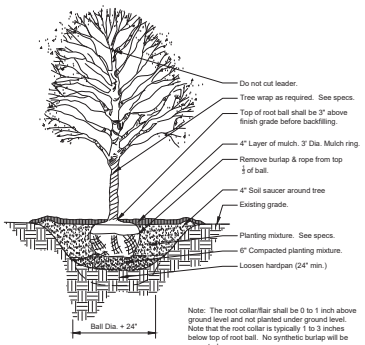
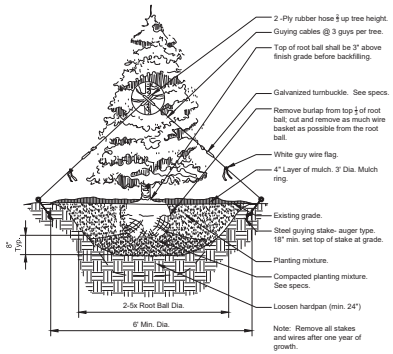
PENDING APPROVAL NOT FOR CONSTRUCTION

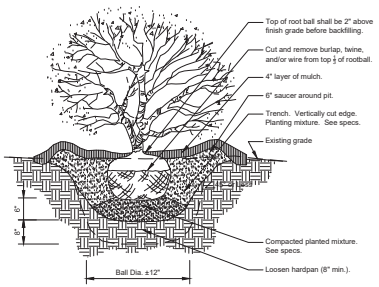
# LANDSCAPE PLAN
# for
# ALGONQUIN CAMPUS BUILDING 4
## SOUTH RANDALL ROAD AND LONGMEADOW PARKWAY
## VILLAGE OF ALGONQUIN, ILLINOIS



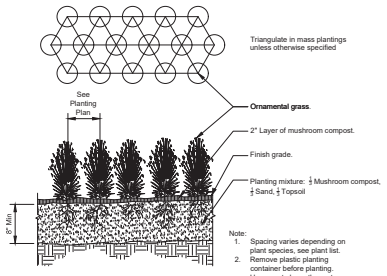

1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 32 9343.33-20



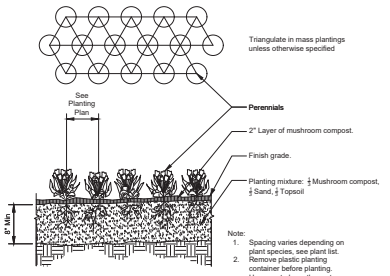

2 CONIFER TREE PLANTING
1/4" = 1'-0" 32 9343.46-01



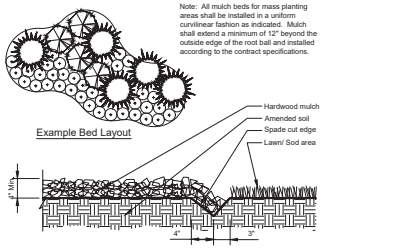

3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 32 9333.16-05




4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 32 9313-01




5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 32 9313-02




6 CONTINUOUS MULCH EDGING
1" = 1'-0" 32 9113.26-01

### Village of Algonquin Required Landscaping

**Right-of-Way Requirements:**

Street trees distributed evenly 40' o.c., using approved trees with no monocultures. Minimum 2' from and centered between curbs and sidewalks. Minimum 10' distance from hydrants, maximum 20 of any one genus and maximum 10 of any one species in parkways. Minimum 3" caliper.

Internal Roads: Street trees along internal roads have been installed as part of the previous site-wide Phase 1 installation. **Requirement is met.**

**Perimeter Screening Requirements:**

1 shade tree per 40' required along property lines.

Berms, ornamental trees, evergreen trees, and shrubs required. Residential land shall be 100% screened to a minimum height of 6', with at least 50% evergreens. **Requirement is met.**

**Parking Lot Landscape Requirements:**

Loading docks shall be screened 100% to a minimum height of 6' with 75% being evergreens. Shade trees shall be grouped in large islands. Parking lots shall accommodate snow storage. Parking lots shall be 100% screened from ROW with a hedge maintained at 30-48" ht.. **Screening provided in all areas where there is enough physical space.**

When adjacent to residential areas, parking lots shall be 100% screened with a 6' hedge or fence and shall be bordered by shade trees equal to 1 per 50'.

One shade tree per 9 parking spaces required for interior planted areas.

**Requirement is met.**

**Foundation Planting Requirements:**

Shall be required for all buildings, and shall consist of shade and ornamental trees, evergreens, shrubs, hedges, etc. Mechanical equipment, trash receptacles, etc. shall be screened and plantings shall be designed to soften large expanses of walls.

**On Plan: Meets ordinance intent.**

**Stormwater Management Planting Requirements:**

Not applicable on property.

1 NOTE- ANY DAMAGE TO EXISTING NATIVE PLANTING AREAS MUST BE REPAIRED TO THE OVERALL DEVELOPMENT PLAN

2 **NOTE: ALL TURF AREAS LOCATED BETWEEN THE PARKING LOTS AND THE BUILDING SHALL BE INSTALLED AS SOD. ALL REMAINING TURF AREAS SHALL BE INSTALLED AS SOD OR WITH AN APPROVED SEED AND BLANKET.**

### Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

INDEX OF SHEETS


| SHEET NO. | DESCRIPTION |
|---|---|
| L1 | LANDSCAPE COVER SHEET |
| L2 | OVERALL LANDSCAPE PLAN |
| L3 | LANDSCAPE PLAN NORTHWEST |
| L4 | LANDSCAPE PLAN NORTHEAST |
| L5 | LANDSCAPE PLAN WEST |
| L6 | LANDSCAPE PLAN EAST |
| L7 | LANDSCAPE PLAN SOUTHWEST |
| L8 | LANDSCAPE PLAN SOUTHEAST |
| L9 | LANDSCAPE SPECIFICATIONS |


LICENSED LANDSCAPE ARCHITECT — JENNIFER HENDRICKS 157-001253 — STATE OF ILLINOIS
SEAL Date: 04/17/2024
Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253
Expires 08/31/2025

JULIE ILLINOIS ONE-CALL SYSTEM Simply Call 811

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| MN | REVISED PER VILLAGE COMMENTS | 01/19/26 |
| MN | REVISIONS PER VILLAGE COMMENTS | 12/09/25 |

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ALGONQUIN CAMPUS BUILDING 4
ALGONQUIN, ILLINOIS
LANDSCAPE COVER SHEET

PROJ. MGR.: QH
PROJ. ASSOC.: ---
DRAWN BY: JSH
DATE: 6/5/2024
SCALE: AS SHOWN
SHEET L1 OF L9
NPD.ALIL01

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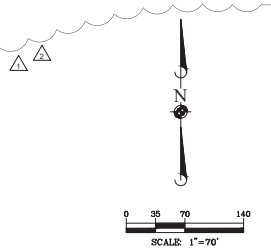
Saved: 2/2/26 - 08:27 File Name: J:\projects\Algonquin\Algonquin Campus Building 4\Landscape\Landscape Plan\Algonquin Campus Building 4 Landscape Plan.dwg Updated By: mdelucio

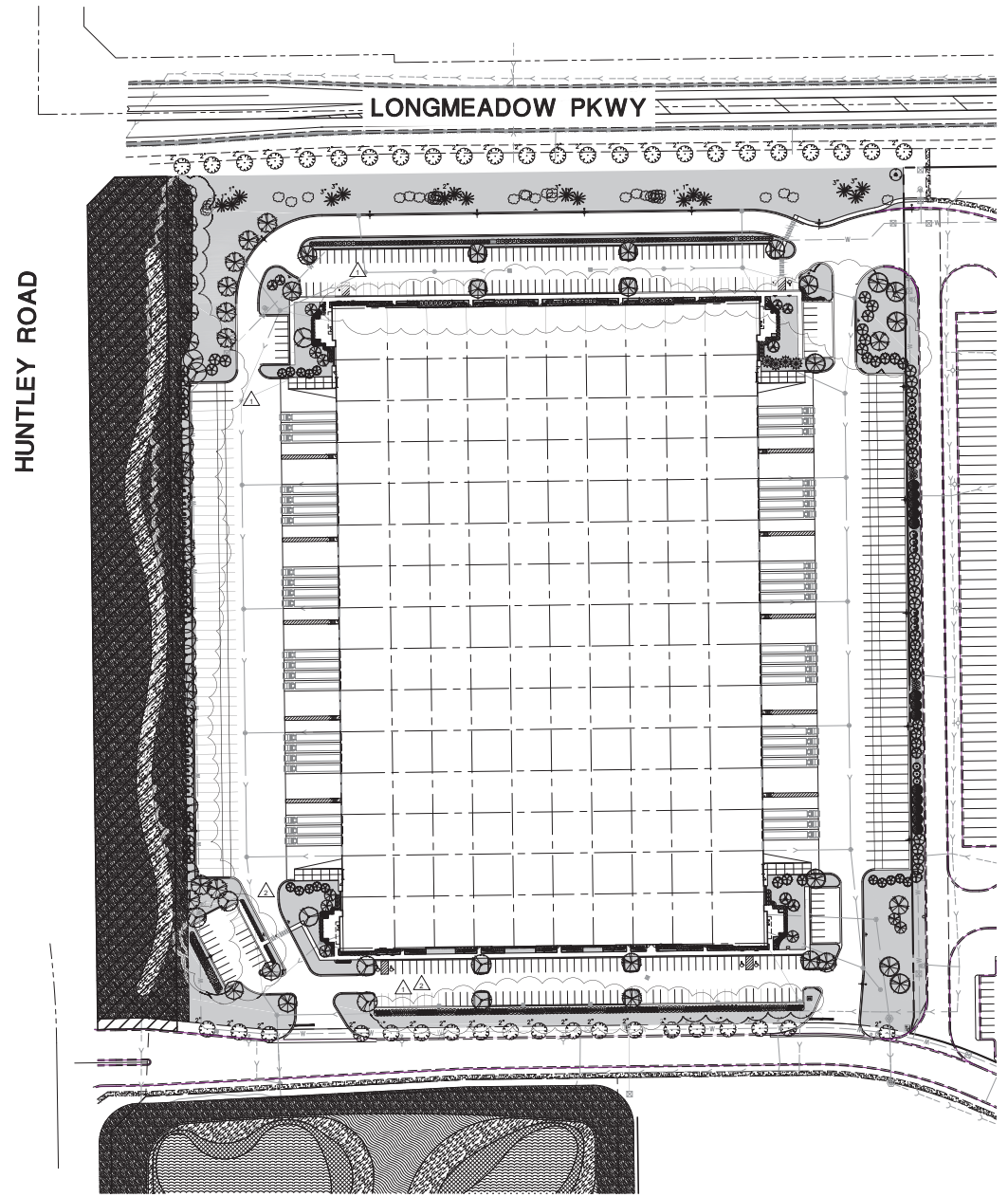
## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| CA | 4 | Carpinus caroliniana | American Hornbeam | 3" Cal. | B&B | |
| CO | 9 | Carya ovata | Shagbark Hickory | 3" Cal. | B&B | |
| CU | 6 | Celtis occidentalis 'Ulzam' | Ultra™ Hackberry | 3" Cal. | B&B | |
| CT | 6 | Corylus colurna | Turkish Filbert | 3" Cal. | B&B | |
| GT | 4 | Ginkgo biloba 'The President' | Presidential Gold® Maidenhair Tree | 3" Cal. | B&B | |
| GK | 2 | Gymnocladus dioicus | Kentucky Coffeetree | 3" Cal. | B&B | |
| LS | 7 | Liquidambar styraciflua | Sweet Gum | 3" Cal. | Pot | |
| QB | 5 | Quercus bicolor | Swamp White Oak | 3" Cal. | B&B | |
| QM2 | 11 | Quercus macrocarpa | Burr Oak | 3" Cal. | B&B | |
| QM | 2 | Quercus muehlenbergii | Chinkapin Oak | 3" Cal. | B&B | |
| UX | 7 | Ulmus x 'Morton Red Tip' | Danada Charm™ Elm | 3" Cal. | B&B | |
| EVERGREEN TREES | | | | | | |
| AC | 22 | Abies concolor | White Fir | 6` Ht. | B&B | |
| JE | 15 | Juniperus virginiana | Eastern Redcedar | 6` Ht. | B&B | |
| PA | 22 | Picea abies | Norway Spruce | 6` Ht. | B&B | |
| PL | 13 | Pinus flexilis | Limber Pine | 6` Ht. | B&B | |
| TI | 4 | Thuja x 'Green Giant' | Green Giant Arborvitae | 6` Ht. | B&B | |
| ORNAMENTAL TREES | | | | | | |
| AG | 21 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry | 6` Ht. | B&B | |
| CV | 4 | Chionanthus virginicus | White Fringetree | 5` Ht. | B&B | |
| CR | 10 | Crataegus crus-galli inermis | Thornless Cockspur Hawthorn | 6` Ht. | B&B | |
| SZ | 9 | Syringa pekinensis 'Zhang Zhiming' | Beijing Gold® Peking Lilac | 1.5" Cal. | B&B | |
| SI | 1 | Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 6` Ht. | B&B | |
| DECIDUOUS SHRUBS | | | | | | |
| AA | 34 | Aronia arbutifolia 'Brilliantissima' | Brilliant Red Chokeberry | 3 gal. | Pot | |
| AM2 | 92 | Aronia melanocarpa 'Morton' | Iroquois Beauty™ Black Chokeberry | 3 gal. | Pot | |
| AB | 10 | Aronia melanocarpa 'UCONNAM166' | Low Scape Hedger® Black Chokeberry | 3 gal. | Pot | |
| CS | 39 | Clethra alnifolia 'Sixteen Candles' | Sixteen Candles Summersweet | 3 gal. | Pot | |
| CS2 | 34 | Cornus sericea 'Cardinal' | Cardinal Red Twig Dogwood | 3 gal. | Pot | |
| LR | 23 | Diervilla x 'G2X88544' | Kodiak® Orange Diervilla | 3 gal. | Pot | |
| FG | 13 | Fothergilla gardenii | Dwarf Fothergilla | 3 gal. | Pot | |
| HA | 30 | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 3 gal. | Pot | |
| HJ | 3 | Hydrangea paniculata 'Jane' | Little Lime® Panicle Hydrangea | 3 gal. | Pot | |
| HV | 16 | Hydrangea paniculata 'Kolmavesu' | Lavalamp Flare™ Panicle Hydrangea | 3 gal. | Pot | |
| HU | 46 | Hydrangea paniculata 'Renba' | Berry White® Panicle Hydrangea | 3 gal. | Pot | |
| HR | 13 | Hydrangea quercifolia 'Ruby Slippers' | Ruby Slippers Oakleaf Hydrangea | 3 gal. | Pot | |
| HT | 21 | Hydrangea serrata 'MAK20' | Tuff Stuff™ Hydrangea | 3 gal. | Pot | |
| PO | 26 | Physocarpus opulifolius 'SMNPOBLR' | Ginger Wine® Ninebark | 3 gal. | Pot | |
| RE | 85 | Rosa x 'ChewPatout' | Oso Easy® Urban Legend® Rose | 3 gal. | Pot | |
| SS | 28 | Sorbaria sorbifolia 'Sem' | Sem False Spiraea | 3 gal. | Pot | |
| SP | 66 | Syringa x 'Penda' TM | Bloomerang Purple Lilac | 5 gal. | Pot | |
| VM | 31 | Viburnum carlesii 'SMVCB' | Spice Baby™ Koreanspice Viburnum | 3 gal. | Pot | |
| VS | 6 | Viburnum dentatum 'Synnestvedt' | Chicago Lustre® Arrowwood Viburnum | 5 gal. | Pot | |
| VL2 | 6 | Viburnum lentago | Nannyberry | 5 gal. | Pot | |
| EVERGREEN SHRUBS | | | | | | |
| JP | 33 | Juniperus chinensis 'Kallays Compact' | Kallay Compact Pfitzer Juniper | 3 gal. | Pot | |
| JF | 54 | Juniperus chinensis 'Sea Green' | Sea Green Juniper | 3 gal. | Pot | |
| TD | 74 | Taxus x media 'Densiformis' | Dense Anglo-Japanese Yew | 3 gal. | Pot | |
| ORNAMENTAL GRASSES | | | | | | |
| BC | 18 | Bouteloua curtipendula | Side Oats Grama | 1 gal. | Pot | |
| CK | 15 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 gal. | Pot | |
| PH | 20 | Pennisetum alopecuroides 'Hameln' | Hameln Fountain Grass | 1 gal. | Pot | |
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| PERENNIALS | | | | | | |
| AS | 7 | Achillea millefolium 'Strawberry Seduction' | Strawberry Seduction Common Yarrow | 1 gal. | Pot | 33" o.c. |
| AM3 | 102 | Alchemilla mollis | Lady's Mantle | 1 gal. | Pot | 20" o.c. |
| AM5 | 238 | Allium x 'Millenium' | Millenium Ornamental Onion | 1 gal. | Pot | 20" o.c. |
| AM4 | 5 | Aruncus x 'Misty Lace' | Misty Lace Goatsbeard | 1 gal. | Pot | 20" o.c. |
| GM | 31 | Geranium x 'Gerwat' | Rozanne Geranium | 1 gal. | Pot | 30" o.c. |
| HG | 71 | Hemerocallis x 'Going Bananas' | Going Bananas Daylily | 1 gal. | Pot | 20" o.c. |
| HS | 90 | Heuchera sanguinea 'Firefly' | Firefly Coral Bells | 1 gal. | Pot | 12" o.c. |
| HX | 45 | Heuchera x 'Cherry Truffles' | Dolce® Cherry Truffles Coral Bells | 1 gal. | Pot | 30" o.c. |
| HA2 | 86 | Hosta x 'Autumn Frost' | Autumn Frost Hosta | 1 gal. | Pot | 20" o.c. |
| LK | 186 | Lavandula angustifolia 'Kerlavangem' | Sweet Romance® English Lavender | 1 gal. | Pot | 15" o.c. |
| LR2 | 79 | Leucanthemum x superbum 'Banana Cream II' | Banana Cream II Shasta Daisy | 1 gal. | Pot | 20" o.c. |

Legend

Turf




NOTE- ANY DAMAGE TO EXISTING NATIVE PLANTING AREAS MUST BE REPAIRED TO THE OVERALL DEVELOPMENT PLAN

| NO | DATE | REVISIONS | DRAWN BY |
|---|---|---|---|
| 2 | 01/19/26 | REVISED PER VILLAGE COMMENTS | MN |
| 1 | 12/09/25 | REVISIONS PER VILLAGE COMMENTS | MN |

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ALGONQUIN CAMPUS BUILDING 4
ALGONQUIN, ILLINOIS
OVERALL LANDSCAPE PLAN

PROJ. MGR.: QH
PROJ. ASSOC.: -- -- --
DRAWN BY: JSH
DATE: 6/5/2024
SCALE: AS SHOWN

SHEET
L2 OF L9
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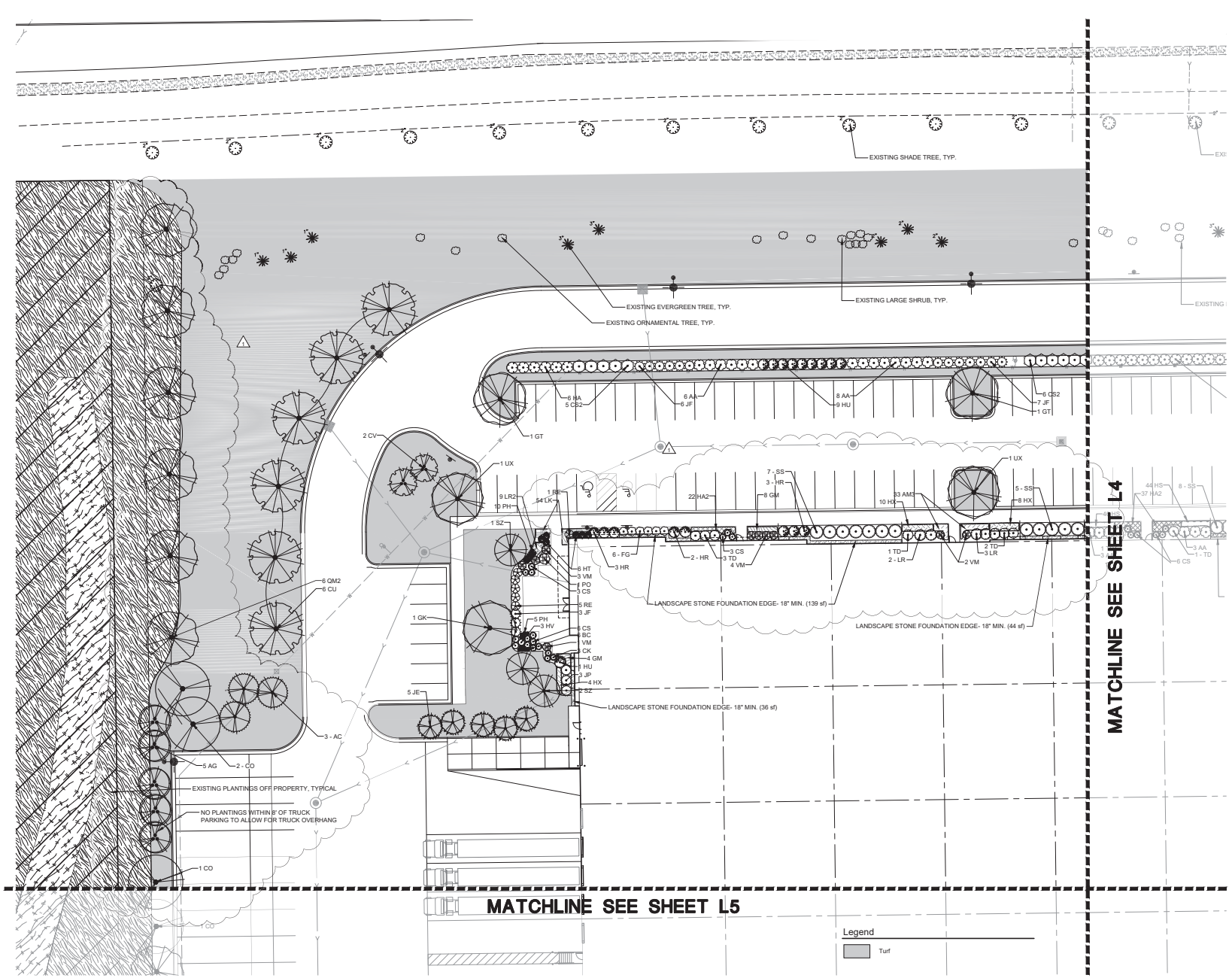


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0 10 20 40
SCALE: 1"=20'

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|---|---|---|
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| MN | REVISIONS PER VILLAGE COMMENTS | 12/09/25 |

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ALGONQUIN CAMPUS BUILDING 4
ALGONQUIN, ILLINOIS
LANDSCAPE PLAN NORTHWEST

PROJ. MGR.: QH
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DRAWN BY: JSH
DATE: 6/5/2024
SCALE: AS SHOWN

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L3 OF L9
NPD.ALIL01

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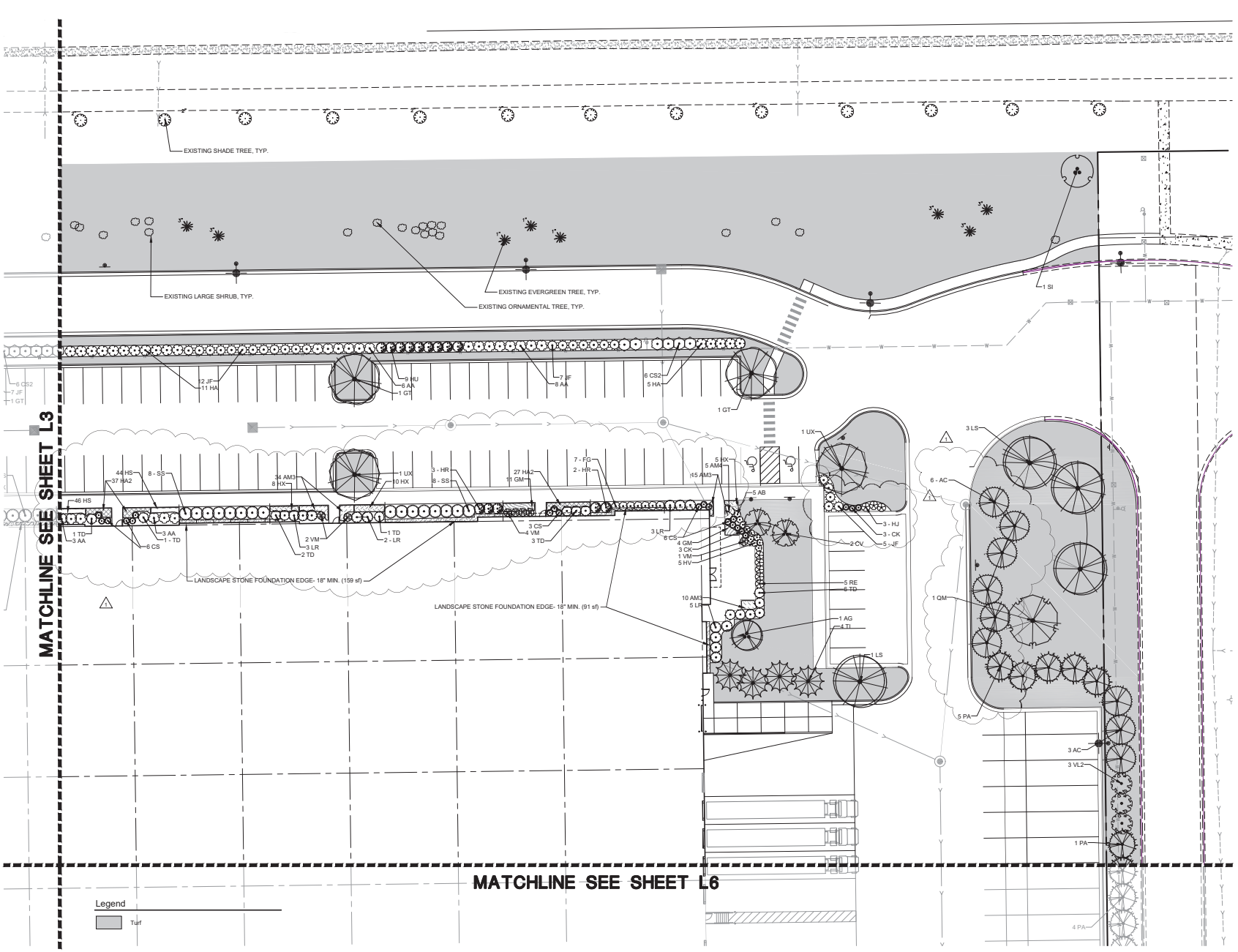


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ALGONQUIN CAMPUS BUILDING 4
ALGONQUIN, ILLINOIS
LANDSCAPE PLAN NORTHEAST

PROJ. MGR.: QH
PROJ. ASSOC.: ---
DRAWN BY: JSH
DATE: 6/5/2024
SCALE: AS SHOWN

SHEET L4 OF L9
NPD.ALIL01

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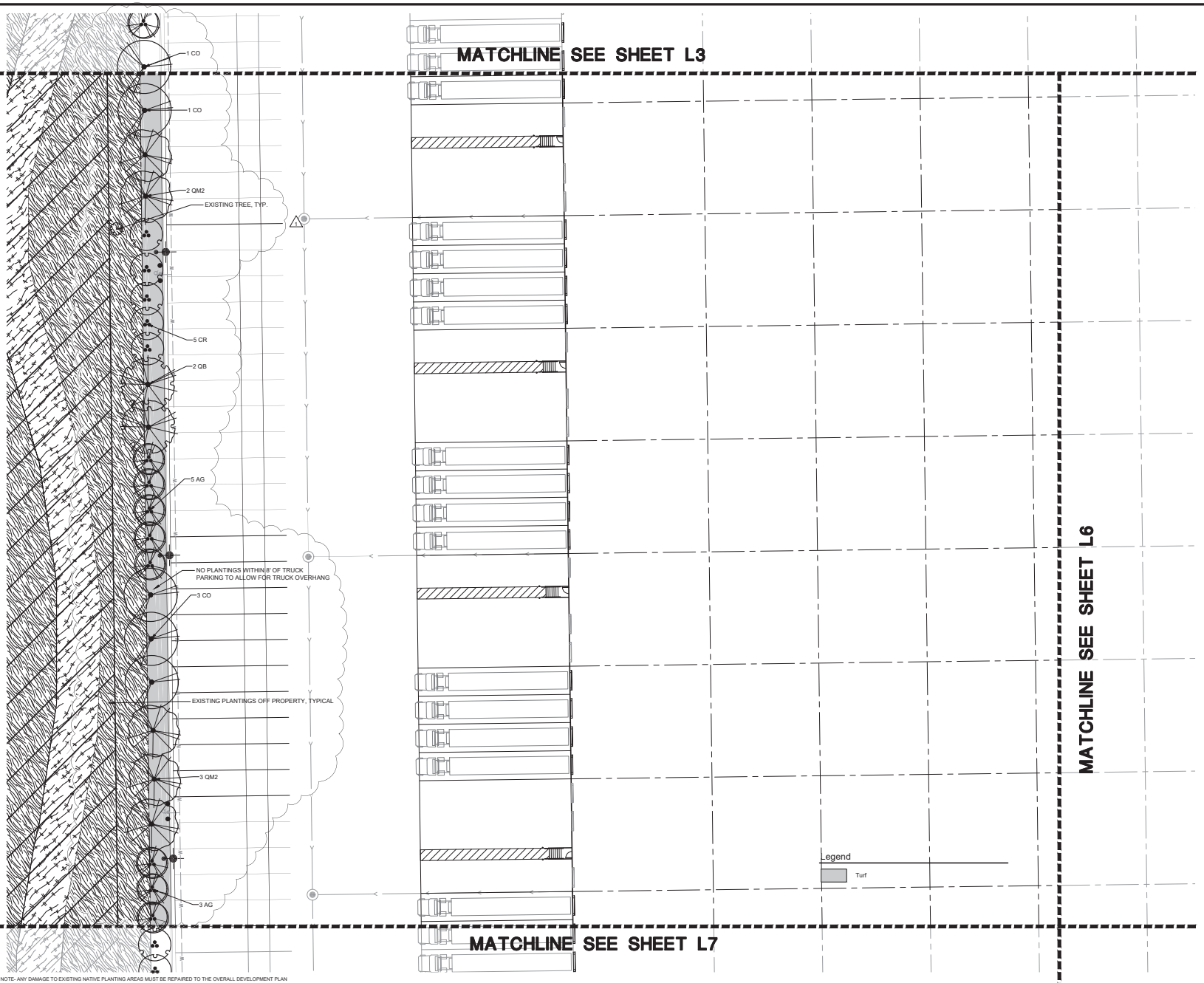


NOTE- ANY DAMAGE TO EXISTING NATIVE PLANTING AREAS MUST BE REPAIRED TO THE OVERALL DEVELOPMENT PLAN

| NO | DATE | REVISIONS | DRAWN BY |
|---|---|---|---|
| 1 | 12/09/25 | REVISIONS PER VILLAGE COMMENTS | MN |
| 2 | 01/19/26 | REVISED PER VILLAGE COMMENTS | MN |

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ALGONQUIN CAMPUS BUILDING 4
ALGONQUIN, ILLINOIS
LANDSCAPE PLAN WEST

PROJ. MGR.: QH
PROJ. ASSOC.: -- -- --
DRAWN BY: JSH
DATE: 6/5/2024
SCALE: AS SHOWN

SHEET
L5 OF L9
NPD.ALIL01

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| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| MN | REVISED PER VILLAGE COMMENTS | 01/19/26 |
| MN | REVISIONS PER VILLAGE COMMENTS | 12/09/25 |

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ALGONQUIN CAMPUS BUILDING 4

ALGONQUIN, ILLINOIS

LANDSCAPE PLAN EAST

PROJ. MGR.: QH
PROJ. ASSOC.: ---
DRAWN BY: JSH
DATE: 6/5/2024
SCALE: AS SHOWN

SHEET L6 OF L9

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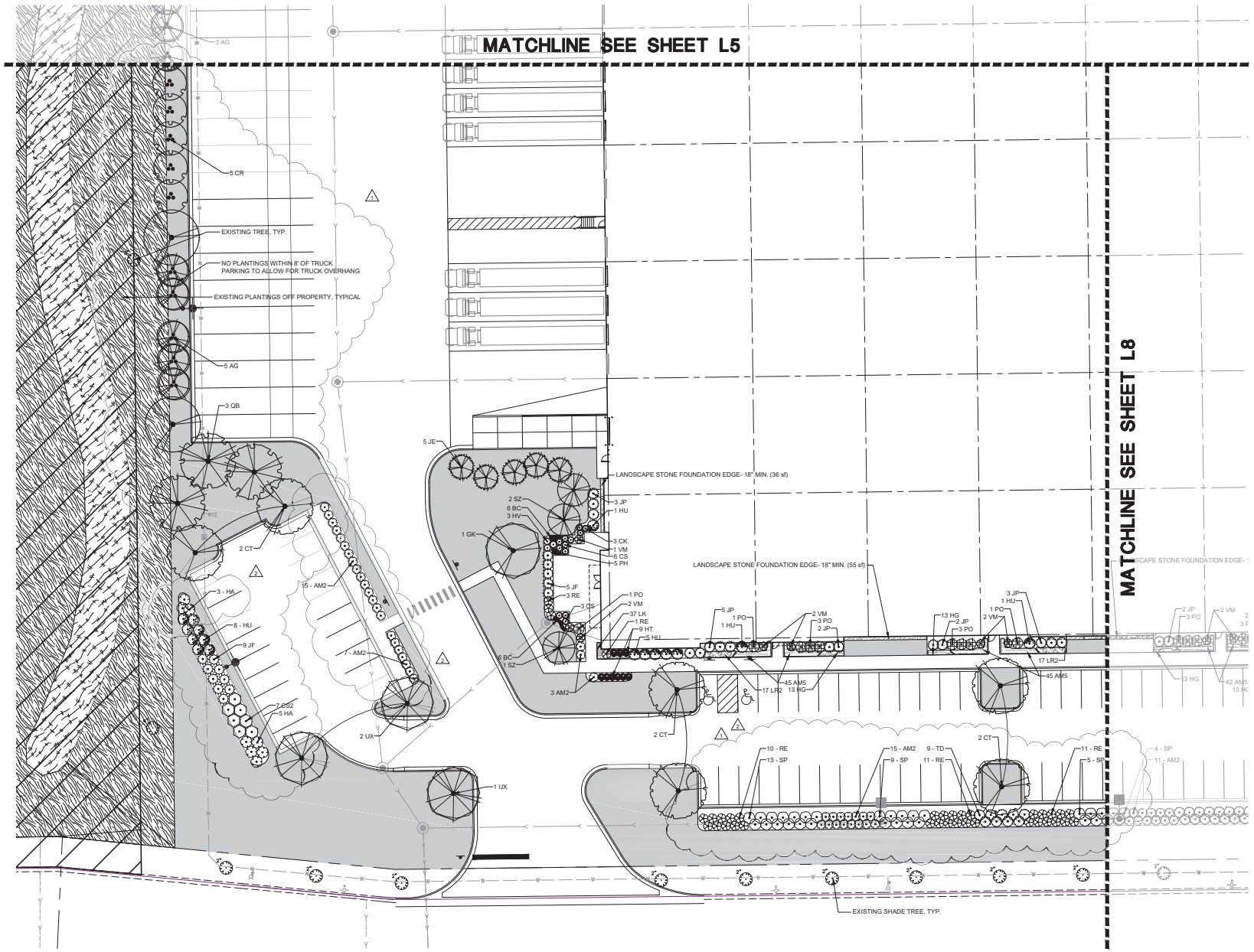


NOTE- ANY DAMAGE TO EXISTING NATIVE PLANTING AREAS MUST BE REPAIRED TO THE OVERALL DEVELOPMENT PLAN

SCALE: 1"=20'

| DRAWN BY | REVISIONS | DATE |
|---|---|---|
| MN | REVISED PER VILLAGE COMMENTS | 01/19/26 |
| MN | REVISIONS PER VILLAGE COMMENTS | 12/09/25 |

Manhard CONSULTING

ALGONQUIN CAMPUS BUILDING 4
ALGONQUIN, ILLINOIS
LANDSCAPE PLAN SOUTHWEST

PROJ. MGR.: QH
PROJ. ASSOC.: ---
DRAWN BY: JSH
DATE: 6/5/2024
SCALE: AS SHOWN

SHEET L7 OF L9

NPD.ALIL01

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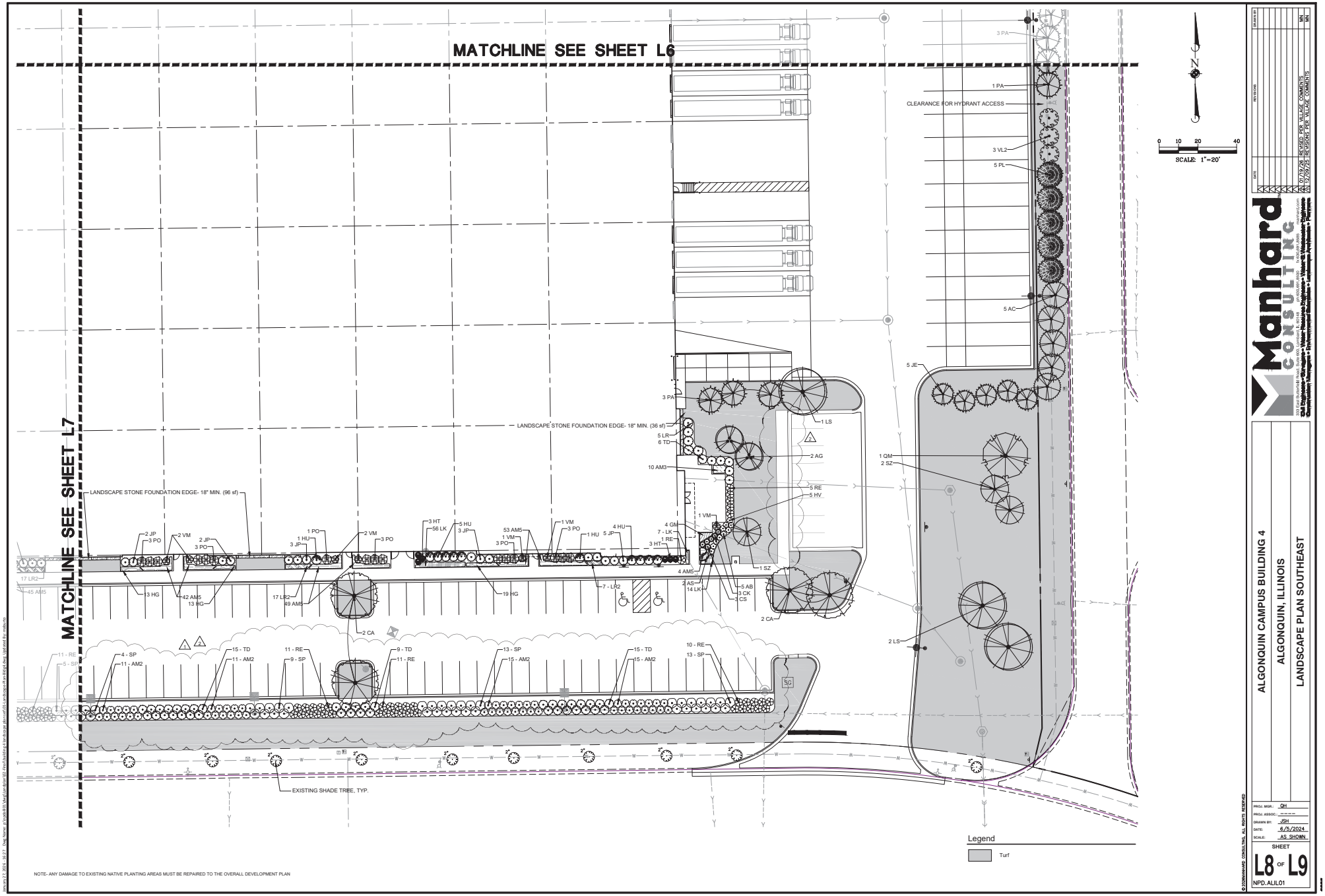


NOTE- ANY DAMAGE TO EXISTING NATIVE PLANTING AREAS MUST BE REPAIRED TO THE OVERALL DEVELOPMENT PLAN

| DRAWN BY | REVISIONS | DATE |
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ALGONQUIN CAMPUS BUILDING 4
ALGONQUIN, ILLINOIS
LANDSCAPE PLAN SOUTHEAST

PROJ. MGR.: QH
PROJ. ASSOC.: ---
DRAWN BY: JSH
DATE: 6/5/2024
SCALE: AS SHOWN

SHEET
L8 OF L9
NPD.ALIL01

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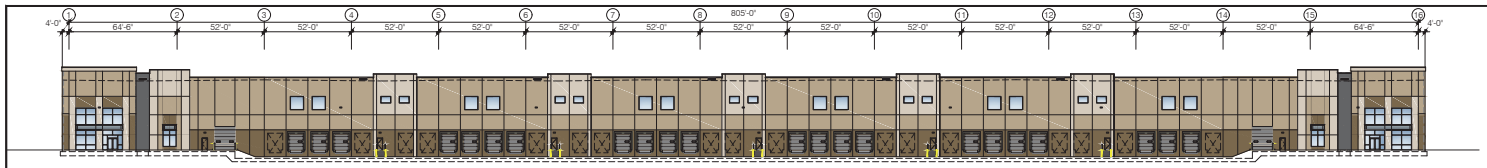
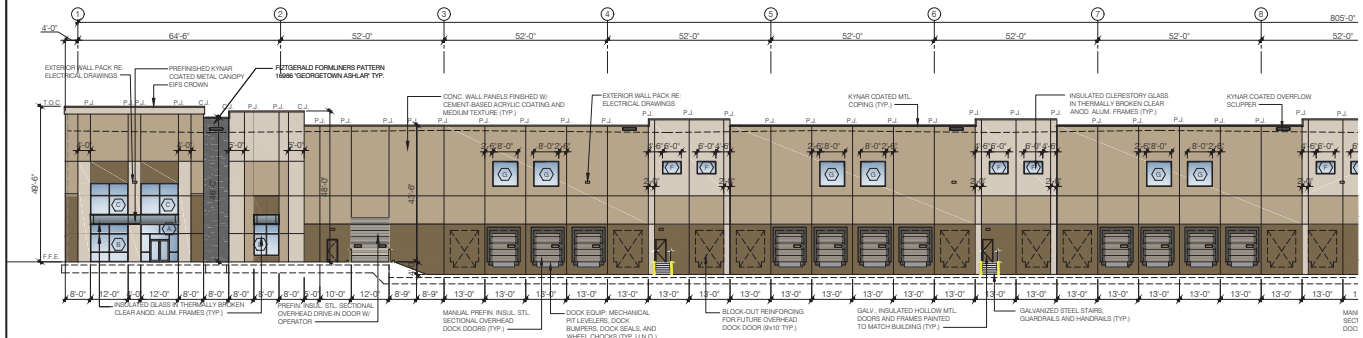


1 OVERALL EAST ELEVATION
Scale: 1" = 30'




2 PARTIAL EAST ELEVATION (SOUTH)
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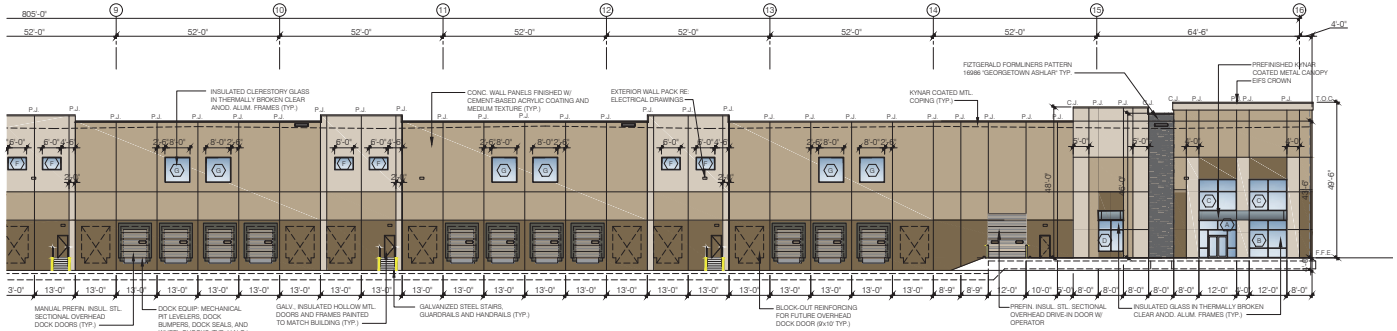


3 PARTIAL EAST ELEVATION (NORTH)
Scale: 1/16"=1'-0"

## COLOR COATING LEGEND

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2. COPING COLORS TO MATCH ADJACENT PAINT FINISH AS NOTED BELOW (U.N.O.)

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- SHERWIN WILLIAMS: SW7018 "DOVETAIL"


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3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7360
NP Studio North, LLC
Illinois License No. 184.007943-0001/001.020890


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| LANDSCAPE | MANHARD CONSULTING, LTD |
| FOUNDATIONS | KRUDWIG STRUCTURAL ENGINEERS |
| STRUCTURAL | KRUDWIG STRUCTURAL ENGINEERS |
| PLUMBING | DESIGN-BUILD |
| MECHANICAL | DESIGN-BUILD |
| ELECTRICAL | DESIGN-BUILD |
| FIRE PROTECTION | DESIGN-BUILD |
| CONTRACTOR | TBD |

NorthPoint DEVELOPMENT

# Algonquin Corporate Center Building 4

NW Corner of Galtech Dr & Broadmoore Dr
Algonquin, IL 60102

| | |
|---|---|
| Project No. | 2024-051 |
| Date: | 01.20.26 |
| Issued For: | Review |
| Drawn By: | K. Polit |
| Reviewed By: | K. Polit |

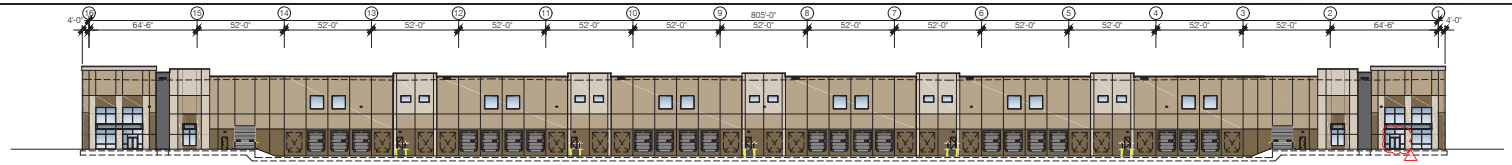
Revisions:

| No. | Date | Description |
|---|---|---|

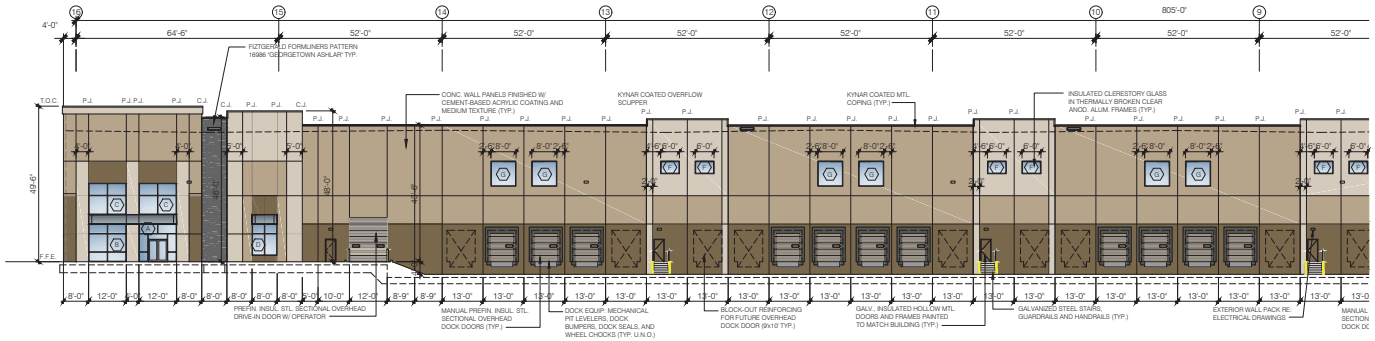
Preliminary
Not For Construction


Robert H. Waters III - Architect
Illinois License No. 001.020890

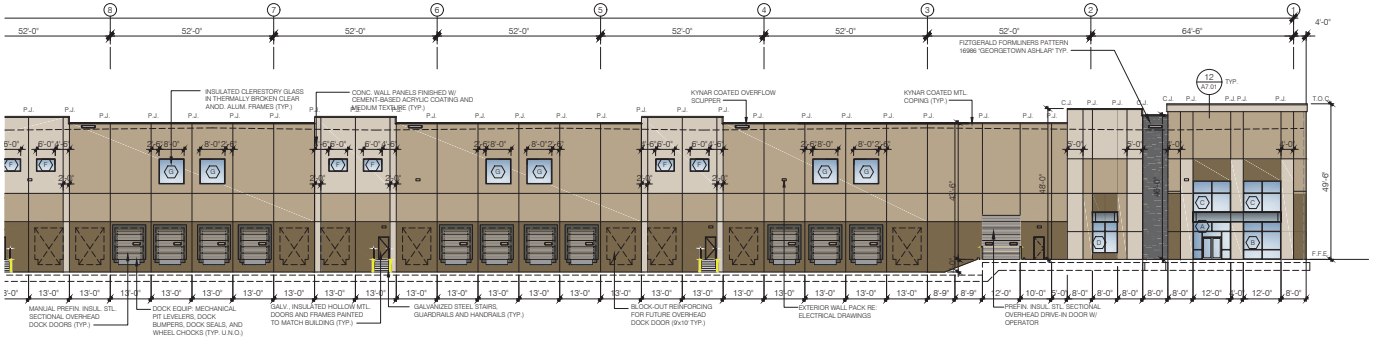

# A4.01
ELEVATIONS



1 OVERALL WEST ELEVATION
Scale: 1" = 30'




2 PARTIAL WEST ELEVATION (NORTH)
Scale: 1/16"=1'-0"




3 PARTIAL WEST ELEVATION (SOUTH)
Scale: 1/16"=1'-0"

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| MECHANICAL | DESIGN-BUILD |
| ELECTRICAL | DESIGN-BUILD |
| FIRE PROTECTION | DESIGN-BUILD |
| CONTRACTOR | TBD |

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| Project No. | 2024-051 |
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| Issued For: | Review |
| Drawn By: | K. Polit |
| Reviewed By: | K. Polit |

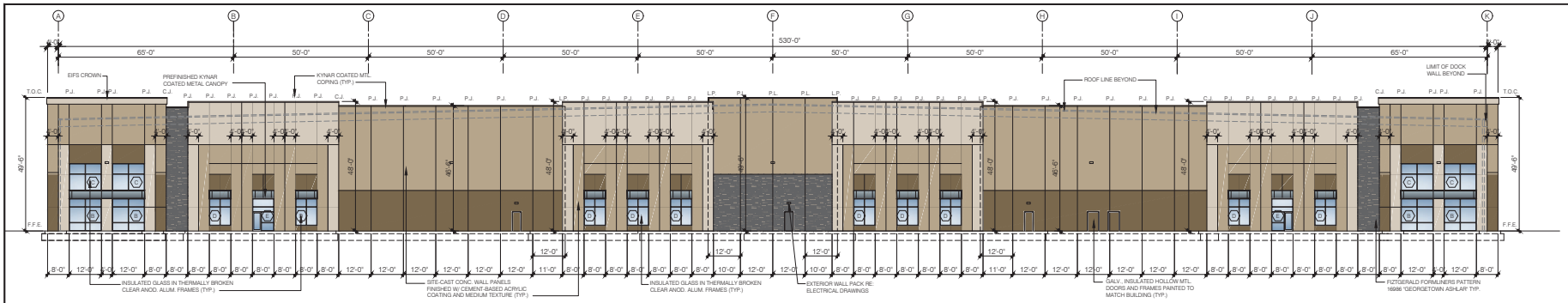
Revisions:

| No. | Date | Description |
|---|---|---|
| 1 | 03.29.22 | Plan Revisions |

Preliminary
Not For Construction


Robert H. Waters III - Architect
Illinois License No. 001.023890


A4.02
ELEVATIONS




1 OVERALL SOUTH ELEVATION

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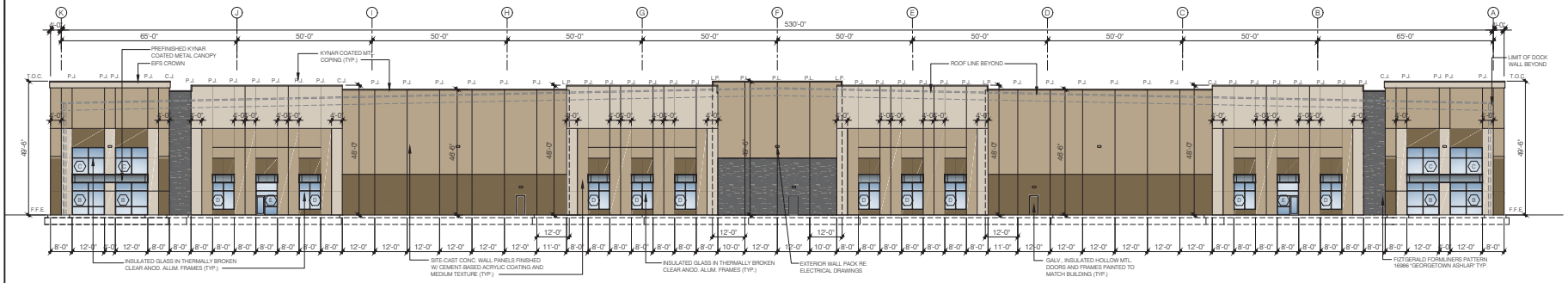


2 OVERALL NORTH ELEVATION

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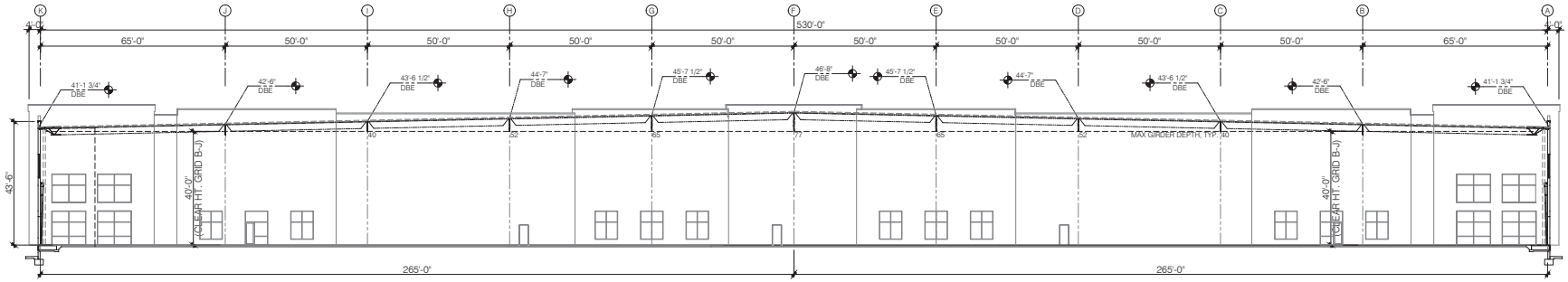


3 BUILDING SECTION

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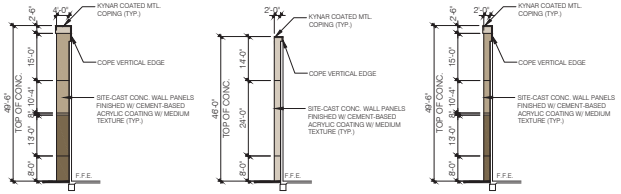


4 RETURN PANEL

Scale: 1/16"=1'-0"

5 RETURN PANEL

Scale: 1/16"=1'-0"

6 RETURN PANEL

Scale: 1/16"=1'-0"

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| CONTRACTOR | TBD |

NorthPoint DEVELOPMENT

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NW Corner of Galtech Dr & Broadcreme Dr
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| Reviewed By: | K. Polit |

Revisions:

| No. | Date | Description |
|---|---|---|

Preliminary
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Robert H. Waters III - Architect
Illinois License No. 001.023890

A4.03
ELEVATIONS

# Village of Algonquin

2200 Harnish Drive, Algonquin, IL

(847) 658-2700 | www.algonquin.org


## AGENDA ITEM

**MEETING TYPE:** Committee of the Whole

**MEETING DATE:** March 10, 2026

**SUBMITTED BY:** Patrick M. Knapp, AICP, Director
Stephanie Barajas, Planner

**DEPARTMENT:** Community Development Department

**SUBJECT:** Consider an Ordinance Authorizing the Execution of a Development Agreement Concerning Certain Property Commonly Known as Huntington Villas Subdivision

---

## ACTION REQUESTED:

Pulte Home Company, LLC, applied for approval of a Preliminary Subdivision Plat, a Preliminary PUD Plan, and a Zoning Map Amendment for the property located at the southwest corner of Stonegate Road and Huntington Drive, otherwise known as the Huntington Villas Subdivision. As part of the zoning and entitlement approvals, a Development Agreement has also been drafted for approval, which is important because it clearly defines the developer's obligations and timelines such as required public improvements, financial responsibilities, and project standards so the Village can ensure the project is completed as approved and protects the public interest.

## STAFF RECOMMENDATION:

Staff recommends the Committee of the Whole advance the request to the Village Board to approve an Ordinance authorizing the execution of the Huntington Villas Development Agreement, subject to Attorney review.

Exhibit A: DRAFT Huntington Villas Development Agreement

# DEVELOPMENT AGREEMENT

***Huntington Villas***

## ARTICLE 1
## INTRODUCTION

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2026, by and among the VILLAGE OF ALGONQUIN, an Illinois municipal corporation (the "Village"), the Senior Development Corporation (the "Owner"), and Pulte Home Company, LLC. (the "Developer"). The Village, Owner and Developer are collectively referred to herein as the "Parties."

**WITNESSETH:**

WHEREAS, the Owner is the owner of record of a certain parcel of real property (the "Property") at the southwest corner of Huntington Drive and Stonegate Road and situated in the Village of Algonquin, McHenry County, Illinois, which consists of approximately 10.932 acres and is legally described as follows:

PART OF THE NORTHWEST QUARTER OF SECTION 32, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32 AND RUNNING THENCE NORTH 88 DEGREES AND 28 MINUTES EAST ALONG THE SECTION LINE 2432 FEET; THENCE SOUTH 4 DEGREES AND 22 MINUTES EAST, 715.4 FEET TO A STAKE; THENCE SOUTH 88 DEGREES AND 29 MINUTES WEST, 2483 FEET TO THE WEST LINE OF SAID SECTION 32; THENCE NORTH ALONG THE SECTION LINE 710 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE WESTERLY 1000 FEET (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 32) THEREOF, ALL IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 32, THENCE SOUTH 02 DEGREES 33 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 715.40 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST 776.65 FEET, THENCE NORTH 17 DEGREES 49 MINUTES 20 SECONDS WEST, 101.69 FEET, THENCE NORTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 340.00 FEET, CENTRAL ANGLE 39 DEGREES 31 MINUTES 53 SECONDS, 234.56 FEET, THENCE NORTH 21 DEGREES 42 MINUTES 33 SECONDS EAST ALONG TANGENT 131.61 FEET, THENCE NORTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS OF 500 FEET, CENTRAL ANGLE 30 DEGREES 52 MINUTES 57 SECONDS, 269.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE

NORTH 89 DEGREES 39 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE 690.56 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

## ARTICLE 2
## RECITALS

2-1 The Developer is the contract purchaser of the Property, and as such, has petitioned the Village for the following (the "Village Approvals"):

1. Rezoning the Property from I-1, Industrial, Limited to R-3 , Residential to allow for two-family dwellings;
2. Approval of a planned unit development ("PUD") for the Property, with exceptions as depicted on the Preliminary Development Plans;
3. Approval of a preliminary plat of subdivision for the Property, with deviations from the Village's Subdivision Regulations as depicted on the Preliminary Development Plans; and
4. Preliminary Development Plans.

2-2 The Preliminary Development Plans are those plans referenced in Section 3-2 of this Agreement.

2-3 The Village and Developer desire to enter into this Agreement, as a condition to the approval of the PUD for the Property, to set forth the specific terms and conditions by which the development of the Property will be governed.

2-4 It is the desire of the Village that the development of the Property proceed as soon as possible, subject to the ordinances, codes, and regulations as amended by the Village and as may be superseded or modified by the terms of this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants, agreements, and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the Parties hereto agree as follows:

## ARTICLE 3
## ZONING

3-1 Contemporaneously with the approval of this Agreement, the Village shall adopt all necessary ordinances with respect to the development of the Property, including, but not limited to, deviating from the provisions of the Algonquin Zoning Ordinance ("Zoning Ordinance") so as to provide for the Property to be developed as a planned development in the R-3 Residential Zoning District.

3-2 The Property shall be developed in substantial conformance with the Preliminary Development Plan documents, Preliminary Planned Development Conditions, and the terms incorporated herein, submitted by the developer, including:

- The Preliminary PUD and Subdivision Plat titled "Preliminary Subdivision Plat and P.U.D. for Huntington Villas", as prepared by Cemcon, Ltd., with the latest revision date of October 24, 2025;
- The Preliminary Site Plan titled "Site Plan for Huntington Villas", as prepared by Cemcon, Ltd., with the latest revision date of October 24, 2025;
- The Preliminary Engineering Plan titled "Preliminary Engineering Plan for Huntington Villas", as prepared by Cemcon, Ltd., with the latest revision date of October 24, 2025;
- The Preliminary Landscape Plan titled "Huntington Villas Preliminary Landscape Plan", as prepared by Dickson Design Studio, with the latest revision date of November 13, 2025;
- The Preliminary Parking Exhibit titled "Parking Exhibit for Huntington Villas", as prepared by Cemcon, Ltd., with the latest revision date of October 24, 2025;
- The Traffic Regulation Plan titled "Traffic Regulation Plan for Huntington Villas", as prepared by Cemcon, Ltd., with the latest revision date of October 24, 2025;
- The Preliminary Autoturn Exhibit titled "Autoturn Exhibit for Huntington Villas", as prepared by Cemcon, Ltd., with the latest revision date of October 24, 2025;
- The Marketing Temporary Signage Plan, as prepared by PulteGroup with the latest revision date of September 18, 2025;
- The Home Plans titled "Huntington Villas Elevations" received December 18, 2025;
- The Preliminary Stormwater Management Report, as prepared by Cemcon, Ltd., with the latest revision date of November 12, 2025.

Collectively, these plans constitute the "Preliminary Development Plans" which contemplate the development of no more than 19 duplex buildings comprised of 38 dwelling units, commonly referred to as duplexes. The Preliminary Development Plans do not reflect final development plan approvals required from the Village and no permits for development of the Property shall be issued based on the approval of the Preliminary Development Plans, as said Plans will be revised to address all comments and conditions in the Village staff reports, and as except may be expressly set forth in this Agreement.

3-3 Prior to the development of any portion of the Property, the Owner/Developer shall obtain a positive recommendation from the Planning and Zoning Commission and approval from the Village Board for the final plat of subdivision and final planned development, and the Owner/Developer shall address, to the Village's satisfaction, all those conditions included in the approving ordinances and this Agreement. Such final approval shall be granted if the plans submitted are in substantial conformance to the terms of this Agreement and the Preliminary Development Plans.

3-4 Final landscape plans shall include a specific plant list. Existing mature trees on the Property shall be preserved as shown on the tree preservation plan unless, in the opinion of the Village, there is a specific, unavoidable utility or grading conflict or as directed by the Village. As part of the final planned development approval, a tree preservation and protection plan shall be submitted for approval by the Village Arborist. The removal and process for tree replacement or a fee in lieu is described in Article 6-3.7

**ARTICLE 4**

## SUBDIVISION, PLATTING, AND INITIAL CONSTRUCTION

4-1 The Developer may submit a final plan, which shall include final engineering plans, final landscape plans, final stormwater report, final traffic study, final home elevations, final signage plan, and a final plat of subdivision ("Final Development Plans") for the Property at any time during the term of this Agreement, and the Village shall consider the Final Development Plans so submitted, provided that: (i) such plans and plat substantially conform with the Preliminary Development Plans; (ii) otherwise meet all the requirements of the Village ordinances as such may be modified by this Agreement; (iii) there is no breach of this Agreement or the Village Code by Developer; and (iv) such Final Development Plans are otherwise in compliance with this Agreement. The Village shall complete reviews of the Final Development Plans and shall issue written comments that specifically detail any objections to said plans. Provided that the Final Development Plans substantially conform with the Preliminary Development Plans, the conditions outlined in the Preliminary Planned Development approval, and the Village Code, the Village shall approve the Final Development Plans. The Village shall approve the Final Development Plans provided that (i) they are in substantial conformance with the Preliminary Development Plans;(ii) all Preliminary Development conditions referenced in the approval ordinance(s) for the project that is the subject of this Agreement are addressed; and (iii) they meet the requirements of Village Code (except to the extent modified by the Preliminary Development Plans or this Agreement).

4-2 Changes to the approved development plans, whether it be the Preliminary Development Plans or the Final Development Plans, shall be considered either a "Major Amendment" or a "Minor Amendment." Major Amendments are modifications that alter the concept or intent of the planned unit development. Examples of a Major Amendment include: (i) a change to the land use identified in an approved plan; (ii) any increase in the number of dwelling units; (iii) any decrease to the minimum lot size as set forth in the approved plans; (iv) any decrease to the setbacks for each lot as set forth in the approved plans; (v) any substantial modification to an access point or a new point of access; or (vi) more than a 3% reduction in common open space. A Major Amendment shall require an amendment to the approved planned unit development and shall be approved where consistent with the general standards as set forth in Section 21.11 of the Village Code, with a public hearing before the Village's Planning and Zoning Commission and final approval by the Village Board. Minor Amendments are modifications that are not defined as Major Amendments and do not alter the concept or intent of the approved planned unit development. Examples of a Minor Amendment include: (i) changes to the approved landscape plan or tree preservation plan that do not reduce the overall quality of the project or impair perimeter screening established in any approved plan; (ii) modifications to the product matrix or approved building elevations, including the approval of new floor plans and elevations, provided that the proposed plans are consistent with the character of approved plans for the applicable series of homes; or (iii) approval of additional monument signs. Minor Amendments are approved by the Village Manager, within his discretion, without the approval of the Village Board, or the Village Manager may determine, in his sole discretion, that the amendment should be treated as a Major Amendment and be reviewed accordingly. Minor Amendments that are not approved by the Village Manager may be appealed by the applicant to the Village Board by applying for a Major Amendment to the approved planned unit development.

4-3 Upon submittal of final engineering plans that are at least 95% complete, the Village agrees to execute applications for Illinois Environmental Protection Agency ("IEPA") permits for the extension of municipal utilities. Execution of said applications shall not be considered an approval of final engineering. No physical connection shall be made between subdivision utilities and the Village's utilities until such time as applicable IEPA permits have been issued. Except as otherwise provided for herein, or as may be authorized by the Village Engineer, no construction shall commence until final engineering plans and the final plan have been approved by the Village, Staff, and any security required by this Agreement has been deposited with the Village. The engineer's and attorney's fees and costs associated with the Developer's application incurred by the Village shall be paid by the Developer through a Developer escrow account established with the Village in accordance with Article 5 below.

4-4 The Property shall be governed by a Declaration of Covenants, Conditions, and Restrictions ("CCR's"), which shall provide for the formation of a home owners association ("HOA", or "Association") that is managed and funded by the owners of the Duplex properties. The HOA shall be responsible for the ownership of Outlots B, E, and F, and the maintenance of any improvements thereto, including monument signs and all associated landscaping ("HOA Maintenance Obligation").

The CCR's shall be submitted to the Village Staff as part of the final planned development and plat approval process and will be subject to the Village Staff and Village Attorney review and approval Solely for the purpose of confirming conformity with the provision set forth herein and which said approval shall not be unreasonably withheld. The CCR's shall be recorded subsequent to the recording of the Final Plat, and the Village may withhold building permits until such time as the CCR's are properly recorded. The approved restrictive covenants shall not be revised to avoid these maintenance obligations or in any way that will adversely affect the Village's rights, nor shall the property-owners' association be dissolved, without the prior written consent of the Village.

Should the HOA fail to perform the HOA Maintenance Obligation, the Village may, but shall not be obligated to, perform this work, and costs incurred in connection therewith shall be assessed against the owner(s) of the property in the property owners' association through a Special Service Area. The Developer agrees to consent to establish said dormant Special Service Area prior to issuance of a building permit for the first dwelling unit, provided the Village agrees that it will only levy against the SSA in the instance, after notice and opportunity to correct, the failure to perform the HOA Maintenance Obligation.

4-5 Letter of Awareness: No unit shall be placed under a sales contract by the Developer unless the purchaser signs a letter of awareness regarding the ownership and use of the adjacent open spaces, the SSA, the Village Tree Preservation requirements, and that the properties to the west of this property are in the Randall Road corridor and will be developed as commercial as identified in the Future Land Use Plan. A draft Letter of Awareness shall be submitted for staff review and approval prior to the first sales contract. A scanned copy of each signed Letter of Awareness shall be digitally submitted to the Village for record keeping prior to a Final Certificate of Occupancy being issued for the Unit and the Letter of Awareness shall also be recorded on the lot.

## ARTICLE 5
## FEES

5-1 Platting Fees: After approval of the final plat and before the execution and recording of the final plat of subdivision, a platting fee shall be paid by the Developer to the Village. The Platting Fee shall be calculated as follows:

$1,000.00 for each acre based on the gross acreage of the Property being 10.932 acres for a total amount of $10,932.00.

There is an additional fee of $75 per person that is based on the number of bedrooms and is payable prior to the issuance of a building permit for each residential dwelling unit. The following fee shall be paid based on the estimated population as follows:

- For each 2 or 3 bedroom residential dwelling unit: $243.75
- For each 4 or more bedroom residential dwelling unit: $300.00

5-2 Building Permit Fees: Building Permit Fees associated with any development of the Property shall be payable prior to the issuance of a building permit for each residential dwelling unit according to the Village Code.

5-3 Certificate of Occupancy: The Developer shall pay a fee of $75.00 for a Certificate of Occupancy for each residential dwelling unit constructed on the Property that is payable prior to the issuance of a building permit for each unit. A fee of $100.00 per day may be added to the Final Certificate of Occupancy if certain deadlines are not met. See Article 11-1 for additional information on this fee and deadlines.

5-4 Tap-On Fees: The Developer shall pay water and sewer tap-on fees to the Village prior to the issuance of a building permit for each residential dwelling unit. The tap-on fees shall be calculated as follows:

- For each 2 bedroom residential dwelling unit:
    - Water Tap Fee: $7,571.00
    - Sewer Tap Fee: $6,861.00

- For each 3 bedroom residential dwelling unit:
    - Water Tap Fee: $8,040.00
    - Sewer Tap Fee: $7,658.00

5-5 Water Meter Fee: The Developer shall pay the Village a water meter fee for each residential dwelling unit constructed on the Property. The Water Meter Fee shall be based on the cost of the water meter acquired by the Village, plus $50.00. The Water Meter Fee shall be payable prior to the issuance of a building permit for each unit.

5-6 Fire District Review Fee: The Developer shall pay a fire district review fee of $600 per residential dwelling unit directly to the Algonquin-Lake in the Hills Fire Protection District. A receipt shall be submitted to the Village prior to the issuance of a building permit for each residential dwelling unit.

5-7 Public Art Fee: The Developer shall pay a public art fee of $25 per residential dwelling unit to the Village prior to the issuance of a building permit for each residential dwelling unit.

5-8 Watershed Protection Fee: The Developer shall pay the watershed protection fee of $250 for each residential dwelling unit to the Village prior to the issuance of a building permit for each residential dwelling unit.

5-9 Wetland Mitigation Fee: Based on the Preliminary Development Plans, the wetlands on the Property will not be affected, and therefore, the Village will not collect any wetland mitigation fees. Notwithstanding the foregoing, if the Final Development Plans indicate the existing wetlands on the Property will be impacted, then in accordance with the Kane County Stormwater Management Ordinance, the Village requires a fee for filling in isolated wetlands, which may be part of this project. The fee is $100,000 per acre for the area being filled. If a wetland mitigation fee applies, the fee shall be paid prior to the Village's recording of the final plat of subdivision.

5-10 GIS Asset Fee: A GIS asset fee shall be payable with respect to the Property in the amount of 0.75% of the Engineer's Estimated Cost of Public and Private Improvements as required under the Public Improvements Completion Agreement. For purposes of clarity, the Engineer's Estimated Cost of Public and Private Improvements shall cover land development activity but will not include any portion of work completed under a building permit. The GIS asset fee shall be paid by the Developer prior to the issuance of a Grading Permit or Site Development Permit, whichever occurs first.

5-11 Park/Open Space Donations: A Park/Open Space cash donation in lieu of land shall be provided. Wetlands, flood plains, naturalized detentions, HOA common space, or other unbuildable areas shall not be counted toward the park donation. The Owners/Developer agree that the contribution to the Village for park purposes may be used not only for land and site purchase but also for site improvements and construction of park facilities. A cash donation of $157,500 per acre, pro-rated portion of an acre based on the acreage required to serve the population generated by the development shall be required. The Park/Open Space Donation shall be paid prior to the issuance of a building permit for each residential dwelling unit pursuant to the following schedule:

| Dwelling Unit Type | Park Donation |
|---|---|
| 2 Bedroom Residential Dwelling Unit | $3,134.25 |
| 3 Bedroom Residential Dwelling Unit | $3,767.40 |
| 4 Bedroom Residential Dwelling Unit | $4,953.38 |

During the term of this Agreement, the above-referenced fees shall not be subject to any increase.

5-12 School Donations: A school donation shall be payable by the Developer as a fee-in-lieu of land contribution prior to the issuance of a building permit for each residential dwelling unit to be constructed on the Property (the "School Donation"). The School Donation shall satisfy the land and cash donation requirements under Section 22.09 of the Village Code. The Developer agrees that cash contributions to the applicable school district may be used not only for land and site purchase but also for site improvements and the construction of school facilities and operating expenses. The School Donation shall be paid prior to the issuance of a building permit for each residential dwelling unit pursuant to the following schedule:

| Dwelling Unit Type | School Donation |
|---|---|

| | |
|---|---|
| 2 Bedroom Residential Dwelling Unit | $805.46 |
| 3 Bedroom Residential Dwelling Unit | $1,512.47 |
| 4 Bedroom Residential Dwelling Unit | $3,099.76 |

During the term of this Agreement, the above-referenced fees shall not be subject to any increase.

5-13 Review Fees: Review fees for the approval of the Preliminary Development Plans and this Agreement have been paid by the Developer. At the time of application for the final plat/PUD approval, the Developer shall pay the applicable Review Fees in effect as of the date of the application.

5-14 Development Review Escrow Account: The Developer shall be responsible for reimbursement to the Village for the costs incurred by the Village for third-party consultant services (i.e., engineering or legal) associated with the development of the Property. At the time of application for a final plat or any new zoning entitlement requested that was not granted under the ordinances approving the Preliminary Development Plans, the Developer shall establish or replenish and fund a $25,000.00 escrow with the Village. The escrow shall be replenished when it is below $6,250.00 to complete the Village's review of the applicable application. After all official actions and services for a project have been completed, any remaining balance shall be refunded with interest or shall be credited towards the Construction Escrow based on the preference of the Developer. Upon request by the Developer, the Village shall furnish detailed invoices for services provided by the Village's third-party consultants.

5-15 Construction Escrow Account: The Developer shall post surety in accordance with the terms of this Agreement to secure completion of the public and private improvements. No separate Construction Escrow Fee shall be required in order to secure the completion of the construction of any improvements. The escrow sum shall be based on the Village Engineer's estimated cost of public and private improvements and shall be 4% of the estimated cost of the public and private improvements and necessary third-party inspection services. The escrow deposit shall be made prior to the issuance of an early grading permit or site development permit, whichever is issued first.

5-16 Recapture Fees: There are two recapture agreements affecting the Property. Said recapture fees shall be paid to the Village prior to the recording of the final plat of subdivision. In the event that Developer enters into an agreement with the beneficiary of either of the recaptures, the Village shall accept payment pursuant to the terms of any such agreement in satisfaction of the obligations set forth in the applicable recapture.

- Jacob's High School Sanitary Sewer Connection Agreement between the Village and Unit School District 300, dated June 30, 1975, and recorded as Document Number 640309 in the office of the McHenry County Recorder of Deeds. Said fee shall be approximately $1,775.

- Zange Water Main Extension Agreement between the Village and Zange, dated May 7, 1991, and recorded as Document Number 91R019792/91R041948 in the office of the McHenry County Recorder of Deeds. Said fee shall be approximately $10,080.

5-17 Tree Removal Fee: Hereby waived due to the necessary tree removal for the naturalization of the stormwater basins..

5-18 Cul-de-Sac Fee: The Developer shall pay a Cul-de-Sac fee of $6,000 per Cul-de-Sac. The Developer shall pay the fee after approval of the final plat and before the execution and recording of the final plat of subdivision

5-18 Site Development Permit Fee: The Developer shall pay the site development permit fee of $630.00 prior to site development permit issuance.

5-19 Other Fees: Any routine fee or charge that exists in the Village Code that is applicable to the redevelopment of the Property shall apply unless specifically waived herein, provided said fee or charge is collected uniformly among similarly situated development or construction projects Village-wide. The Village agrees that the Fees, Donations, and Contributions required pursuant to this Article 5 are a thorough list of the Fees, Donations, or Contributions applicable to the Developer's development of the Property. No other Fee, Donation, or Contribution shall be assessed, collected, or charged by the Village as a condition of the approval of any Preliminary Development Plans or Final Development Plans with respect to the Property or with respect to any permit issuance for the Property. The Fees, Donations, and Contributions set forth in this Article V shall be frozen for a period of five (5) years from the date of this Agreement and no increase or modification to the Village's Development Fee Schedule & Policies shall be applicable to the Proeprty during said timeframe.

## ARTICLE 6
## SUBDIVISION IMPROVEMENTS

6-1 Improvement Standards: The Developer shall be responsible for the construction and installation of those public improvements and utilities consisting of storm sewers, sanitary sewers, water mains, streets, and appurtenant structures as are needed to adequately service the Property and to have facilities available for the use of adjacent properties as depicted on the Preliminary Development Plans, applicable Village ordinances and requirements, and the additional standards contained in this Article 6. Developer shall not be responsible to the Village for the construction of any off-site improvements, including oversizing of utilities, except as set forth on the Preliminary Development Plans or as specifically contemplated by this Agreement.

6-2 Public Improvements Completion Agreement: As a condition to the issuance of a Site Development Permit, Developer shall be required to execute a Public Improvements Completion Agreement consistent with the Village's Subdivision Code.

6-3 Required Improvements: Notwithstanding anything herein to the contrary, the Developer shall be required to complete the following improvements:

6-3.1 Roadways, Right-of-Way, and Pavement Width: The Developer shall construct all streets and other public improvements in accordance with applicable Village ordinance and the Preliminary Development Plan, subject to final details as shall be approved through the Village's review and approval of the final engineering plans. The Preliminary Development Plan, as approved by the Village Engineer and Public Works Director, sets

forth the required rights-of-way, the required pavement cross sections, and the pavement widths.

6-3.2 Sanitary Sewers: The Developer shall be required to utilize overhead sanitary sewer service lines for the individual residences

6-3.3 Stormwater: The Developer will construct naturalized on-site stormwater management facilities on Outlots A and C as approved by the Village Engineer and Public Works Director. In addition, the areas on Outlots A and C outside of the naturalized stormwater management facilities shall also be preserved and naturalized as depicted on the Preliminary Development Plans and final approval by the Village Arborist.. The discharge for said stormwater management facilities shall be generally consistent with the Preliminary Engineering Plan. Said stormwater management facilities will be dedicated to the Village with fee simple title to the lots through Warranty Deed and other customary documents of title, and title commitment evidencing ownership free and clear of any liens or encumbrances other than conditions of title contemplated by the terms and provisions of this Agreement, with appropriate title insurance in an amount equal to the cost of stormwater improvements to the Village.

Said naturalized stormwater detention facilities and the areas on Outlots A&C outside the detention facilities shall be designed by a licensed engineer familiar with the requirements of the Kane County Stormwater Ordinance in conjunction with an ecologist who is knowledgeable about native planting zones, and how they function with water depths and drawdowns of the stormwater management facilities. The ecologist shall also be familiar with restoration practices and design of natural areas. The stormwater management facility and natural area designs and plantings shall be subject to the approval of the Village. The stormwater management facilities and the areas on Outlots A&C outside the detention facilities will be subject to a 3-year maintenance period after their approved installation by the Village. The installation and 3-year maintenance of the stormwater management facilities the areas on Outlots A&C outside the detention facilities shall follow the current Village specifications on file at Public Works and/or included on the final plan set. After such 3-year maintenance period, the Village shall assume full responsibility for the detention basins and other natural areas and the plantings therein. Alternatively, the Developer can pay the Village to take over the maintenance at any time during the 3-year maintenance period.

6-3.4 Subsurface Utilities: New utilities to be installed in conjunction with the development of the Property, both offsite and onsite, to include storm sewers, water mains, electric, gas, telephone, internet, and cable television. These shall be installed underground and in the approved easement area, which is generally in the rear easement and/or in the public right-of-way as depicted on the Preliminary Development Plans. Notwithstanding the foregoing, the Parties acknowledge and agree that pedestals, transformers, and similar equipment necessary and appropriate for the service of said utilities will be installed on the surface of the Property along the rear property line. B-boxes shall be installed in the front of the lots in the right-of-way and not in hard surfaces. The Village shall also consider a request to allow fiber utility within the wet utility easement areas.

6-3.5 Sidewalks: All public sidewalks shall be constructed in the public right-of-way and shall be concrete, five feet in width, and shall be installed on both sides of all internal streets constructed within the Property. The HOA shall be responsible for snow and ice removal on the sidewalks along Flurry Court and Goldfinch Lane.

A five-foot-wide public sidewalk shall be constructed along the east side of the Property, along the west side of Stonegate Road. The property containing the sidewalk and one foot of grass on the west of the sidewalk shall be dedicated to the Village as right-of-way.

6-3.6 Multiuse Path: A multiuse path shall be constructed in Outlot E and connect to the existing multiuse path in the naturalized area south of the Property. Multiuse paths shall be constructed of Hot-Mix Asphalt (HMA), be a minimum of eight (8) feet in width, shall be installed as shown on the approved final engineering plans, and be constructed per the Village of Algonquin construction detail. Any damage to the existing multiuse paths on the north, west, and south sides of the Property by the Developer shall be remedied. The HOA shall be responsible for maintenance of the Outlot E multiuse path, which includes, but is not limited to, snow and ice removal, repairs, patching, seal coating, and resurfacing. HOA shall be responsible for the snow and ice removal on the multiuse path and sidewalk that are north and east of the Property and in the ROW of Stonegate Road and Huntington Drive, as well as the sidewalks along Flurry Court and Goldfinch Lane.

6-3.7 Tree Replacement: Existing mature trees on the Property shall be preserved as shown on the tree preservation plan unless, in the opinion of the Village, there is a specific, unavoidable utility or grading conflict or as directed by the Village. The Village has approved the Tree Preservation and Removal Plan as part of the Preliminary Development Plans. In consideration of the ~~contemplated~~ tree removals required by the Village and naturalization costs of the stormwater basins, ~~and to reduce some of the tree removal fee as may be set forth in the Village Code~~the tree removal fee is hereby waived.~~,~~ ~~t~~The Developer shall install trees in the right-of-way, private lots, and lots to be dedicated to the Village in accordance with the Preliminary Landscape plans and final approval by the Village Arborist. Article 5-17 Fees outlines the exact replacement fee calculation.

6-3.8 Deed Gap: The Developer shall dedicate Outlot D to the Village within 30 days of recording the final plat. Said deed gap will be dedicated to the Village with fee simple title to the outlot through Warranty Deed, not subject to any mortgage, lien, taxes, or other monetary encumbrance which would become an obligation of the Village. and other customary documents of title, and title commitment evidencing ownership free and clear of any liens or encumbrances other than conditions of title contemplated by the terms and provisions of this Agreement, with appropriate title insurance in an amount acceptable to the Village.

6-3.9 Outlots B, E, and F: The Developer will complete Outlots B, E, and F consistent with the Preliminary Engineering Plan and Preliminary Landscaping Plan. Said outlots will be maintained by the HOA.

6-3.10 Right-of-Way: The right-of-way dedications along the east side of the Property (west side of Stonegate Road) and the western portion of the Deed Gap, shall be dedicated with the recording of the subdivision plat.

6-4 Guarantees and Letters of Credit: It is understood that prior to the construction of any streets or other public improvements, the Developer shall submit the required plans, final plat, specifications and engineer's estimate of probable cost for approval by the Village Engineer and Public Works Director, as provided herein, after which and upon providing the required letter of credit or surety bond, after final plat approval and recording, and the issuance of a site development permit, the Developer may proceed to construct said streets and other public improvements. Upon installation of the roadway base and binder course, asphalt paving, and completion of other portions of the improvements, the letter of credit or surety bond may be reduced to an amount which, in the opinion of the Village Engineer, is sufficient to ensure completion of the work yet to be performed, subject to Section 7-4 herein.

6-5 The Developer shall make all public improvements in accordance with the approved final engineering plans and the applicable ordinances of the Village and pursuant to the terms of this Agreement and the Parties' Public Improvement Completion Agreement, which will be constructed in accordance with the approved final engineering plans and the Developer's phasing plan. The Developer, its agents, assigns, or successors shall guarantee the performance and fulfillment of any such requirements by submitting a customary payment and performance bond or letter of credit in favor of the Village in form and substance acceptable to the Village, issued by a reputable financial institution having assets in excess of $100,000,000, in the amount of 120 percent of the cost of the improvements as approved by the Village Engineer and the Public Works Director.

6-6 The Village may reduce such bond or letter of credit within 60 days after the Developer's request to the Village Engineer and Public Works Director to inspect the completed improvements or issue a denial within said period of time, informing the Developer specifically as to what corrections are necessary to allow the reduction. The Developer agrees not to request a reduction to any one bond more than once every three months. Any request for a reduction will be denied in the event the Developer is indebted to the Village or otherwise in violation of this Agreement and/or Village ordinances, until such time as the violations are corrected or payment made.

6-7 Upon completion of the public improvements and all dwelling units are issued a Certificate of Occupancy, which shall not be unreasonably withheld, the Property shall go into a maintenance period. A maintenance bond equal to 20 percent of the approved total estimated cost shall be provided in accordance with the Subdivision Ordinance. The maintenance bond shall be maintained by the Developer for a period of eighteen (18) ("Maintenance Period") from the completion date certified by the Village Engineer, unless otherwise specified in this Agreement. Upon final acceptance by the Village, the maintenance payment and performance bond shall be released and the internal roadways shall be dedicated to the Village.

## ARTICLE 7
## VILLAGE REPRESENTATION/UTILITIES/DEVELOPER'S OBLIGATIONS

The Village covenants and represents as follows:

7-1 Easements and Access: The Village shall, upon the request of the Developer, grant to utility companies access to any part of the Property for construction and maintenance of utility easements over, under, across, or through property owned or controlled by the Village as are necessary or appropriate for the development of the Property in accordance with the provisions of this

Agreement, the Preliminary Development Plan or any approved preliminary or final plat for any development phase of the Property. The Developer agrees to cooperate with the Village and request utility companies to reasonably ensure the most aesthetically pleasing equipment offered by the utility companies is used. The Developer agrees to grant to the Village easements on the Property required from time to time for utility purposes, including access and maintenance thereof, at locations mutually satisfactory to the Village and the Developer. No off site easements are necessary for the extension of public utilities to and through the Property.

7-2 Wastewater Treatment: The Village owns and operates applicable sanitary sewer lines and agrees to reserve sufficient capacity within its wastewater treatment facility to serve the approved development of the Property. Payment of the tap-on fees shall be on a per-unit basis, payable at the time of issuance of individual building permits. Subject to restrictions that may apply generally to all developers within the Village and subject to the availability of IEPA permits, the Developer shall be entitled to, and the Village agrees to provide wastewater treatment capacity for all the homes planned for the Property upon the payment of the tap-on fee.

7-3 Water Supply: The Village has a fully functional potable water supply system sufficient to serve the proposed development of the Property, subject to restrictions that may apply generally to all developers within the Village and subject to the availability of IEPA permits for water main extensions. The Village will ensure potable water capacity to all units upon the payment of tap-on fees.

7-4 The foregoing notwithstanding, the Developer will, at its expense, construct and complete extensions of the Village's water main and sewer main to the Property in accordance with the Final Engineering Plans. The Village shall execute all necessary permits and other permissions necessary for the construction of the aforesaid water main and sanitary sewer extensions and will accept the dedication of the entirety of the same by the Developer to the Village upon completion and shall cause said mains to become operational, consistent with Village codes and acceptance procedures. Subsequent extensions of the potable water and sanitary service lines within the Property in conjunction with the future development thereof shall be performed at the expense of the Developer, and the plans and specifications for, and the location of, such subsequent extensions shall be subject to the reasonable approval of the Village in accordance with normal procedures under the Village's subdivision regulations and other applicable codes, as the same may be modified by this Agreement.

7-5 The Developer shall be responsible for the repair of any damage to any Village, County, State, Township, or private road resulting from the development and construction activities of its Property.

7-6 All construction traffic related to the development of the Property shall be routed on Huntington Drive from Randall Road. Unless necessary for development purposes of the Property, no development traffic shall be permitted:

- east and north of the intersection of Stonegate Road and Huntington Drive
- south of the subject property on Stonegate Road

## ARTICLE 8
## MODEL HOMES

8-1 After the Final Plat and engineering approval and after the recording of the Final Plat, and in advance of completing the installation of sanitary, storm drainage system, water mains, and roadway improvements, the Developer shall be permitted, at the Developer's sole risk, to construct and maintain a model home area and to construct and maintain other appurtenant facilities for said model home area. The Developer shall submit a site plan for review by the Building Commissioner that includes: a temporary parking area, temporary trap fencing, approved sales signage, temporary walkways, lighting, flagpoles, a generator, and landscaping consistent with the Village Code. A condition of approval shall be that the Village's Building Commissioner or his designee is satisfied that access and utilities to the model home area are safe and adequate. The Developer will be permitted to construct one model building with up to two model units in the building.

8-2 The Village agrees to issue permits to authorize the Developer to construct the model home units within a reasonable time after submission of a building permit request if the Village's Building Commissioner or his designee has approved access to the model units. The Developer shall have the right to occupy and use said models, as well as their garages, for sales, sales promotions, and offices for sales personnel, all as may be desirable or in any way connected with the sale of dwellings on the Property.

8-3 Except as may be set forth in this Agreement, the construction of models shall comply with the provisions of the Village's Building Code. No model shall be occupied for residential dwelling purposes until such time as the public improvements are sufficiently complete for the Village to issue a Certificate of Occupancy.

## ARTICLE IX
## CONSTRUCTION FACILITIES AND SIGNS

9-1 Prior to the commencement of construction, the Developer shall submit to the Village a detailed plan showing the location of all proposed temporary construction offices and sales trailers. Said plan shall be subject to the approval of the Village Building Commissioner. The Developer shall be permitted one temporary office trailer to serve as the construction office and one temporary office trailer to serve as a sales office. Said trailers shall be located at sites approved by the Building Commissioner and shall not be adjacent to any existing residences. Sewer and water need not be connected to the temporary office and construction trailers. At a minimum, a gravel driveway shall be provided to accommodate vehicular travel to all temporary office and construction trailers. The Developer agrees to hold the Village harmless for any liability associated with the installation and operation of said temporary office and construction trailers. The Developer shall have the right to use said temporary office and construction trailers for the purpose of start-up construction and sales activities. The sales trailer shall be removed no later than 30 days after the sales office moves to the model home and the area is left in a presentable state.

9-2 Developer may begin installation of sales and marketing signs consistent with Village Code and the conditions attached thereto, upon approval of this Agreement. The Developer shall maintain the signs in good condition and repair. Each sales and marketing sign shall be reviewed, approved, and issued a temporary sign permit by the Village.

9-3 Developer agrees that it shall not place or cause to be placed anywhere within the Village at any time signs commonly known as "tracker signs" or "cheater signs."

## ARTICLE 10
## PERMITS

10-1 Soil Erosion and Grading Permit: The Village shall issue a soil erosion and grading permit for the Property, covering mass grading, demolition, tree clearing, storm sewer installation, excavation, stormwater retention, and detention ("Grading Permit") on the following conditions:

1. The Developer has posted a surety bond on forms reasonably satisfactory to the Village, in an amount equal to 120% of the estimated cost of the work to be completed under the permit;

2. All Final Development Plans, including improvement plans and specifications (final engineering), have been submitted to the Village Engineer;

3. The Village Engineer and Public Works Director have given approval to the portion of the plans relating to grading; and

4. All erosion and siltation control measures shown on the plans required by the Village Engineer and Public Works Director are in place or will be installed as a condition of the issuance of the Grading Permit.

5. Said work will be performed at the Developer's own risk.

10-2 Site Development Permit: The Village shall issue a full site development permit ("Site Development Permit") for the Property on the following conditions:

1. The Developer has posted a surety bond on forms reasonably satisfactory to the Village, in an amount equal to 120% of the estimated cost of the work to be completed under the permit;

2. All Final Development Plans for the project have been approved by the Village Board of the Village of Algonquin and Staff; and

3. To the extent that approvals from other permitting agencies are outstanding, the Village may impose additional conditions related to the issuance of said permits until the applicable approvals are secured, but shall not withhold issuance of the Site Development Permit; and

4. The Final Plat of Subdivision has been recorded; and

5. All applicable fees have been paid.

10-3 Master Building Plan Approvals: The Developer may submit and the Village process building permit applications for master plan approval of each of the unit types to be constructed (each a "Master Plan"). The Master Plan approval for a unit type shall not relieve the Developer from the

obligation, as set forth in the Village Code, to submit a separate building permit for dwelling unit prior to the commencement of construction, but shall serve as a mechanism to facilitate efficient review of individual building permit applications by the Village. If Master Plans have been approved for a unit type, thereafter the plans for each individual building permit application need not be signed and sealed by an architect, provided that said plans do not deviate from the approved Master Plan set.

10-4 A building permit shall be submitted for each single dwelling unit. Building permits shall be reviewed for conformance with the Master Building Plan, zoning requirements, and conformance with approved development plans.

10-5 Construction Access: Details and specifications of the Construction Access will be provided as final grading and/or final engineering plans and must meet applicable access safety protocols. The developer shall have a regular maintenance schedule to prevent the accumulation of mud or other construction debris on Huntington Drive and Stonegate Road. The Developer shall be responsible for the repair of any damage to any Village, County, or State Road resulting from development and construction activities.

## ARTICLE 11
## CERTIFICATES OF OCCUPANCY

11-1 Except as provided otherwise in this Agreement, no certificate of occupancy for a dwelling unit shall be issued by the Village until it is in full compliance with building code requirements and passes all building inspections, and there is substantial completion of the following public improvements which are intended to serve such dwelling unit: building numbers; street signs; street lighting; storm and sanitary sewer systems; water improvements; and curb, stone and binder pavement, provided, however, that the Village may make reasonable allowances for the completion of public improvements which cannot be completed due to adverse weather conditions. Specifically, the Developer may submit a request for a temporary certificate of occupancy, along with a temporary occupancy fee and signed memorandum of understanding from the dwelling unit purchaser. The Village may then issue temporary certificates of occupancy for dwelling units between November 15th and May 15th if and when adverse weather conditions do not permit outside landscaping, driveway, sidewalk, service walk construction, or final grading of the lot, so long as the lot and residential units are deemed safe by the Building Commissioner and Village Engineer. Each spring, as soon as weather reasonably permits, Developer shall commence work necessary to complete outstanding issues under the temporary certificates of occupancy. Upon commencement of work, Developer shall diligently and continuously pursue completion of said outstanding obligations. Weekly, until said obligations are completed, Developer shall provide the Village a status report detailing the outstanding obligations and the anticipated schedule to completion. Outstanding work on lots issued temporary occupancy permits between November 15th and May 15th shall be completed and issued final certificates of occupancy prior to June 15th. Failure to obtain a final certificate of occupancy by June 15th will result in $100.00 per day fee that is added to the final certificate of occupancy.

If the Village institutes a ban on watering reidential lawns during the Developer's initial buildout of the community, then the Village shall either i) provide a limited exemption from the watering ban for new residential dwelling units in the community for the purpose of watering new sod intalled on residential lots; or ii) issue temporary certificates of occupancy for dwelling units without completed final grading and landscaping. If a water ban is reasonably anticipated and the Village will not provide an exemption for watering of newly installed sod on residential lots, then the Village shall issue temporary certificates of occupancy for dwelling units without final grading or landscaping for a period of 60 days prior to the watering ban and continuing through the end of the watering ban. If temporary certificates of occupancy have been issued as the result of a watering ban, Developer shall diligently commence final grading work and installation of outstanding landscape material upon the watering ban being lifted. Upon commencement of work, Developer shall diligently and continuously pursue complection of said outstanding obligations. Weekly, until said obligations are completed, Developer shall provide the Village a status report detailing the outstanding obligations and the anticipated schedule to completion. If the Developer fails to diligently complete outstanding obligations under the temporary occupancy permits, the Village may institute a fine of $100.00 per day.

The Building Commissioner may issue temporary certificates of occupancy outside of this time period for outstanding work due to adverse weather events or other extraordinary circumstances outside Developer's control, so long as the lot and residential units are deemed safe by the Building Commissioner and Village Engineer. In this circumstance, the Developer will be given two weeks to obtain a final certificate of occupancy. After two weeks, a $100.00 per day fee will be added to the final certificate of occupancy.

11-2 No temporary occupancy permits will be issued for units that do not have water, sewer, and/or electricity.

11-3 The Village retains the right to withhold temporary and final occupancy permits, building permits, and inspections if the Developer is not in compliance with the Village Code, has not remedied issues on site, or has any outstanding fees or debt owed to the Village.

## ARTICLE 12
## WINTER MAINTENANCE

12-1 Until the Village accepts the streets in the Property and the Property is in the maintenance period, the Village shall have no obligation to keep the same plowed of ice and snow. The provisions of Chapter 22, Algonquin Subdivision Ordinance, of the Village Code (particularly Section 22.08-J2) shall apply to the winter maintenance of such streets.

12-2 The Property Owner's Association shall perpetually bear sole responsibility for the snow and ice removal as well as all related maintenance of designated guest parking stalls. Maintenance of the guest parking stalls includes pothole repair, seal coating, striping. In addition, it is the responsibility of the Pomeowners Association to maintain the guest parking signage.

## ARTICLE 13
## ACCEPTANCE OF PUBLIC IMPROVEMENTS

13-1 Developer agrees to complete the public improvements as described in this agreement and depicted on the Preliminary Development Plans, as may be modified by the Final Plans. The Village shall review and, if found to be in compliance, approve and accept the public improvements within a reasonable time consistent with Village acceptance practices and procedures.

## ARTICLE 14
## SPECIAL SERVICE AREA

14-1 Dormant Special Service Area. The Village shall take all steps necessary to form a back-up or "dormant" special service area (herein referenced as "Dormant Special Service Area") on the Property in order to provide funding for the continued operation, maintenance, repair and reconstruction of improvements to be owned and maintained by the Property Owners' Association as specifically set forth under the HOAMaintenance Obligation. The Developer agrees to consent to establish said Special Service Area prior to issuance of a building permit for the first duplex dwelling unit, provided the Village agrees that it will only levy against the SSA in the instance, after notice and opportunity to correct, the failure to perform the HOA Maintenance Obligation. The Village shall determine the amount of taxes estimated necessary to be generated by the Dormant Special Service Area in the event the Dormant Special Service Area is activated. In the event that the Association fails to properly operate and maintain areas owned by the Association, the Village, after notice and opportunity to correct, and at its sole discretion, may activate the Dormant Special Service Area and collect taxes therefrom to perform the operational and maintenance obligations of the Association. The Village shall give the Association's registered agent not less than sixty (60) days' notice of its intent to activate the Dormant Special Service Area.

## ARTICLE 15
## VILLAGE ORDINANCES

15-1 Except as otherwise noted herein, the installation of public improvements and the development of the Property shall be in accordance with the Village Code as modified by this Agreement, the Preliminary Development Plans, and the Final Development Plans.

15-2 Except as otherwise provided in this agreement, the Village codes and ordinances, as amended from time to time, shall apply to the development of the Property.

15-3 The construction of residential dwelling units on the Property shall be in accordance with the Building Codes as adopted by the Village. As of the date of this Agreement, said construction shall be governed by the 2018 International Residential Code, subject to the local amendments thereto approved by the Village. At such time as the Developer obtains Master Plan approval for a unit type, no changes to the Building Codes shall be applicable to the approved Master Plan or any individual building permit application submitted pursuant to said Master Plan for a period of five (5) years, unless otherwise required by applicable Federal, State, or County laws.

15-4 The Village and Developer, and their successors and assigns may, by mutual consent, change, amplify, or otherwise agree to terms and conditions other than those set forth in this Agreement by the adoption of any ordinance by the Village amending the terms of this Agreement and the acceptance of same by the Developer. However, only the written approval of the legal titleholder

of an interest in the Property subject to the amendment (the legal titleholder of the property subject to the amendment) shall be required to affect an amendment to this Agreement.

15-5 The Preliminary Development Plans, the Final Development Plans, this Agreement, and the Village Code shall be read together as complementary documents to the extent applicable. However, where there is a conflict between said documents, the documents shall be given precedence in the following order: i) Final Development Plans; ii) Preliminary Development Plans; iii) this Agreement; and (iv) Village Code.

## ARTICLE 16
## PARTIAL INVALIDITY OF THIS AGREEMENT

16-1 If any provision of this Agreement (except those provisions relating to the requested re-zoning of the property identified herein and the ordinances adopted in connection therewith), or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this Agreement, and, to that end, any terms, conditions and provisions of this Agreement are declared to be severable.

16-2 If, for any reason during the terms of this Agreement, any approval or permission granted hereunder by the Village regarding the Preliminary Development Plans, the Final Development Plans, or the applicable zoning is declared invalid, the Village agrees to work with the Developer to take whatever action is necessary to reconfirm and approve such plans and zoning ordinances effectuating the zoning, variations and plat approvals proposed herein.

## ARTICLE 17
## TIME IS OF THE ESSENCE

17-1 It is understood and agreed by the Parties that time is of the essence in this Agreement, and that all Parties will make every reasonable effort to expedite the subject matter hereof.

## ARTICLE 18
## SALE OF PROPERTY/RELEASE

18-1 It is expressly understood and agreed that the Developer may sell or convey all or any portion of the Property for the purposes of development, and upon each sale or conveyance, the purchaser shall be bound by the obligations under, and entitled to the benefits of, this Agreement with respect to the portion of the Property sold or conveyed. When any such purchaser agrees to assume the Developer's obligations hereunder, and when the Village is notified of such purchase and agreement, the Village hereby covenants and agrees that it shall consent to such assumption and that it shall release the Developer from its respective obligations hereunder with respect to that part of the Property so purchased.

18-2 Developer, however, may only be released where:

1. Provision has been made that all such public improvements required by this Agreement or Village ordinance for the development of the parcel being sold will be installed and guaranteed in accordance with this Agreement and the ordinances of the Village; and,

2. An equivalent surety of performance has remained in place (subject to Village approval) to assure the Village that any development responsibilities not yet satisfactorily completed by the Developer on the portion of the Property for which release is sought will be completed. The Village shall not be obligated to release any security posted to secure the installation and/or maintenance of the improvements on a sold portion, unless the purchaser thereof shall substitute replacement security reasonably acceptable to the Village; and,

3. The specific facts and terms of assignment are made known to the Village and the Village approves such assignment; and,

4. All monetary obligations of Developer due to the Village as of the time of conveyance and attributable to the portion of the Property conveyed have been satisfied in full; and,

5. The purchaser assumes all obligations of the Developer arising with respect to such portion of the Property acquired by such purchaser; and,

6. The Developer complies with the Subdivision Ordinance and the Illinois Plat Act.

7. If an obligation of the Developer in this Agreement remains uncompleted or outstanding, and there is nonetheless a sale of all or any portion of the property, the Developer as well as the transferee shall both be jointly and severally responsible for their proportional share of their infrastructure obligations relative to the transferred portion of the Property that remain uncompleted or outstanding under this Agreement. By way of example, if 10 lots are sold by the Developer to a transferee in a subdivision containing 100 lots, and the Village has not released the Developer as set forth above, both Developer and the transferee shall be jointly and severally responsible for the proportional share of the infrastructure of those 10 lots relative to the total lots in the subdivision development (i.e. 10/100 or 10%).

## ARTICLE 19
## BINDING EFFECT, TERM AND SURVIVAL

19-1 Binding Effect: This Agreement shall be binding upon and inure to the benefit of the Parties, their successors, and assigns including, but not limited to successor Owner of record, successor developers, lessees, and successor lessees and upon any successor municipal authority of the Village and successor municipalities, for a period of 5 years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto.

19-2 Construction and Venue: This Agreement shall be construed to be in accordance with the laws of the State of Illinois, and the Parties agree that the venue of any cause of action shall be in the 22nd Judicial Circuit, McHenry County, Illinois.

19-3 Runs with the Land: The parties agree that the terms, conditions, and provisions set forth in this Agreement are covenants running with the land and shall be binding against the Property for the term of this Agreement.

## ARTICLE 20
## NOTICES AND REMEDIES

20-1 Breach:

1. Upon breach of this Agreement, any of the parties in any court of competent jurisdiction, by any action or proceeding at law or in equity, may exercise any remedy available at law or equity.

2. Before any failure of any Party to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the Party claiming such failure shall notify, in writing, by certified and regular mail, the Party alleged to have failed to perform and performance shall be demanded, and the Party alleged to have failed to perform shall have a period of 15 days within which to perform such failure unless an emergency condition is deemed to exist, in which event the notification letter shall so state and designate a cure period as necessary to avoid such emergency condition.

3. In the event that the Village brings or defends a suit to enforce this Agreement or relating to its interpretation of any of its provisions, and prevails, the Developer shall pay all costs and expenses incurred by the Village including, but not limited to, attorney's fees and court costs. In addition, if the Developer or subsequent owner or developer does not pay any fees provided for herein, the Village may withhold the issuance of building permits to such owner or developer until payment is received, or if the appropriate security is not deposited, withhold approval of the plat of any subdivision until the appropriate security is delivered. The Village may use any remedies available to it to collect such fees and charges as are due.

20-2 Notice: Notice shall be provided at the following addresses or to any address delivered to the parties in writing:

| | |
|---|---|
| Village: | Village Clerk and Village Manager<br>Ganek Municipal Center<br>2200 Harnish Drive<br>Algonquin, Illinois 60102 |
| Village Attorney: | Kelly Cahill<br>Zukowski, Rogers, Flood & McArdle |

50 Virginia Street
Crystal Lake, Illinois 60014

Developer: Pulte Home Company, LLC
1900 E. Golf Road, Suite 300
Schaumburg, IL 60173
Attn: Nicholas Andriano
nicholas.andriano@pultegroup.com

With copy to: Caitlin E. Csuk
Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, IL 60540
caitlin@rw-attorneys.com

## ARTICLE 21
## MUTUAL ASSISTANCE

21-1 The Parties shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms, including, without limitation, the giving of such notices, the holding of such public hearings, the enactment by the Village of such resolutions and ordinances and the taking of such other actions as may be necessary to enable the Parties' compliance with the terms and provisions of this Agreement and as may be necessary to give effect to the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms. The Parties shall cooperate fully with each other in seeking from any or all appropriate governmental bodies (whether federal, state, county, or local) financial or other aid and assistance required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to owners or occupants of the Property. It is further understood and agreed that the successful consummation of this Agreement and the development of the Property is in the best interests of all the Parties and requires their continued cooperation; however, nothing contained in this Agreement shall affect any Owner/Developer's right to mortgage, encumber, or convey the Property as a whole or separately to one or several third parties.

## ARTICLE 22
## STRICT PERFORMANCE AND FORCE MAJEURE

22-1 The failure of any Party to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other Party imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's rights thereafter to enforce such term, covenant, agreement or condition, but the same shall continue in full force and effect. If the performance of any covenant to be performed under this Agreement by any Party is delayed as a result of circumstances which are beyond the reasonable control of such Party (which

circumstances may include acts of God, war, acts of civil disobedience, strikes, or similar acts), the time for such performance shall be extended by the amount of time of such delay.

## ARTICLE 23
## EFFECTIVE DATE

23-1 The effective date of this Agreement shall be the date upon which the Developer gives the Village written notice that it has acquired fee simple title to the Property, at which time the Village shall record this Agreement against the Property. This Agreement shall be deemed automatically null and void, with no further action necessary by the Village Board, if Pulte Home Company, LLC does not acquire title to the Subject Property by December 31, 2026.

## ARTICLE 24
## RECITALS

24-1 The recitals set forth above include materials terms of this Agreement and are hereby incorporated by reference.

DRAFT

IN WITNESS THEREOF, the Parties have executed this Agreement the day and year first above written.

**VILLAGE:** Village of Algonquin

_____

Village President Debby Sosine

**ATTEST:**

_____

Village Clerk Fred Martin

**DEVELOPER:**

By: _____

Its: _____

Attest: _____

Its: _____

STATE OF ILLINOIS )
)
COUNTY OF _____)

I, _____, a Notary Public in and for said county, in the state aforesaid, do hereby certify that_____ as _____ of _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____ 2026.

_____
Notary Public

DRAFT

# Village of Algonquin

2200 Harnish Drive, Algonquin, IL

(847) 658-2700 | www.algonquin.org


## AGENDA ITEM

**MEETING TYPE:** Committee of the Whole

**MEETING DATE:** March 10, 2026

**SUBMITTED BY:** Patrick M. Knapp, AICP, Director
Stephanie Barajas, Planner

**DEPARTMENT:** Community Development Department

**SUBJECT:** Consider an Ordinance Approving a Preliminary Planned Development Plat, Preliminary Planned Development Plan, and a Zoning Map Amendment for the Huntington Villas Subdivision

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## ACTION REQUESTED:

Pulte Home Company, LLC, the "Petitioner", applied for approval of a Preliminary Subdivision Plat, a Preliminary PUD Plan, and a Zoning Map Amendment for the 10.932-acre property located at the southwest corner of Stonegate Road and Huntington Drive, referred herein as the "Subject Property," and proposed as the *Huntington Villas Subdivision.* The proposed subdivision includes 19 duplex buildings (38 total units), two public roads, sidewalks, a multi-use path connection, associated utility infrastructure, onsite stormwater management, on-street parking, and eight designated on-street perpendicular guest parking spaces.

## PLANNING & ZONING COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the Request at the January 12, 2026, meeting. One member of the public spoke to inquire whether the public notice requirement had been completed, in which it was completed properly. After discussion, the Planning and Zoning Commission accepted (approved 6-0) staff's findings as the findings of the Planning and Zoning Commission and recommended approval, as outlined in the staff report for case PZ-2025-17 and subject to staff's recommended conditions.

## FISCAL IMPACT

According to a Fiscal Analysis submitted by the Petitioner, the request is forecasted to generate $69,900 of annual revenue into the Village's General Fund and $328,500 in annual property tax revenue for School District 300. The development is anticipated to generate less than ten students.

The Village of Algonquin and the Petitioner are also negotiating a Development Agreement. The project will be subject to standard development fees as outlined in the Village's Subdivision Regulations.

**STAFF RECOMMENDATION:**

Staff recommends the Committee of the Whole advance the request to the Village Board to approve a Preliminary PUD Plat titled "Preliminary Subdivision Plat and P.U.D. for Huntington Villas," as prepared by CEMCON, Ltd., with the latest revision date of December 11, 2025, approve a Preliminary Planned Unit Development Plan, and approve a Zoning Map Amendment from I-1 to R-3, for the Subject Property located at the southwest corner of Stonegate Road and Huntington Drive, referred to as "Huntington Villas Subdivision", subject to the following conditions:

a. That site construction, utility installation, and grading shall not commence until a Final Plat and Final PUD Plan have been approved by the Planning and Zoning Commission and the Village Board in substantial conformity to the Preliminary PUD Plan and Preliminary PUD Plat, a Site Development Permit has been issued by the Village, and water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency;

b. The Preliminary PUD Plat titled "Preliminary Subdivision Plat and P.U.D. for Huntington Villas Subdivision," as prepared by CEMCON, Ltd., with the latest revision date of December 11, 2025. Street names are subject to final review and approval by the Public Works Director and the Fire Department. All dwellings shall conform to the underlying zoning, with the exception that a twenty-foot (20') front and corner side yard setback shall be permitted and that bay windows on side elevations shall be allowed to encroach into the side yard setback, but not any easement. Sheds in any yard shall be prohibited;

c. The Preliminary Engineering Plan, as prepared by CEMCON, Ltd., and last revised December 11, 2025. The curb radius at the Goldfinch Lane and Stonegate Road intersection shall be reduced from fifty feet (50'), but no more than thirty feet (30'), depending on the fire apparatus turn template and final staff approval;

d. The Preliminary Site Plan Exhibit, as prepared by CEMCON, Ltd., and last revised December 19, 2025;

e. The Preliminary Landscape Plan, as prepared by Dickson Design Studio, and last revised December 19, 2025. The monument sign shall conform to the Algonquin Sign Code. The solid, privacy fence shall be permitted provided that it is located between units of one lot and it does not exceed a height of six feet or a length of twelve feet. No other fencing shall be permitted;

f. The Proposed Single Family Duplex Floorplans & Elevations, as prepared by Pulte Homes, and last revised December 18, 2025. The sunroom or any future addition shall be constructed in the same style of the building with exterior brick that matches the building;

g. The Huntington Villas – Algonquin, Proposed Signage Plan, as prepared by PulteGroup, and last revised December 17, 2025. There shall only be one (1) sign advertising the new subdivision and there shall only be one (1) sign per model home lot. All marketing signage shall conform to the Algonquin Sign Code;

h. The HOA shall be responsible for maintenance of the Flurry Court multi-use path in Outlot E, which includes, but is not limited to, snow and ice clearing, repairs, patching, and resurfacing. In addition, the HOA shall be responsible for the snow and ice clearing of the multi-use path and sidewalk that are adjacent to the Property in the right-of-way of Stonegate Road and Huntington Drive, as well as the sidewalks on Goldfinch Lane and Flurry Court. The HOA shall be responsible for snow and ice clearing and all related maintenance of the designated on-street guest parking spaces;

i. Prior to the sale of an individual dwelling unit, a letter of awareness shall be signed by the future owner and then recorded with the county and provided to the village. A draft letter of awareness shall be submitted to staff for review and approval prior to issuance of the first building permit;

j. A dormant Special Service Area shall be implemented for areas to be maintained by the subdivision's HOA.

**ATTACHMENTS:**

Exhibit A. Planning & Zoning Staff Report and Findings of Fact for Case No. PZ-2025-17
Exhibit B. January 12, 2026, Planning & Zoning Commission Minutes
Exhibit C. ALTA/NSPS Land Title Survey
Exhibit D. Preliminary Plat
Exhibit E. Preliminary Site Plan
Exhibit F. Preliminary Engineering Plan
Exhibit G. Preliminary Landscape Plan
Exhibit H. Preliminary Parking Exhibit
Exhibit I. Duplex Floorplans & Elevations
Exhibit J. Marketing Signs
Exhibit K. Traffic Study
Exhibit L. Fiscal Analysis

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

**STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT**

**Patrick M. Knapp, AICP**
**Director of Community Development**

**Stephanie Barajas**
**Planner**

| | |
|---|---|
| **CASE NUMBER:** | PZ-2025-17 |
| **MEMO DATE:** | January 9, 2026 |
| **PUBLIC HEARING DATE:** | January 12, 2026 |
| **PROPERTY ADDRESS/LOCATION:** | Southwest Corner of Stonegate Road and Huntington Drive |
| **PETITIONER/ PROPERTY OWNER:** | Nick Andriano, Pulte Home Company, LLC/ Senior Development Corporation |

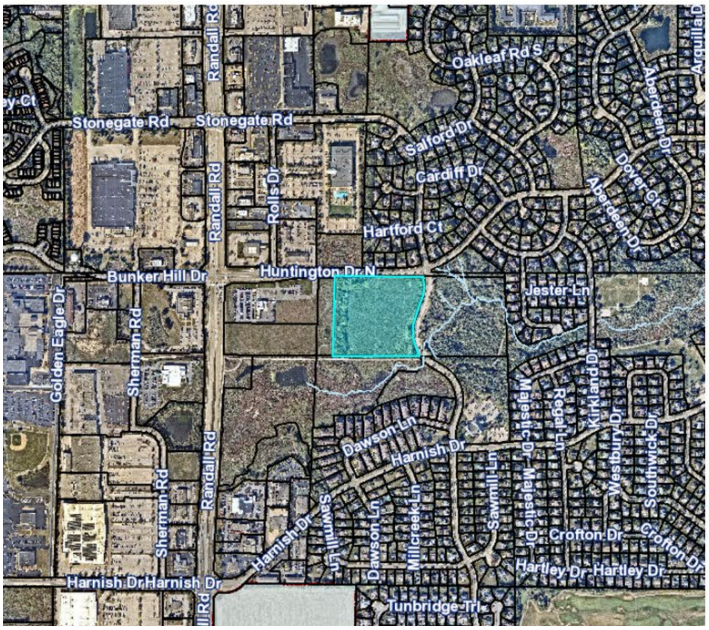
## REQUEST SUMMARY

Nick Andriano of Pulte Home Company, LLC, the "Petitioner", and Senior Development Corporation, the "Owner", submitted a petition for approval of a Preliminary Subdivision Plat, a Preliminary PUD Plan, and a Zoning Map Amendment for the 10.932-acre property located at the southwest corner of Stonegate Road and Huntington Drive, referred herein as the "Subject Property," proposed as the Huntington Villas Subdivision.

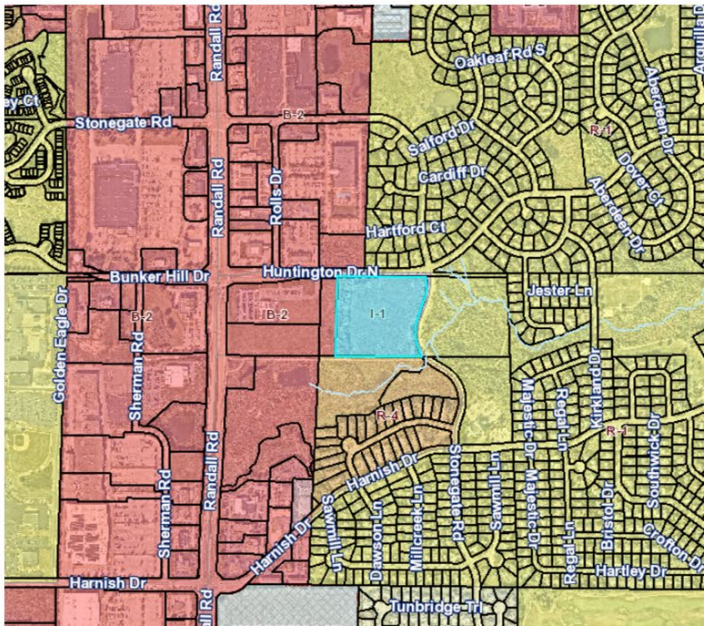
## BACKGROUND

**Site Information**

**Location**




**Zoning/Future Land Use**




| | | | |
|---|---|---|---|
| **Existing Zoning:** | I-1, Industrial, Limited | **Existing Land Use:** | Vacant |
| | | **Proposed Land Use:** | Two-Family Residential |
| **Property Size:** | 10.932 acres | **PIN(s):** | 19-32-100-013 |
| **Future Land Use Plan Designation:** | Mixed Residential – a diverse range of housing types, including single-family detached homes, townhomes, and duplexes. | | |
| **Surrounding Zoning & Land Use** | **North:** | R-1 One-Family Dwelling – Single Family Residential<br>B-2 Business, General Retail – Stormwater Management | |
| | **East:** | R-1 One-Family Dwelling – Conservation Area | |
| | **South:** | R-4 Multi-Family Dwelling – Conservation Area & Townhomes | |
| | **West:** | B-2 Business, General Retail – Conservation Area & Dealership | |

**Property History**

The Subject Property was annexed in the early 1980s. It was then rezoned from A-1 Agricultural to I-1 Industrial, Limited in Ordinance 89-O-17 *An Ordinance Reclassifying, from A-1 Agricultural to I-1 Industrial District Limited, Certain Real Estate in the Village of Algonquin Commonly Known as The Rogman Farm.* No developments, subdivisions, or other zoning changes have been approved since the rezoning in 1989.

## STAFF RECOMMENDATION

Staff recommends approval of the Petitioner's request, subject to the conditions listed in the report, as the request conforms to the Village's Comprehensive Plan and Future Land Use Plan.

## DISCUSSION OF STAFF RECOMMENDATION

**Request and Use of the Subject Property**

The Petitioner requests approval of a Preliminary Subdivision Plat, a Preliminary PUD Plan, and a Zoning Map Amendment for the 10.932-acre property located at the southwest corner of Stonegate Road and Huntington Drive, shown in the Preliminary Plat and PUD Plan as "Huntington Villas". Proposed site improvements include thirty-eight (38) duplex dwelling units, two (2) on-site stormwater management facilities, an internal multi-use path connection, and associated infrastructure improvements.

**Preliminary Subdivision Plat**

The Subject Property currently consists of a single parcel and is proposed to be subdivided into nineteen (19) duplex lots, two (2) lots for naturalized stormwater management facilities, three (3) lots to be owned and maintained by the homeowner's association (HOA), and one (1) deed gap lot to be dedicated to the Village. The naturalized stormwater management areas are to be dedicated to the Village once established, and portions of the property will be dedicated as public right-of-way for roadway purposes.

Table 1: Huntington Villas Subdivision – Land Use Breakdown

| **Total Area of Parent Parcel:** | **10.932 acres** | **100%** |
|---:|---:|---:|
| R-3 Residential (19 Lots/38 Dwelling Units): | 5.22 acres | 47.75% |
| HOA Property: | 0.56 acres | 5.12% |
| Naturalized Stormwater Detention Area: | 3.23 acres | 29.55% |
| Dedication of ROW to the Village: | 1.88 acres | 17.2% |
| Dedication of Deed Gap Property to the Village: | 0.05 acres | 0.46% |

**Note: Totals may not add up due to rounding.*

**Zoning Map Amendment**

The Subject Property is currently zoned I-1 Industrial, Limited. The Petitioner proposes to rezone the Subject Property to the R-3 Residential Zoning District, which permits both one- and two-family dwellings.

The proposed duplexes meet or exceed the R-3 zoning setback requirements, with the exception of the front and corner side yard setbacks and the bay windows located on side elevations. The Petitioner requests an exception to Section 21.5 Bulk Chart of the Zoning Code to allow twenty-foot (20') front and corner side yard setbacks, ten feet (10') less than what is required. Note that twenty-foot (20') front and corner side yard setbacks are the minimum in the R-4 Zoning District. The Petitioner also requests an exception to Section 21.5 to allow bay windows to encroach into the minimum seven and a half foot (7.5') interior side yard setback. No bay windows are proposed within utility easements, including the twenty-foot (20') utility easement located between Lots 11 and 12.

Seventeen (17) of the nineteen (19) proposed duplex lots meet or exceed the minimum lot area requirement of 10,000 square feet for the R-3 Zoning District. The smallest proposed lot is three hundred fifty-one square feet (351 sq. ft.) below the minimum required area. All proposed duplex lots meet or exceed the minimum lot width standards of the R-3 District.

## Preliminary PUD Plan & Engineering

### Public Roadways

The proposed development includes the construction of two (2) public roadways. Flurry Court will provide full access to Huntington Drive at the northwest corner of the Subject Property and will terminate in a cul-de-sac at its southern end. Goldfinch Lane will provide full access to Stonegate Road near the northeast corner of the site. Both roadways will be classified as local streets.

All public streets will be constructed in accordance with Village standards, including a sixty-six foot (66') right-of-way and a pavement width of thirty-one feet (31') measured back-of-curb to back-of-curb. Street lighting will be installed and must comply with Village standards. Traffic control measures, including stop signs and pedestrian crossing signage, will be identified at the time of Final Submittal.

### Parking

The proposed driveways within the subdivision will be a minimum of twenty feet (20') in length, allowing for two (2) vehicles to park within the garage and two (2) additional vehicles to park in the driveway for each dwelling unit. The plan includes eight (8) perpendicular guest parking spaces along Flurry Court, and at least twelve (12) vehicles can park on the street during periods when on-street parking is permitted under Village Code. In total, the development provides approximately 4.5 parking spaces per dwelling unit, exceeding the Zoning Code requirement of two (2) spaces per unit.

### Sidewalks, Multiuse Paths, and Mailboxes

The proposal includes the extension of the public sidewalk along the west side of Stonegate Road from Huntington Drive to the Randall Road Wetland Trail located at the southeast corner of the Subject Property. An internal path connection to the Randall Road Wetland Trail is proposed between Lots 7 and 8 along the southern property boundary. This connection will be located within Outlot E, which will be owned and maintained by the HOA.

The Petitioner will coordinate with the local Post Office to determine the location of the Cluster Box Units (CBUs). The Post Office has a preference for CBUs to promote efficient mail delivery.

### Grading

Due to site grading requirements, proposed Lots 1, 2, and 14 through 19 will have no basements, and the remainder of the lots will have walk-out or look-out basements. In total, twenty-two (22) of the dwelling units will have a basement.

### Stormwater Management

The Petitioner proposes to construct two (2) naturalized stormwater management facilities on the Subject Property, located in Outlots A and C. Once the facilities have been successfully established, the outlots will be dedicated to the Village of Algonquin for long-term maintenance.

### Utilities

The Petitioner will be responsible for the construction of all utilities, including water mains, fire hydrants, storm sewers, sanitary sewers, and street lights.

**Preliminary Landscape Plan**

Due to existing site conditions, the Petitioner proposes the removal of a majority of existing trees, which are volunteer trees that have never been maintained. Preservation of the parkway trees along Stonegate Road and Huntington Drive is required.

New street trees are proposed at approximately forty-foot (40') intervals along the public roadway. Each duplex lot will have one ornamental tree, one evergreen tree, shrubs, and perennials. The HOA-owned outlots (Outlots B, E, and F) will include a combination of shade trees, ornamental trees, shrubs, and perennials. To enhance buffering, evergreen trees and other plantings are proposed in corner side yards adjacent to public roadways and in Outlot B to provide screening between the new subdivision and the existing single-family homes to the north.

The proposed stormwater management facilities will be naturalized with native seed mixes that enhance the natural habitat and will be dedicated to the Village after a successful three-year maintenance period.

The Petitioner proposes the installation of a six-foot (6') tall by twelve-foot (12') long vinyl solid fence between the two-family dwelling units and requests one (1) exception to the Zoning Code to allow solid fencing for privacy.

Staff directed the Petitioner not to include a public park in this development. Instead, staff has requested that the Petitioner provide a fee in lieu.

**Subdivision Identification Sign**

A five-foot (5') tall by twelve-foot (12') wide double-sided masonry monument sign is proposed on the east side of Flurry Court near Huntington Drive. The sign will feature stone and brick veneer, a precast concrete cap, and metal channel letters identifying the subdivision name on both sides. All sign copy shall comply with the Algonquin Sign Code, and appropriate landscaping will be provided around the sign base.

**Marketing Signage**

The Petitioner proposes a seven-foot (7') tall by ten-foot (10') wide, double-sided new development identification sign. The surface area of the proposed sign is fifty square feet (50 sq. ft.), exceeding the maximum area of thirty-two square feet (32 sq. ft.) allowed by the Sign Code. Staff recommends a condition requiring all marketing signage to meet the Village Code.

**Preliminary Home Elevations**

The Petitioner proposes two-family dwelling units, or duplexes, with front-loaded garages. Three (3) models are proposed: Provence, Provence with Sunroom, and Provence with Sunroom and Loft, along with three (3) color packages. Unit sizes range from 1,583 square feet (Provence Model) to 2,767 square feet (Provence with Sunroom and Loft Model) and will include two (2) or three (3) bedrooms, depending on the model. The proposal includes a predetermined color package assigned to each lot to minimize monotony.

**All models will include:**

- CertainTeed architectural shingles
- Hardie Board Fiber Cement Lap Siding
- Full-depth face brick on all elevations
- Decorative garage doors
- Optional bay windows on side elevations
- In-glass window grills on front, side, and rear elevations
- Standard two-car garage

**School Impact**

The Fiscal Analysis provided by the Petitioner estimates that the entire development will generate seven (7) new students to the School District 300 (ages K-12). Staff modeling also estimates seven (7) new students with five (5) elementary students, one (1) junior high student, and one (1) high school student. The School District received the Fiscal Analysis for review, but as of the date of this report, Village Staff has not received a response.

**Traffic Study Analysis**

A Traffic Impact Study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) analyzed the existing roadway conditions, vehicle trip generation for the proposed development, future traffic conditions, and weekday morning and weekday evening peak hour conditions.

The study concluded that the traffic generated by the Huntington Villas Subdivision will have minimal impact, with an estimated increase of approximately ten (10) vehicles per hour during morning and afternoon peak hours.

**Maintenance**

The Huntington Villas Subdivision will be a maintenance-free community. The HOA will be responsible for most exterior duplex maintenance, landscape maintenance, and snow removal for the two-family dwellings lots and the HOA-owned outlots. The HOA will also be responsible for snow removal of the multi-use path and sidewalk that are north and east of the Subject Property. In addition, the HOA will be responsible for maintenance of the Flurry Court multi-use path and guest parking spaces, including, but not limited to, snow clearing, repairs, patching, and resurfacing.

**Next Steps**

This request will be discussed at the Committee of the Whole and then advance to the Village Board for preliminary approval. The request will then need to be resubmitted for final approval and conform to the plans and conditions approved by the Village Board.

## STANDARDS & FINDINGS

The Planning and Zoning Commission shall review the Standards & Findings of Fact outlined in Exhibit "A" and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission should use the Findings of Fact to guide its recommendation of the request to the Village Board.

## STAFF RECOMMENDATION

Staff recommends approval of the Preliminary PUD Plat, a Preliminary Planned Development Plan, and a Zoning Map Amendment from I-1 to R-3, consistent with the findings of fact outlined above, and subject to the plans and 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 adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend approval Preliminary PUD Plat titled "Preliminary Subdivision Plat and P.U.D. for Huntington Villas," as prepared by CEMCON, Ltd., with the latest revision date of December 11, 2025, approve a Preliminary Planned Unit Development Plan, and approve a Zoning Map Amendment from I-1 to R-3, for the Subject Property located at the southwest corner of Stonegate Road and Huntington Drive, referred to as "Huntington Villas Subdivision", as outlined in the staff report for case PZ-2025-17 date January 9, 2026, subject to the following conditions and final staff approval:

a. That site construction, utility installation, and grading shall not commence until a Final Plat and Final PUD Plan have been approved by the Planning and Zoning Commission and the Village Board in substantial conformity to the Preliminary PUD Plan and Preliminary PUD Plat, a Site Development Permit has been issued by the Village, and water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency;

b. The Preliminary PUD Plat titled "Preliminary Subdivision Plat and P.U.D. for Huntington Villas Subdivision," as prepared by CEMCON, Ltd., with the latest revision date of December 11, 2025. Street names are subject to final review and approval by the Public Works Director and the Fire Department. All dwellings shall conform to the underlying zoning, with the exception that a twenty-foot (20') front and corner side yard setback shall be permitted and that bay windows on side elevations shall be allowed to encroach into the side yard setback, but not any easement. Sheds in any yard shall be prohibited;

c. The Preliminary Engineering Plan, as prepared by CEMCON, Ltd., and last revised December 11, 2025. The curb radius at the Goldfinch Lane and Stonegate Road intersection shall be reduced from fifty feet (50'), but no more than thirty feet (30'), depending on the fire apparatus turn template and final staff approval;

d. The Preliminary Site Plan Exhibit, as prepared by CEMCON, Ltd., and last revised December 19, 2025;

e. The Preliminary Landscape Plan, as prepared by Dickson Design Studio, and last revised December 19, 2025. The monument sign shall conform to the Algonquin Sign Code. The solid, privacy fence shall be permitted provided that it is located between units of one lot and it does not exceed a height of six feet or a length of twelve feet. No other fencing shall be permitted;

f. The Proposed Single Family Duplex Floorplans & Elevations, as prepared by Pulte Homes. The sunroom or any future addition shall be constructed in the same style of the building with exterior brick that matches the building;

g. The Huntington Villas – Algonquin, Proposed Signage Plan, as prepared by PulteGroup, and last revised December 17, 2025. There shall only be one (1) sign advertising the new subdivision and there shall only be one (1) sign per model home lot. All marketing signage shall conform to the Algonquin Sign Code;

h. The HOA shall be responsible for maintenance of the Flurry Court multi-use path, which includes, but is not limited to, snow clearing, repairs, patching, and resurfacing. In addition, the HOA shall be responsible for the snow clearing of the multi-use path and sidewalk that are adjacent to the Property in the right-of-way of Stonegate Road and Huntington Drive, as well as the sidewalk on Goldfinch Lane and Flurry Court. The HOA shall be responsible for snow clearing and all related maintenance of all guest parking spaces;

i. Prior to the sale of an individual dwelling unit, a letter of awareness shall be signed by the future owner and then recorded with the county and provided to the village. A draft letter of awareness shall be submitted to staff for review and approval prior to issuance of the first building permit;

j. A dormant Special Service Area shall be implemented for areas to be maintained by the subdivision's HOA."

I concur:

Patrick M Knapp, AICP
Director of Community Development

**Attachments:**

- Exhibit A. Standards & Findings of Fact
- Exhibit B. Narrative & Response to Standards
- Exhibit C. ALTA/NSPS Land Title Survey
- Exhibit D. Preliminary Plat
- Exhibit E. Preliminary Site Plan
- Exhibit F. Preliminary Engineering Plan
- Exhibit G. Preliminary Landscape Plan
- Exhibit H. Preliminary Parking Exhibit
- Exhibit I. Duplex Floorplans & Elevations
- Exhibit J. Marketing Signs
- Exhibit K. Traffic Study

## Exhibit A: Standards & Findings of Fact

**Planned Development Standards** – Section 21.11.E of the Algonquin Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. The number of dwelling units erected shall not exceed the number permitted by the regulations of the district in which it is located, except in cluster developments where a density bonus may be granted as part of the planned development.
2. If a building is permitted to exceed the height limit of the district in which it is located, the yards and open spaces around such building shall be increased by an amount equal to the height that the building exceeds the height limit of the district measured in feet.
3. If more intensive uses are permitted than are allowed by the district regulations, there must be clear evidence that such uses are appropriate, provided the Planning and Zoning Commission finds:
    a. That the use permitted by such exceptions is necessary or desirable and is appropriate with respect to the primary purpose of the development;
    b. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the development nor on the surrounding neighborhood;
    c. That, in an industrial development, such additional uses allowed by exception shall conform to the performance standards of the district in which the development is located as set forth in Section 21.4 herein;
    d. That the use exceptions allowed are on file in the Community Development Department;
4. The amount of off-street parking must be adequate to serve the needs of the projects. The Planning and Zoning Commission and Village Board may require more or less off-street parking than is otherwise required by this Chapter if it is determined the use(s) warrants the deviation.
5. If any open space or recreational facility is to be used solely by the residents of the project, adequate provisions shall be made for assessments against the property within the project so that such facilities can be properly improved, maintained, and operated.
6. All residential planned developments that involve annexation shall include clearly identifiable community-wide benefit improvements to the Village. Benefits may include the following, but shall not be limited to those listed: expansion of Village infrastructure that can serve other parts of the community; creation of a community park; dedication of right-of-way or construction of a collector road; and a component of a larger mixed-use development that includes commercial uses. The larger the residential unit count, the larger the community-wide benefit improvements.
7. All commercial planned developments that include lots fronting on any major collector or arterial roadway shall provide landscaped open space between each building and parking lot. Said landscaped area shall include combinations of trees, shrubs, and seasonal plantings that shall be planted on top of earthen berms. The appropriate land area, height of the berm, and exact plant material specifications shall be reviewed and approved by the Village Board as part of the final planned development review process.

**Petitioner Response:** See attached.

**Staff Response:** The proposed density and building height of the two-family dwelling units conform to the Zoning Code Bulk Chart requirements for the R-3 Zoning District. The requested setback exceptions to allow a 20-foot front and corner side yard setback, as well as the encroachment of bay windows in side yard setbacks, will not be detrimental to the proposed development or the surrounding neighborhood. The reduced front and corner side yard setback is consistent with the standards of the R-4 Zoning District, which allows for both two-family and multi-family dwellings. The reduced setback can still accommodate large passenger vehicles or pick-up trucks. Additionally, the proposed development provides an appropriate transitional buffer between the multi-family subdivision to the south and the single-family subdivision to the north. The development exceeds the Zoning Code requirement of two parking spaces per dwelling unit, and all stormwater management facilities, utilities, and roadways will comply with applicable Village Code requirements and engineering guidelines.

**Zoning Map Amendment Standards –** Without specific standards in the Village's Zoning Code, the standard in Illinois is to rely on the "LaSalle Factors" and also factors from the Sinclair Pipeline Company vs. Village of Richton Park.

1. Will the rezoning of the Subject Property negatively impact the existing uses or zoning of nearby property? The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
2. To what extent do the current zoning restrictions diminish the property value of the Subject Property and nearby property? The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.
3. To what extent does the rezoning promote the health, safety, morals, and general welfare of the public. The amendment promotes the public health, safety, comfort, convenience and general welfare.
4. What is the suitability of the Subject Property for the zoned purposes? The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.
5. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner? The subject property has not been utilized under the existing zoning classification for a substantial period of time.
6. Does the proposed development on the Subject Property comply with the policies and official land use plan and other official plans of the Village? The amendment complies with the policies and official land use plan and other official plans of the Village.

**Petitioner Response:** See Attached

**Staff Response:** The change in zoning from I-1 to R-3 will not negatively impact the health, safety, morals, or general welfare of the public. The proposed R-3 District is appropriate at this location, as it provides a transitional buffer between adjacent business zoning, single-family zoning, and more intensive multi-family zoning. In addition, the R-3 District permits one- and two-family residential uses, which are inherently less intensive in terms of traffic, noise, and overall impact than the industrial uses currently permitted in the I-1 District. The proposed R-3 District also meets the intent of the Future Land Use Plan.

STATE OF ILLINOIS )
)
COUNTY OF MCHENRY )
)
VILLAGE OF ALGONQUIN )

**PETITION TO THE VILLAGE OF ALGONQUIN FOR**

**RESIDENTIAL DEVELOPMENT APPROVAL**

**THE UNDERSIGNED** Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (hereinafter the "Petitioner"), as the contract purchaser of the property legally described on **Exhibit A** (hereinafter the "Property"), respectfully petitions the Village of Algonquin (the "Village") to: (i) approve a special use for a planned unit development for the Property with exceptions as depicted on the Development Plans (defined hereafter); (ii) rezone the Property to R-3; (iii) approval of a preliminary plat of subdivision; and (iv) to approve such other relief from the Algonquin Municipal Code ("Code") as may be deemed necessary and appropriate to develop the Development Property consistent with the Development Plans.

1. The owner of the Property is Senior Development Corporation, an Illinois corporation (hereinafter "Owner").
2. The Property consists of approximately 11 acres of vacant property.
3. The Petitioner, Pulte Home Company, LLC is a Michigan limited liability company having an office at 1900 E. Golf Road, Suite 300, Schaumburg, Illinois 60173.
4. Petitioner is contract purchaser of the Property.
5. Petitioner seeks to acquire the Property for the express purpose of developing a residential subdivision consisting of 38 duplex units (the "Intended Use").
6. Petitioner's obligation to acquire the Property is expressly contingent on obtaining the appropriate entitlements with the Village necessary to facilitate the Property for Petitioner's Intended Use.

7. The Property has been zoned I-1 since 1989 pursuant to Ordinance No. 89-O-17 and has failed to develop under its zoning designation.
8. The zoning designations of the surround adjacent properties are as follows:
    *a.* North: Vacant land zoned B-2 & Arbor Trails Unit 1 single-family homes – zoned R-1 in the Village of Algonquin
    *b.* East: Vacant land owned by the Village of Algonquin R-1 in the Village of Algonquin
    *c.* South: Dawson Mill (townhomes and condominiums) zoned R-4 in the Village of Algonquin
    *d.* West: Carmax – zoned B-2 in the Village of Algonquin
9. The Property is the only property zoned for industrial use in the vicinity.
10. Petitioner proposes to rezone the Property to R-3 to facilitate the development of the Intended Use, consistent with the nature of the surrounding area.
11. Upon rezoning, the Petitioner seeks to develop the Property as depicted on the "Development Plans," which Development Plans consist of the following:
    *a.* Preliminary Site Plan;
    *b.* Preliminary Plat of Subdivision;
    *c.* Preliminary Engineering Plan;
    *d.* Preliminary Stormwater Report
    *e.* Preliminary Landscape Plan;
    *f.* Tree Survey and Tree Preservation Plan;
    *g.* Product Matrix and Building Elevation Renderings; and
    *h.* Proposed Signage Plan.

## SUMMARY OF DEVELOPMENT

Petitioner looks forward to providing a new housing option for Algonquin's existing residents as well as those that would like to live in a well-respected municipality. Petitioner requests Village approval of the new residential community which consists of thirty-eight (38) ranch-style duplex units located on approximately 11 acres of vacant land (the "Development") which is only a density of 3.5 homes per acre. The adjacent uses surrounding the property are as follows:

*a.* North: Vacant land zoned B-2 & Arbor Trails Unit 1 single-family homes – zoned R-1 in the Village of Algonquin

*b.* East: Vacant land owned by the Village of Algonquin R-1 in the Village of Algonquin

*c.* South: Dawson Mill (townhomes and condominiums) zoned R-4 in the Village of Algonquin

*d.* West: Carmax – zoned B-2 in the Village of Algonquin

The property immediately west has Randall Road frontage and is improved with a Carmax used car dealership. Randall Road is a heavily traveled commercial corridor and a mix of residential uses in the immediate vicinity are necessary to create spending power within and around Randall Road. The Village recognizes the importance of varying residential uses in this area by way of zoning the adjacent properties R-4 and R-1. The R-4 zoned properties are the Dawson Mill subdivision, comprising a mix of residential housing including townhomes and condominiums. Dawson Mill is situated immediately east of B-2 zoned commercial properties operating within the Randall Road commercial corridor. Naturally, appropriate transitions from commercial

properties to single-family residential properties are warranted in this area. Petitioner's proposal is similar to Dawson Mill in that it is a single-family attached product. However, the proposed Development is significantly less dense than Dawson Mill and provides a unique new option for homebuyers.

Though currently designated for Business Park/Light Industrial under the existing comprehensive plan, the Village's draft comprehensive plan update designates the Property for Mixed Residential. Specifically, mixed residential areas are meant to encourage a greater variety within Algonquin's housing stock and allow for more flexibility to build denser residential development to serve as a transition between commercial areas to lower density single-family neighborhoods. The Property presents an excellent canvas on which to provide a bit of higher density adjacent to the Randall Road commercial corridor, and provide a transition to the single-family residences as you travel east down Huntington Drive. In addition, the Intended Use, comprised of thirty-eight (38) duplex units featuring a first-floor master bedroom, will meet a significant community need by creating a housing opportunity that is suitable for many types of homebuyers, including some of the fastest growing housing segments of our population – specifically the move-down buyer or "empty nesters".

The Development will have two access points: the main entrance drive being off Huntington Drive and the second point of access being off Stonegate Road. Landscape treatments will be utilized to enhance the visual appeal of the community, including a mix of parkway trees, shade trees and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Property and foundation plantings in the front of each duplex building. The open space detention areas will allow for a nice aesthetic along with a passive recreation/relaxation area that will be available for the residents. Specifically, the Development will include an

approximately 1.5-acre detention pond in the southeast corner of the community which will offer an aesthetically pleasing passive recreational improvement. Due to the fact that duplexes with first-floor master bedrooms often do not generate many children of an age that would utilize extensive playground equipment, the Petitioner is proposing an abundant amount of open space along with connectivity to a regional trail system just south of the Property along Stonegate Road, which extends east into the 29-acre High Hill Park and Nature Preserve, which will provide the future residents of the development convenient access to all of the recreational amenities the park and nature preserve has to offer. Lastly, the homeowner's association will be responsible for landscape maintenance as well as snow removal, which is a feature often appealing to empty nesters. The proposed architecture draws inspiration from the modern trends to create a complementary design with the overall area. Each home will also have a standard two car garage along with spaces for two cars in each driveway. In addition to on-street parking where it can be accommodated, the Development will provide a total of 152 off-street parking spaces, which far exceeds the Village's parking requirements for the Development.

**REZONE PROPERTY TO R-3 RESIDENTIAL DISTRICT**

Petitioner seeks to rezone the Property to the R-3 Residential District. Petitioner's proposed rezoning meets the standards for Rezoning as follows:

1. The rezoning meets the standards for granting a map amendment as follows:

    *1. Will the rezoning of the Subject Property negatively impact the existing uses or zoning of nearby property?*

    The rezoning of the Property will have no negative impact on the existing uses or zoning of nearby property. The existing land uses surrounding the Subdivision Property are as follows:

    *a.* North: Vacant land zoned B-2 & Arbor Trails Unit 1 single-family homes – zoned

R-1 in the Village of Algonquin

*b.* East: Vacant land owned by the Village of Algonquin R-1 in the Village of Algonquin

*c.* South: Dawson Mill (townhomes and condominiums) zoned R-4 in the Village of Algonquin

*d.* West: Carmax – zoned B-2 in the Village of Algonquin

As such, the surrounding properties are a mix of commercial and residential uses. The Village zoned the Property I-1 in 1989 pursuant to Ordinance 89-O-17. However, the Property has failed to develop under its existing zoning designation and provides no benefit to the Village otherwise. Since its original zoning was established, the surrounding area has continued to evolve and develop in a manner consistent with and provide appropriate transitions to surrounding development. Granting the map amendment for the Property will allow Petitioner to repurpose this underutilized property in line with the surrounding land uses.

2. *To what extent do the current zoning restrictions diminish the property value of the Subject Property and nearby property?*

The Property has failed to develop under its existing I-1 zoning designation and fails to provide tangible value to the Village and Algonquin residents. The Property is surrounded by residential to the north and south and commercial to the west. The Property presents an excellent canvas to provide appropriate residential transitions to the single-family to the north and high density mixed-residential community to the south. In addition, the rezoning will provide an appropriate transition from the commercial use and Randall Road corridor to the west, to the preserve property and residential uses to the east. In its current vacant condition, the Property generates $280.00 in total annual tax revenue. Upon development, the Property will generate approximately $530,000 in annual tax revenue, which will be a positive impact on the Village's tax base.

Under the current I-1 zoning, the Property could be developed as (i) a manufacturing facility; (2) wholesale/retail sales; or (3) a Hotel by right. Being located in such close proximity to other residential uses, the permitted uses in the I-1 district could diminish the property values by virtue of introducing more traffic (including truck traffic) and noise into the area. The proposed map amendment will see the Property is developed in a manner more compatible with the surrounding areas and will not diminish the nearby property values.

3. *To what extent does the rezoning promote the health, safety, morals, and general welfare of the public?*

The requested map amendment will repurpose underutilized property in a way that will help address the national housing shortage. There is a growing need for diverse housing for buyers in all ages and stages in life, which is not unique to Algonquin. Although there was a construction boom during and after the Pandemic, the number of US families increased by 1.8 million, while only 1.4 million homes were built.[1] These numbers yield overall higher price points and historically high interest rates, ultimately pricing home buyers out of the housing market. Petitioner's proposal is in line with the current demand, which will ultimately help Algonquin do its part in bringing the housing supply closer to demand to address the national housing shortage. Specifically, the proposal will provide an option for the move-down homebuyer, whom we generally see a growing demand to provide for. As such, the requested map amendment will foster the promotion of the general welfare in (i) addressing the national housing shortage and (ii) addressing the need for housing targeted to move-down buyers. In addition, the map amendment will provide

[1] https://zillow.mediaroom.com/2024-06-18-The-U-S-is-now-short-4-5-million-homes-as-the-housing-deficit-grows

efficient use of this underutilized parcel, which will support the Village's tax revenue and thereby promoting the health, safety, and general welfare of the public.

4. *What is the suitability of the Subject Property for the zoned purposes?*

The Property is not suitable for 1-1 zoning provided its surrounding land uses are primarily residential. While a hotel or manufacturing facility could be developed under the existing zoning by right, the same uses are not necessarily compatible with the general area. In the alternative, the Property is more suitable under R-3 zoning, which will provide a sound land use transition from the single-family residential community to the north and the mixed-residential community to the south, as well as a logical transition from the commercial use to the west to the preserve property and residential areas to the east. In addition, more population density in the area will create more potential customers and spending power to commercial users in this area. The proposal will support the existing commercial corridor along Randall Road, which will have a positive economic impact on the Village.

5. *What is the relative gain to the public as compared to the hardship imposed upon the individual property owner?*

The rezoning will facilitate development of the Property, which has otherwise remained vacant and stagnant for decades under its existing zoning designation, thus providing no benefit to the community otherwise. Rezoning the Property will facilitate development of Huntington Villas, which will remove the existing blighted conditions and see that the Property is developed in a closer alignment with the adjacent properties and land uses.

6. *Does the proposed development on the Subject Property comply with the policies and official land use plan and other official plans of the Village?*

Though currently designated for Business Park/Light Industrial under the existing comprehensive plan, the Village's draft comprehensive plan update designates the Property for Mixed Residential. Specifically, mixed residential areas are meant to encourage a greater variety within Algonquin's housing stock and allow for more flexibility to build denser residential development to serve as a transition between commercial areas to lower density single-family neighborhoods. The Property presents an excellent canvas on which to provide a bit of higher density adjacent to the Randall Road commercial corridor, and provide a transition to the single-family residences as you travel east down Huntington Drive. In addition, the Intended Use, comprised of thirty-eight (38) duplex units featuring a first-floor master bedroom, will meet a significant community need by creating a housing opportunity that is suitable for many types of homebuyers, including some of the fastest growing housing segments of our population – specifically the move-down buyer or "empty nesters". Therefore, the map amendment will see that the Village's goals and objectives under the Comprehensive Plan are carried out as it relates to new residential development in this area.

2. The proposed special use for a planned unit development meets the standards as set forth in the Code as follows:

**APPROVAL OF A SPECIAL USE FOR A PLANNED DEVELOPMENT**

*a. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*

The Subdivision Property remains an outlier as vacant land. The proposed residential use of the Property is consistent with the general area and will provide the necessary and appropriate land use transitions. The existing land uses surrounding the Subdivision

Property are as follows:

*a.* North: Vacant land zoned B-2 & Arbor Trails Unit 1 single-family homes – zoned R-1 in the Village of Algonquin
*b.* East: Vacant land owned by the Village of Algonquin R-1 in the Village of Algonquin
*c.* South: Dawson Mill (townhomes and condominiums) zoned R-4 in the Village of Algonquin
*d.* West: Carmax – zoned B-2 in the Village of Algonquin

The proposed residential use will result in a more compatible adjacent land use that supports population growth and community vitality than any of the land uses permitted under the existing I-1 zoning designation.

There is a growing need for diverse housing for buyers in all ages and stages in life, which is not unique to Algonquin. Although there was a construction boom during and after the Pandemic, the number of US families increased by 1.8 million, while only 1.4 million homes were built.[2] These numbers yield overall higher price points and historically high interest rates, ultimately pricing home buyers out of the housing market. Petitioner's proposal is in line with the current demand, which will ultimately help Algonquin do its part in bringing the housing supply closer to demand to address the national housing shortage. Specifically, the proposal will provide an option for the move-down homebuyer, which we are seeing a growing demand to accommodate.

Provided the existing zoning of the Property and the surrounding residential uses, Petitioner believes that the proposed residential development of the Development Property is the highest and best use of the Property. Petitioner could, as a legal matter of right, develop the Property as a hotel or manufacturing facility in accordance with the I-1 district

[2] https://zillow.mediaroom.com/2024-06-18-The-U-S-is-now-short-4-5-million-homes-as-the-housing-deficit-grows

standards. However, Petitioner believes that the proposed Development Plans for Huntington Villas more closely follow the intent of the Village's Conservation Design Standards and will provide broader community benefits as more specifically detailed herein.

The Development Plans for Huntington Villas were designed with open space and ecological resources in mind, while providing new and diverse housing stock for the growth of the Village. Approximately 37% of the total Property is designated for open space. The open space will also provide substantial benefits to future residents of Huntington Villas, including naturalized detention basins. In addition, there is a regional trail system just south of the Property along Stonegate Road, which extends east into the 29-acre High Hill Park and Nature Preserve, which will provide the future residents of the development convenient access to all of the recreational amenities the park and nature preserve has to offer. Lastly, the homeowner's association will be responsible for landscape maintenance as well as snow removal, which is a feature often appealing to empty nesters. The proposed architecture draws inspiration from the modern trends to create a complementary design with the overall area.

This design is also consistent with the purpose and intent of the Conservation Design Standards and will provide a unique benefit to home buyers who increasing prioritize common open space, naturalized areas, and low-maintenance living, over having traditional large private yards.

*b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to the property values or improvements in the vicinity;*

The proposed planned unit development will not be detrimental to the health,

safety, morals or general welfare of the surrounding residents nor will it be injurious to the property values in the vicinity of the Property. The use provides for needed and desirable living options that help create enhanced living opportunities and complement the surrounding area while also improving the real estate tax base and value of adjacent properties. The proposed residential use will provide a much-needed improvement to the underperforming Property which is currently vacant and which is out of character for the area.

The Development Plans were formulated around the express purpose of creating new and connecting to existing publicly usable open spaces and providing tangible ecological improvements. This type of design is consistent with the Village's Conservation Design Standards and Procedures, which encourage practices such as clustered housing and native landscapes. The open space will consist of landscape buffers, stormwater detention ponds, native landscaped areas and a trail system connecting into the regional trail system to the south.

Stormwater detention facilities will be incorporated throughout the development and will provide a modern stormwater system to accommodate both stormwater runoff associated with the residential development. The stormwater management coupled with new storm sewer infrastructure designed to improve drainage will provide direct and tangible community benefits.

The stormwater facilities will not only improve handling of stormwater, but will provide other tangible benefits as well. The areas within and around the stormwater facilities will be planted with native grasses and flowers. These plantings will promote infiltration, will filter the runoff and will re-establish native habitats. The new naturalized

area of the Property will provide direct and tangible community benefits.

A path connection is planned through Lots 7 and 8, to connect to an existing 10' asphalt trail which ultimately connects into the 29-acre High Hill Park and Nature Preserve. This connection is planned in addition to sidewalks that will be provided along all of the new public streets, thus providing direct and tangible community benefits.

In addition, the Village zoned the Property I-1 in 1989. The current proposal provides a more visually aesthetically appealing land use that integrates with the existing residential and community fabric that surrounds the subject property. Accordingly, the proposal will not be detrimental to the health, safety, morals or general welfare of the surrounding residents nor will it be injurious to the property values in the vicinity of the Property since the proposed use is more compatible than permitted uses under the existing zoning designation.

*c. That the proposed use will comply with the regulations and conditions specified in this Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board.*

The use will comply with the regulations governing a Planned Development as described below.

**APPROVAL OF A PLANNED DEVELOPMENT**

3. The proposed Planned Development meets the standards as set forth in the Code as follows:

*1. The number of dwelling units erected shall not exceed the number permitted by the regulations of the district in which it is located, except in cluster developments where a density bonus may be granted as part of the planned development.*

The number of dwelling units do not exceed the number permitted by the regulations of the R-3 zoning district. The R-1E zoning district requires a minimum lot area of 10,000 square feet, which equates to 4.36 dwelling units per acre or 47 homes.

The total residential acreage of the Property is 10.872 acres. The Par Acreage, as defined in the Code is 10.82 acres (10.872 – (0.122 x 0.5) x 0.9). Accordingly, the allowable density of 4.36 dwelling unit per acre multiplied by the Par Acreage of 10.86 produces an allowable unit count of 47 units.

Petitioner's Development Plans meet the standards for an additional density bonus as set forth in the Code. Specifically, the Development Plans meet the following standards: (i) incorporating open spaces throughout the development; (ii) floodplain to be donated to the Village and preserved in perpetuity; (iii) Petitioner's plan will be providing more stormwater storage than currently exists on the Property; (iv) the development proposes a unique housing product addressing the housing needs of move-down buyers, and (v) all structures will be built to IECC standards. The maximum allowable density bonus is 0.5 units per acre. As applied to Huntington Villas, an additional 5 bonus dwelling units should be permitted.

With the allowable density bonus, a total of 52 dwelling units are permitted pursuant to the Village Code. The Development Plans for Huntington Villas propose 38 units, which is well below the maximum number of units permitted.

*2. If a building is permitted to exceed the height limit of the district in which it is located, the yards and open spaces around such building shall be increased by an amount equal to the height that the building exceeds the height limit of the district measured in feet.*

The building heights will not exceed the height limit set forth in the R-3 zoning district.

*3. If more intensive uses are permitted than are allowed by the district regulations, there must be clear evidence that such uses are appropriate, provided the Planning and Zoning commission finds:*

*a. That the use permitted by such exceptions is necessary or desirable and is appropriate with respect to the primary purpose of the development;*

*b. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the development nor on the surrounding neighborhood;*

*c. That, in an industrial development, such additional uses allowed by exception shall conform to the performance standards of the district in which the development is located as set forth in Section 21.4 herein;*

*d. That the use exceptions allowed are on file in the Community Development Department.*

All exceptions to the applicable standards of the Code are depicted on the Development Plans. Petitioner respectfully requests that the Development Plans be incorporated into the requested approvals and that the exceptions as depicted on the Development Plans are thereby approved. The exceptions are necessary, desirable and appropriate to create the unique open space subdivision design and to provide product diversity within the Village. By way of example, Huntington Villas does not comply with the minimum lot area as dictated by the R-3 standards, but at the same time, Petitioner's plan well exceeds open space requirements and provides surplus stormwater detention capacity. As such, the exceptions facilitate a more creative design to the overall subdivision consistent with the Conservation Design Standards and will not be detrimental to the surrounding neighborhood.

A planned development is intended to provide flexibility in the stringent design metrics of the zoning code in exchange for amenity enhancement, environmental benefit, superior design, or enhanced community vitality. In this instance, Petitioner's proposal is geared towards move-down buyers. With its base floor plan including two-bedrooms with the option to add a third bedroom and second floor loft space, the key component to these units is the incorporation of first-floor master bedrooms to allow Algonquin natives to age-in-place. With that, Petitioner is providing a product that is currently facing a massive

shortage in terms of supply where the demand is extraordinary. The proposed plan will be attractive to the empty-nesters seeking maintenance free living. In addition, the planned development will be heavily landscaped to provide a sense of a residential enclave with pedestrian paths and a connection to a greater regional trail system. The planned development will comply with all Village standards with the exception of the following deviations:

(i) minimum front yard setback from 30 feet to 20 feet

(ii) minimum corner side yard setback from 30 feet to 20 feet.

(iii) To allow bay windows, which are optional where allowed, to encroach into the setback.

(iv) To allow a minimum lot size of 9,649 square feet as shown on the Preliminary Subdivision Plat and PUD.

Petitioner's proposal meets the minimum lot size, lot width, and interior side yard setbacks in the R-3 district; all regulations that are in place to manage bulk within a subdivision. The requested relief relates to corner side yards and the front yard setback, both which are in place as a means to manage sight lines and safe conditions. The buildings will be uniformly set back 20 feet from the front lot line, which will ensure no sightline issues are created. Under the proposal, Goldfinch Lane terminates and Flurry Court extends into a 2-way cul-de-sac. With this condition, the corner side yards along Flurry Court do not function the same way they would in a typical residential block and intersection. As such, there are no visibility issues that would warrant a 30' corner side yard on lots 10, 11, and 19. In addition, side yards are not usable open space and the additional space in these particular locations would not provide safer or more desirable

conditions.

The proposed residential subdivision will be a desirable improvement to the current vacant land and the Petitioner believes the planned unit development and associated deviations accomplish these objectives through significant new public open space amenities and through the diversification of the Village's housing stock. Strict compliance with the Code results in less common open space, preservation of the site's natural features, and ultimately less enhanced community vitality for the residents.

With regards to the deviations from the Code to allow the marketing signage package as designed and submitted, said deviations will allow for proper identification of the site along both Huntington Drive and Stonegate Road

The deviations are being requested to incorporate a proposal that will address the need for diverse housing in Algonquin in accordance with the Village's principles and objectives while simultaneously providing extensive common open space and recreational opportunities for the future residents.

*4. The amount of off-street parking must be adequate to serve the needs of the projects. The Planning and Zoning Commission and Village Board may require more or less off-street parking, than is otherwise required by this Chapter if it is determined the use(s) warrants the deviation.*

The amount of off-street parking is adequate to serve the needs of the Planned Development. All of the proposed homes will provide a minimum 2-car attached garage. All of the driveways in the subdivision will accommodate two parked vehicles without blocking the sidewalk. All of the internal subdivision streets are a minimum of thirty feet back-of-curb to back-of-curb, which is sufficient to accommodate on-street parking. More than sufficient parking is accommodated pursuant to the Development Plans.

*5. If any open space or recreational facility is to be used solely by the residents of the project, adequate provisions shall be made for assessments against the property within the project so that such facilities can be properly improved, maintained, and operated.*

A Declaration of Covenants, Conditions and Restrictions (the "Declaration") will encumber all of the residential lots in Huntington Villas. The Declaration will establish restrictions on the ownership, use, operation, and maintenance of the Development Property. A homeowners' association (the "Association") will be formed, under the terms of the Declaration, to enforce the terms of the Declaration and to own, operate and maintain that portion of the Common Areas not conveyed to the Village, if any. The Association will be funded through dues paid by each homeowner that is a member of the Association.

*6. All residential planned developments that involve annexation shall include clearly identifiable community-wide benefit improvements to the Village. Benefits may include the following, but shall not be limited to those listed: expansion of Village infrastructure that can serve other parts of the community; creation of a community park; dedication of right-of-way or construction of a collector road; and component of a larger mixed-use development that includes commercial uses. The larger the residential unit count, the larger the community-wide benefit improvements.*

The proposed development does not require annexation of the Property. The Property was annexed to the Village of Algonquin in 1982 pursuant to an Annexation Agreement recorded as document number 845853 in McHenry County.

*7. All commercial planned developments that include lots fronting on any major collector or arterial roadway shall provide landscaped open space between each building and parking lot. Said landscaped area shall include combinations of trees, shrubs, and seasonal plantings that shall be planted on top of earthen berms. The appropriate land area, height of the berm, and exact plant material specifications shall be reviewed and approved by the Village Board as part of the final planned development review process.*

Petitioner proposes a residential planned development for the Property and thus,

this requirement is not applicable.

**APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION**

1. Petitioner seeks approval of a Preliminary Plat of Subdivision, a copy of which has been submitted herewith. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Code.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner respectfully petitions the Village to (i) approve a special use for a planned development for the Property with exceptions as depicted on the Development Plans; (ii) rezone the portion the Property to R-3; (iii) approval of a Preliminary Plat of Subdivision; and (iv) to approve such other relief from the Algonquin Municipal Code as may be deemed necessary and appropriate to develop the Property consistent with the Development Plans.

**RESPECTFULLY SUBMITTED** this 8th day of January, 2026.

PETITIONER:

PULTE HOME COMPANY, LLC, a Michigan
limited liability company

By:
ROSANOVA AND WHITAKER LTD.
Attorney for Petitioner

**EXHIBIT A**
**LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 32, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32 AND RUNNING THENCE NORTH 88 DEGREES AND 28 MINUTES EAST ALONG THE SECTION LINE 2432 FEET; THENCE SOUTH 4 DEGREES AND 22 MINUTES EAST, 715.4 FEET TO A STAKE; THENCE SOUTH 88 DEGREES AND 29 MINUTES WEST, 2483 FEET TO THE WEST LINE OF SAID SECTION 32; THENCE NORTH ALONG THE SECTION LINE 710 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE WESTERLY 1000 FEET (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 32) THEREOF, ALL IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 32, THENCE SOUTH 02 DEGREES 33 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 715.40 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST 776.65 FEET, THENCE NORTH 17 DEGREES 49 MINUTES 20 SECONDS WEST, 101.69 FEET, THENCE NORTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 340.00 FEET, CENTRAL ANGLE 39 DEGREES 31 MINUTES 53 SECONDS, 234.56 FEET, THENCE NORTH 21 DEGREES 42 MINUTES 33 SECONDS EAST ALONG TANGENT 131.61 FEET, THENCE NORTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS OF 500 FEET, CENTRAL ANGLE 30 DEGREES 52 MINUTES 57 SECONDS, 269.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE NORTH 89 DEGREES 39 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE 690.56 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PIN: 19-32-100-013

**Village of Algonquin**
COMMUNITY DEVELOPMENT DEPARTMENT
(847) 658-2700 | permits@algonquin.org | www.algonquin.org
2200 Harnish Drive, Algonquin, IL

# PLANNING AND ZONING COMMISSION MINUTES

JANUARY 12, 2026

## Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:00 pm.

Director Patrick Knapp called the roll to check attendance.

Six of the seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Bumbales
- Commissioner Neuhalfen
- Commissioner Rasek
- Commissioner Szpekowski
- Commissioner Sturznickel

Member absent: Commissioner Laipert

Staff Present: Director Patrick Knapp, Village Engineer Cliff Ganek, Planner Stephanie Barajas, and Attorney Matthew Walters

## Public Comment

Chair Patrician asked for public comments. There was no public comment.

## Approval of Minutes

Chair Patrician asked for approval of the November 10, 2025, Planning and Zoning Commission minutes. A motion was made by Commissioner Szpekowski and seconded by Commissioner Neuhalfen to approve the minutes. The motion was approved with a 6-0 vote.

## Case Number PZ-2025-17 – Consideration of Request to Approve a Preliminary Plat, a Preliminary Planned Development, and a Zoning Map Amendment to R-3 Two-Family Dwelling for the Huntington Villas Subdivision

Eric Prechtel, attorney representing the Petitioner, Pulte Homes, gave a digital presentation to the Planning & Zoning Commission and requested a positive recommendation.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission, stating that Staff supports the request, subject to the conditions outlined in the Staff Report.

Commissioner Bumbales asked whether the subdivision would be marketed to individuals over 50. Mr. Prechtel explained that it will not be age-targeted or age-restricted, but that it will be marketed to those individuals.

Commissioner Szpekowski inquired about parking and safety. Mr. Prechtel responded that each unit's garage and driveway can accommodate four vehicles, with additional on-street parallel parking on one side of the roadway and eight perpendicular parking spaces within the right-of-way. He stated that the street parking is safe and allows adequate access for fire apparatus. Commissioner Szpekowski then asked about color packages. Mr. Prechtel explained that the color packages are predetermined to avoid monotony. Commissioner Szpekowski also inquired about landscaping. Mr. Prechtel responded that an outlot along Huntington Drive will serve as a landscaped buffer, with additional landscaping provided in the corner side yards adjacent to Stonegate Road.

Commissioner Rasek asked about maintenance responsibilities for the individual duplexes. Mr. Prechtel responded that the HOA will be responsible for maintenance, including mowing, landscaping, and snow removal. Commissioner Rasek then asked about potential impacts on the adjacent natural area. Village Engineer Ganek explained that the stormwater management facilities will be graded and naturalized and will tie into the existing naturalized area. Director Knapp added that soil borings will be required as part of the permitting process.

Commissioner Neuhalfen inquired about sidewalks and stop signs along Huntington Drive and Stonegate Road. Mr. Prechtel responded that sidewalks will be constructed. Village Engineer Ganek explained that all stop signs will be located internally within the subdivision. Commissioner Neuhalfen asked how other Pulte duplex subdivisions were performing. Mr. Prechtel responded that they have been performing well.

Commissioner Sturznickel asked whether the units would include basements. Mr. Prechtel responded that the majority of the units will have basements due to grading conditions.

Chair Patrician inquired about fencing. Mr. Prechtel explained that the fencing will be located between units rather than around the perimeter of the property and that residents prefer privacy fencing. He stated that the fences will be 12 feet in length and that rear yards will

be 20 feet deep. Chair Patrician asked whether staff had concerns with the fencing. Planner Barajas explained that the code permits non-solid privacy fencing adjacent to patios; however, a townhome subdivision has previously been approved with solid fencing in similar locations, and such fencing is not uncommon. Commissioner Neuhalfen asked whether the fencing would be consistent throughout the subdivision. Planner Barajas explained that approval would include a fence detail that must be followed. Chair Patrician then asked whether future remodeling would be regulated by the Village or the HOA. Director Knapp explained that remodeling would be subject to the conditions of approval, which are intended to remain in effect regardless of any HOA regulations.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chris Kempf, Algonquin Shores, asked whether the public notice requirement had been fulfilled. Chair Patrician noted that the question was inadvertently omitted at the beginning of the Public Hearing. Planner Barajas confirmed that it had been fulfilled.

Chair Patrician closed the Public Comment portion of the Public Hearing.

Commissioner Bumbales inquired about the two lots that do not meet the minimum lot size requirement. Planner Barajas explained that the deviation was less than 350 square feet.

Chair Patrician asked whether there was an alternative to the proposed front yard setback reduction. Director Knapp responded that the reduced setback allows for the naturalization of the stormwater management facilities without reducing the size of the duplex lots. Village Engineer Ganek further explained that the maximum slope for naturalized areas is 4:1 to accommodate maintenance and ensure successful naturalization. Chair Patrician asked whether there were concerns regarding bay window encroachments or whether approval would set a precedent for future developments. Director Knapp responded that staff supports the request for this specific subdivision. He clarified that bay windows may not encroach into easements and noted that there would be a minimum 10-foot separation between units if both units include bay windows.

Commissioner Rasek asked whether this was the first duplex development in the Village. Director Knapp responded that the Grand Reserve Subdivision includes duplex units.

Chair Patrician asked for a motion. A motion was made by Commissioner Bumbales and seconded by Commissioner Sturznickel to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of a Preliminary PUD Plat titled "Preliminary Subdivision Plat and P.U.D. for Huntington Villas," as prepared by CEMCON, Ltd., with the latest revision date of December 11, 2025, approval of a Preliminary PUD Plan, and approval of a Zoning Map Amendment from I-1 to R-3, for the Subject Property located at the southwest corner of Stonegate Road and Huntington Drive, referred to as "Huntington Villas Subdivision", subject to the conditions as outlined in the staff report for case PZ-2025-17 dated January 9, 2026. The motion carried with a 6-0 vote.

# A.L.T.A./N.S.P.S.
# LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

## VICINITY MAP

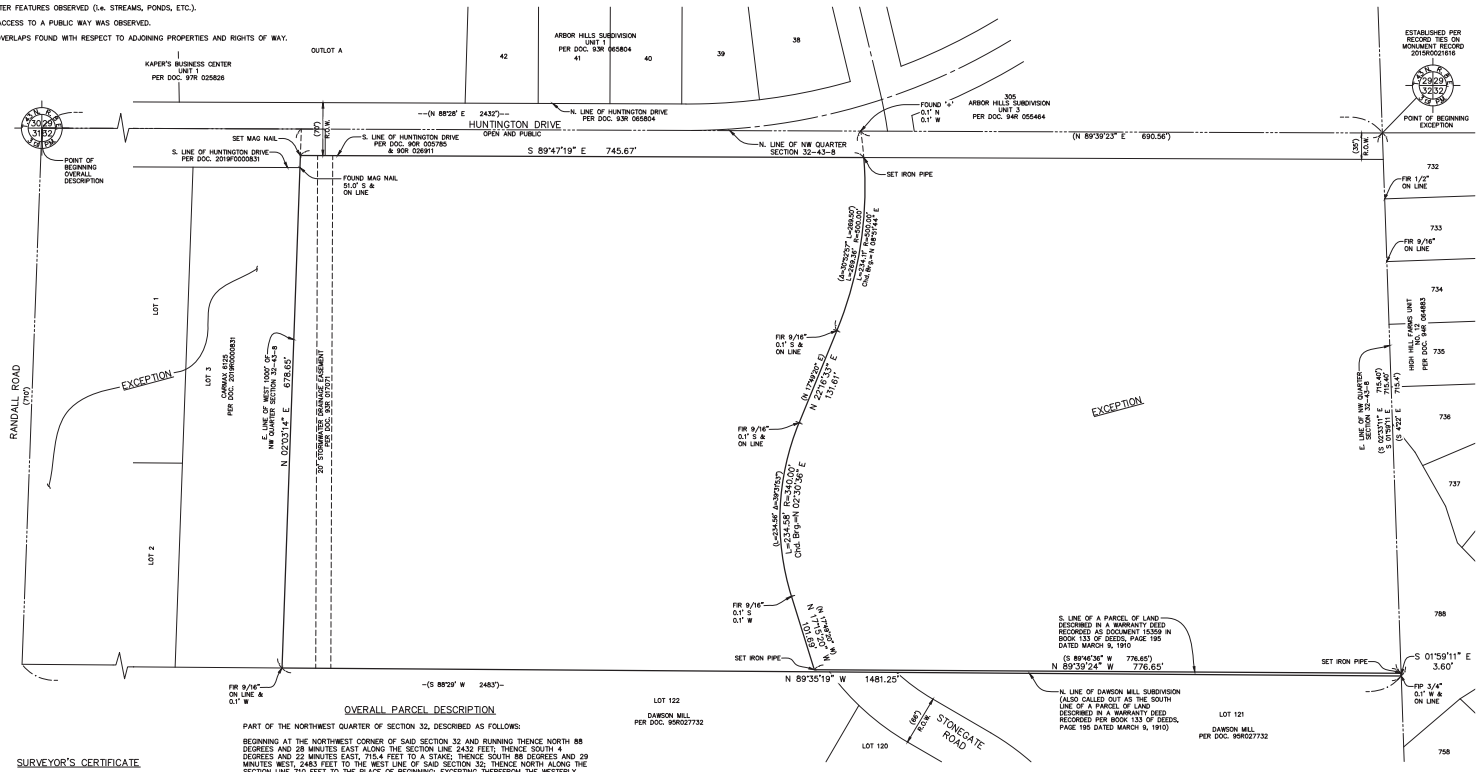
N

60 30 0 60
SCALE: 1 INCH = 60 FEET

LINE LEGEND
- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SECTION CORNER OR QUARTER SECTION CORNER

### SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 25CSA0140290P WITH AN EFFECTIVE DATE OF APRIL 3, 2025.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING S 89°47'19" E (ASSUMED).
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
7. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17111C0337J DATED NOVEMBER 16, 2006, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
8. PARCEL CONTAINS 476,193 S.F. OR 10.932 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
9. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
10. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
11. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
12. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
13. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
14. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
15. NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.).
16. NO PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED.
17. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.




### SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 8, 9, 11 AND 20 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 24, 2025.

DATED THIS _____ DAY OF _____, 2025.

_____
JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

### OVERALL PARCEL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 32, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32 AND RUNNING THENCE NORTH 88 DEGREES AND 28 MINUTES EAST ALONG THE SECTION LINE 2432 FEET; THENCE SOUTH 4 DEGREES AND 22 MINUTES EAST, 715.4 FEET TO A STAKE; THENCE SOUTH 88 DEGREES AND 29 MINUTES WEST, 2483 FEET TO THE WEST LINE OF SAID SECTION 32; THENCE NORTH ALONG THE SECTION LINE 710 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE WESTERLY 1000 FEET (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 32) THEREOF, ALL IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 32, THENCE SOUTH 02 DEGREES 33 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 715.40 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST 776.65 FEET, THENCE NORTH 17 DEGREES 49 MINUTES 20 SECONDS WEST, 101.69 FEET, THENCE NORTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 340.00 FEET, CENTRAL ANGLE 39 DEGREES 31 MINUTES 53 SECONDS, 234.56 FEET, THENCE NORTH 21 DEGREES 42 MINUTES 33 SECONDS EAST ALONG TANGENT 131.61 FEET, THENCE NORTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS OF 500 FEET, CENTRAL ANGLE 30 DEGREES 52 MINUTES 57 SECONDS, 269.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE NORTH 89 DEGREES 39 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE 690.56 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

### SURVEY-RELATED SCHEDULE B EXCEPTION NOTES

E. PROPERTY SUBJECT TO PROVISIONS AND CONTAINED IN AN AGREEMENT MADE BY THE VILLAGE OF ALGONQUIN AND UNIT SCHOOL DISTRICT PER DOCUMENT 640309: PARTICULARS DO NOT PLOT.

F. PROPERTY SUBJECT TO EASEMENT BY AND BETWEEN WELLS MANUFACTURING COMPANY AND THE VILLAGE OF ALGONQUIN RECORDED MARCH 31, 1993: EASEMENT PLOTTED.

M. PLAT OF HIGHWAY STRIP PER DOCUMENT 2022R0039964: AFFECTED AREA FALLS OUTSIDE OF THE SUBJECT PROPERTY.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402179 FILE NAME: ALTA_C3D
DRAWN BY: AJB FLD. BK. / PG. NO.: D06\31-34
COMPLETION DATE: 05-07-25 JOB NO.: 402.179
CHECKED BY: JRP 05-08-25

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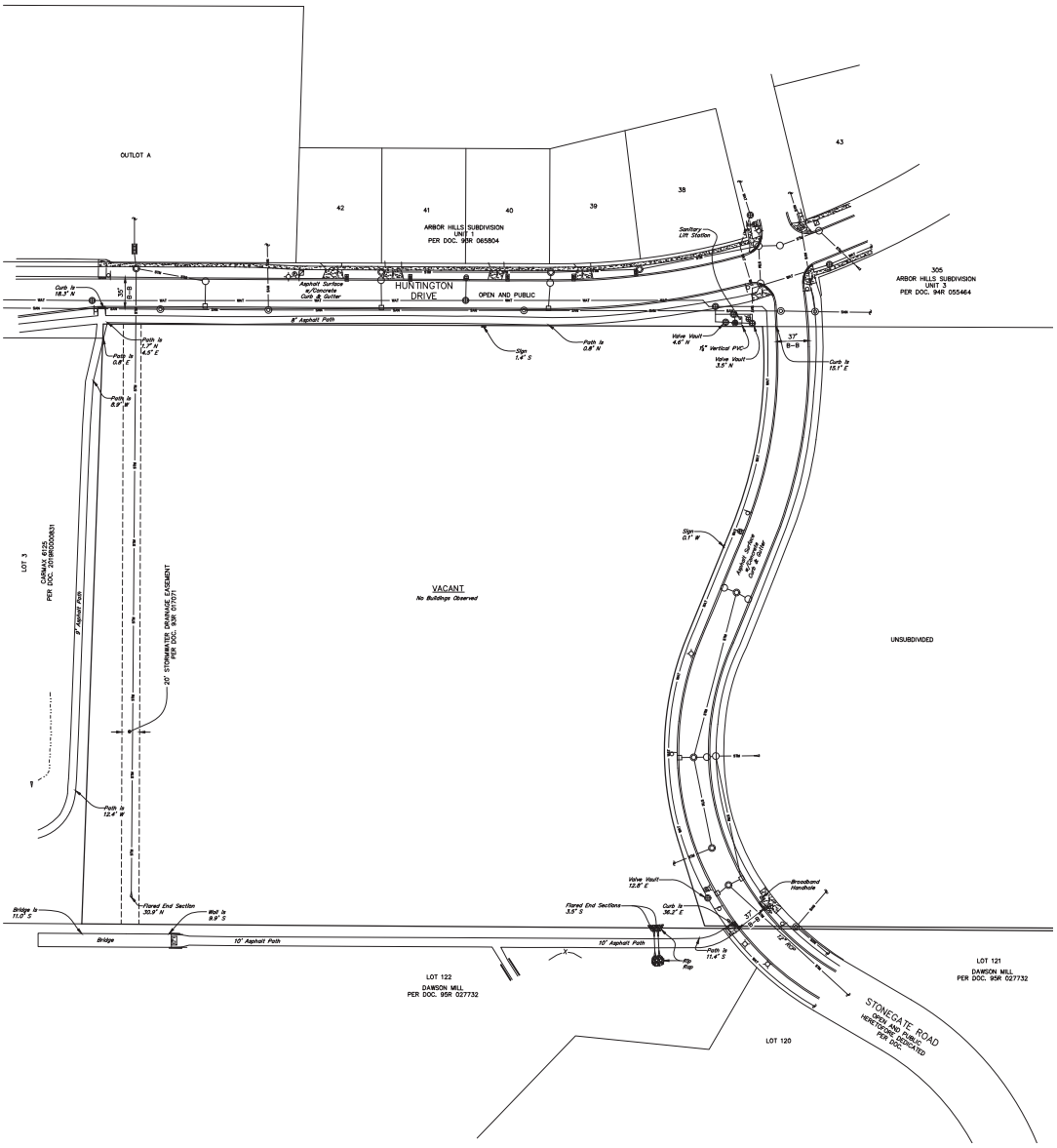
# A.L.T.A./N.S.P.S.
# LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.






N

50 25 0 50

SCALE: 1 INCH = 50 FEET

## LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LIMITS
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND PHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- FENCE
- BRUSH/TREE LINE
- AIR CONDITIONER
- BASKETBALL POLE
- BOLLARD
- CABLE TV PEDESTAL
- CABLE TV MARKER POST
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- DRAIN
- DOWNSPOUT
- DRAIN TILE
- SANITARY MANHOLE
- SEPTIC TANK
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- VALVE VAULT
- SIAMESE FIRE HOSE CONNECTION
- WELL HEAD
- WATER SPIGOT
- SPRINKLER HEAD
- IRRIGATION CONTROL BOX
- GAS MANHOLE
- GAS METER
- GAS REGULATOR
- GAS VALVE
- GAS MARKER POST
- HAND HOLE
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE
- LANDSCAPE LIGHT
- MAILBOX
- SATELLITE DISH
- SIGN
- REFLECTOR POST
- FIBER OPTIC MARKER POST
- FIBER OPTIC CONTROL BOX
- STREET LIGHT CONTROL BOX
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL POLE W/MAST
- TRAFFIC SIGNAL CONTROL BOX
- UTILITY PEDESTAL CLUSTER W/NUMBER
- CONCRETE SURFACE
- BRICK SURFACE
- R.O.W. — RIGHT OF WAY
- B-B — BACK-TO-BACK
- E-E — EDGE-TO-EDGE
- CONIFEROUS TREE w/TRUNK DIAM.
- DECIDUOUS TREE w/TRUNK DIAM.
- DEPRESSED CURB

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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CHECKED BY: JRP 05-08-25

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PLOT FILE CREATED: 5/8/2025 BY: TONY ALEO
DRAWING PATH: P:\2021\21JOBS\21JOBS\21JOBS

# PRELIMINARY SUBDIVISION PLAT AND P.U.D.

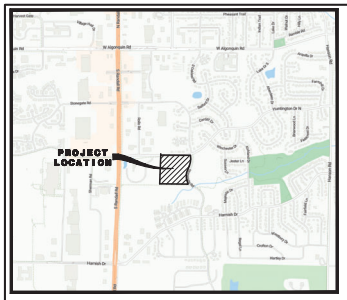
## FOR

# HUNTINGTON VILLAS

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PARCEL INDEX NUMBERS
19-32-100-013
ALGONQUIN, ILLINOIS

PROPERTY OWNERS:
SENIOR DEVELOPMENT CORPORATION, AN ILLINOIS CORPORATION




## LOCATION MAP

### OVERALL PARCEL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 32, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32 AND RUNNING THENCE NORTH 88 DEGREES AND 28 MINUTES EAST ALONG THE SECTION LINE 2432 FEET; THENCE SOUTH 4 DEGREES AND 22 MINUTES EAST, 715.4 FEET TO A STAKE; THENCE SOUTH 88 DEGREES AND 29 MINUTES WEST, 2483 FEET TO THE WEST LINE OF SAID SECTION 32; THENCE NORTH ALONG THE SECTION LINE 710 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE WESTERLY 1000 FEET (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 32) THEREOF, ALL IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 32, THENCE SOUTH 02 DEGREES 33 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 715.40 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST 776.65 FEET, THENCE NORTH 17 DEGREES 49 MINUTES 20 SECONDS WEST, 101.69 FEET, THENCE NORTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 340.00 FEET, CENTRAL ANGLE 39 DEGREES 31 MINUTES 53 SECONDS, 234.56 FEET, THENCE NORTH 21 DEGREES 42 MINUTES 33 SECONDS EAST ALONG TANGENT 131.61 FEET, THENCE NORTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS OF 500 FEET, CENTRAL ANGLE 30 DEGREES 52 MINUTES 57 SECONDS, 269.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE NORTH 89 DEGREES 39 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE 690.56 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

### BENCHMARK/CONTROL POINTS

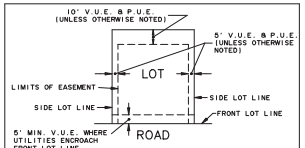
ELEVATION REFERENCE MARK:

MCHENRY COUNTY GIS MONUMENT 6433: LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF HARNISH DRIVE AND SAWMILL LANE APPROXIMATELY 65 FEET EAST OF THE CENTERLINE OF THE ENTRANCE ROAD TO THE ALGONQUIN VILLAGE HALL AND APPROXIMATELY 34 FEET NORTH OF THE CENTERLINE OF HARNISH DRIVE.
ELEVATION: 897.18 NAVD 88

CONTROL POINTS:

CP #101: FOUND '+' IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF HUNTINGTON DRIVE AND STONEGATE ROAD APPROXIMATELY XX FEET SOUTH OF THE CENTERLINE OF HUNTINGTON DRIVE AND XX FEET WEST OF THE CENTERLINE OF STONEGATE ROAD.
NORTHING: 2003984.45
EASTING: 985496.27
ELEVATION: 885.17 NAVD 88

CP #117: SET '+' IN TOP OF THE CONCRETE CURB ON THE WEST SIDE OF STONEGATE ROAD EAST OF THE FIRST FIRE HYDRANT NORTH OF THE TRAIL CROSSING NEAR THE SOUTHEAST CORNER OF THE SUBJECT SITE. POINT IS APPROXIMATELY 18 FEET SOUTHWESTERLY OF THE CENTERLINE OF STONEGATE ROAD AND APPROXIMATELY 52 FEET NORTHWESTERLY OF THE MIDDLE OF THE TRAIL CROSSING.
NORTHING: 2003320.53
EASTING: 985449.03
ELEVATION: 871.05 NAVD 88



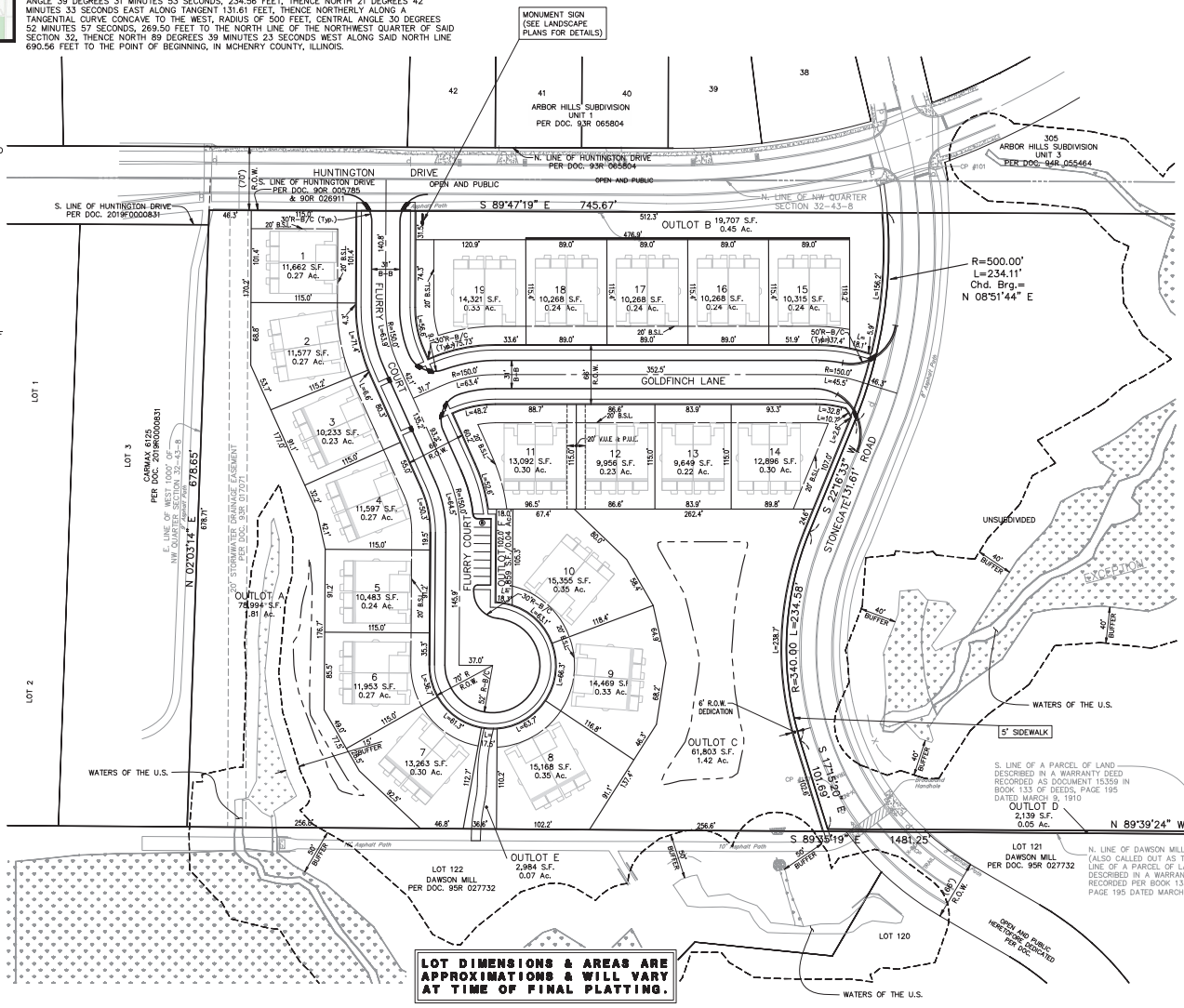

EASEMENT DETAIL
(NO SCALE)

### LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)

### ABBREVIATIONS

| | |
|---|---|
| N. | - NORTH |
| S. | - SOUTH |
| E. | - EAST |
| W. | - WEST |
| NW. | - NORTHWEST |
| DOC. | - DOCUMENT |
| REC. | - RECORD |
| L | - ARC LENGTH |
| R | - RADIUS |
| R.O.W. | - RIGHT OF WAY |
| Ac. | - ACRE |
| S.F. | - SQUARE FEET |
| B.S.L. | - BUILDING SETBACK LINE |
| DU/AC | - DWELLING UNITS PER ACRE |
| B/C | - BACK OF CURB |
| B-B | - BACK TO BACK |
| SWMF | - STORMWATER MANAGEMENT FACILITY |
| H.O.A. | - HOME OWNERS ASSOCIATION |
| O.S. | - OPEN SPACE |
| P.U.D. | - PLANNED UNIT DEVELOPMENT |
| V.U.E. | - VILLAGE UTILITY EASEMENT |
| P.U.E. | - PUBLIC UTILITY EASEMENT |




### NOTES

1. ADDITIONAL V.U.E. & P.U.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
6. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
7. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH THE VILLAGE OF ALGONQUIN AND KANE COUNTY REQUIREMENTS.
8. EASEMENTS TO BE PROVIDED PER VILLAGE AND UTILITY COMPANY REQUIREMENTS.
9. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
10. ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
11. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
12. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING S 89°47'19" E (ASSUMED).
13. OUTLOTS B, E & F TO BE OWNED AND MAINTAINED BY THE HOA. OUTLOTS A, C & D TO BE DEDICATED TO THE VILLAGE.
14. THE FINAL PLAT WILL SHOW THE LOCATIONS OF THE TWO REQUIRED CONCRETE MONUMENTS.
15. ALL BUILDINGS SHALL HAVE A 6' HIGH BY 12' LONG VINYL PRIVACY FENCE INSTALLED BETWEEN UNITS AT REAR YARD. REFER TO LANDSCAPE PLAN FOR DETAIL.

### SITE DATA

| | |
|---|---|
| A. TOTAL AREA | 10.932 Ac.± |
| B. EXISTING ZONING | I-1 |
| C. PROPOSED ZONING | R-3 |
| D. OUTLOT D | 0.05 Ac.± |
| E. EXTERNAL R.O.W. DEDICATION (STONEGATE ROAD) | 0.10 Ac.± |
| F. INTERNAL R.O.W. DEDICATION | 1.78 Ac.± |
| G. OPEN SPACE | 3.79 Ac.± |
| H. UNITS | 38 |
| I. GROSS DENSITY (F-D-E) | 3.50 DU/Ac. |
| J. SETBACK | |
| FRONT YARD | 20 FT. |
| CORNER SIDE YARD | 20 FT. |
| INTERIOR SIDE YARD | 7.5 FT. |
| REAR YARD | 20 FT. |
| K. POPULATION EQUIVALENT | 133 |
| L. DEVELOPMENT YIELD ANALYSIS | |
| 1.) ALLOWABLE GROSS DENSITY | 10.932 Ac./10,000 S.F. = 4.36 DU/Ac. |
| 2.) PAR ACREAGE | 10.932 Ac. – [0.5 X 0.122] X 0.9 = 10.88 Ac. |
| 3.) ALLOWABLE DENSITY w/PAR ACREAGE | 10.88 Ac. X 4.36 DU/Ac. = 47 UNITS |
| 4.) ALLOWABLE DENSITY BONUS | 10.932 Ac. X 0.5 = 5 UNITS |
| 5.) MAX. UNITS ALLOWED | 5 UNITS + 47 UNITS = 52 UNITS |
| M. PARKING SPACES: | |
| GARAGE PARKING SPACES | 76 |
| DRIVEWAY PARKING SPACES | 76 |
| PARALLEL ON STREET PARKING (SEE PARKING EXHIBIT) | 12 |
| PERPENDICULAR PARKING | 8 |
| TOTAL PARKING SPACES | 172 |

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
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2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
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E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402179 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 09-16-25 JOB NO.: 402.179
XREF : TOPO PROJECT MANAGER : CRM
10-24-25/LAL: REVISED PER 10/17/25 VILLAGE REVIEW COMMENTS
11-26-25/LAL: REVISED PER CLIENT
12-11-25/LAL: REVISED PER 12/9/25 VILLAGE REVIEW COMMENTS
PREPLAT

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60 30 0 60
SCALE: 1 INCH = 60 FEET

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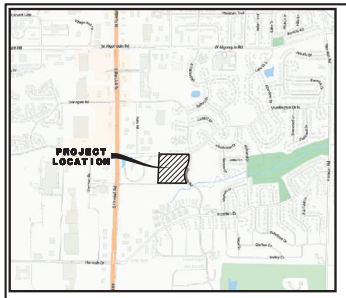
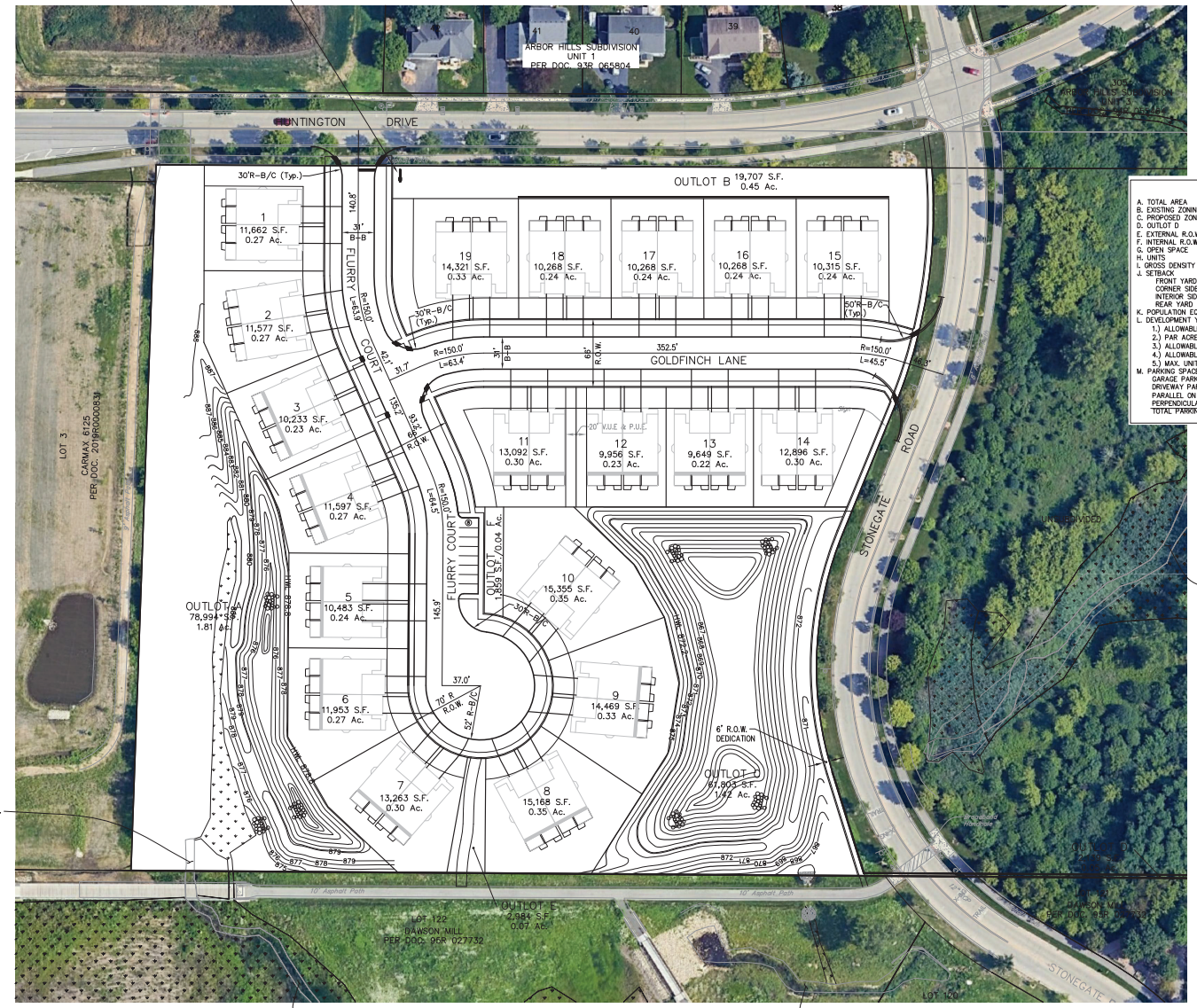
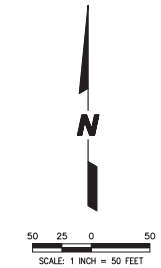
# SITE PLAN
## FOR
# HUNTINGTON VILLAS
ALGONQUIN, ILLINOIS




LOCATION MAP

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| J. SETBACK | |
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| 5.) MAX. UNITS ALLOWED | 5 UNITS + 47 UNITS = 52 UNITS |
| M. PARKING SPACES | |
| GARAGE PARKING SPACES | 76 |
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| PARALLEL ON STREET PARKING (SEE PARKING EXHIBIT) | 12 |
| PERPENDICULAR PARKING | 8 |
| TOTAL PARKING SPACES | 172 |

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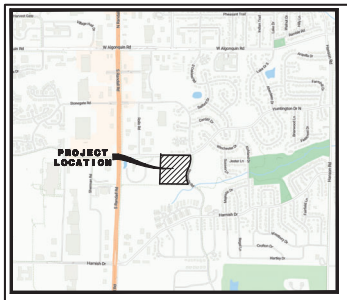
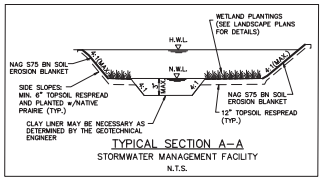
# PRELIMINARY ENGINEERING PLAN
## FOR
# HUNTINGTON VILLAS

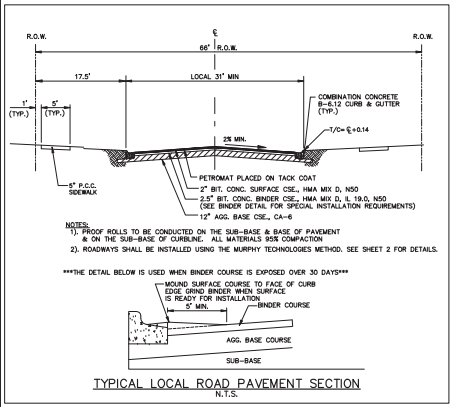
ALGONQUIN, ILLINOIS




## LOCATION MAP



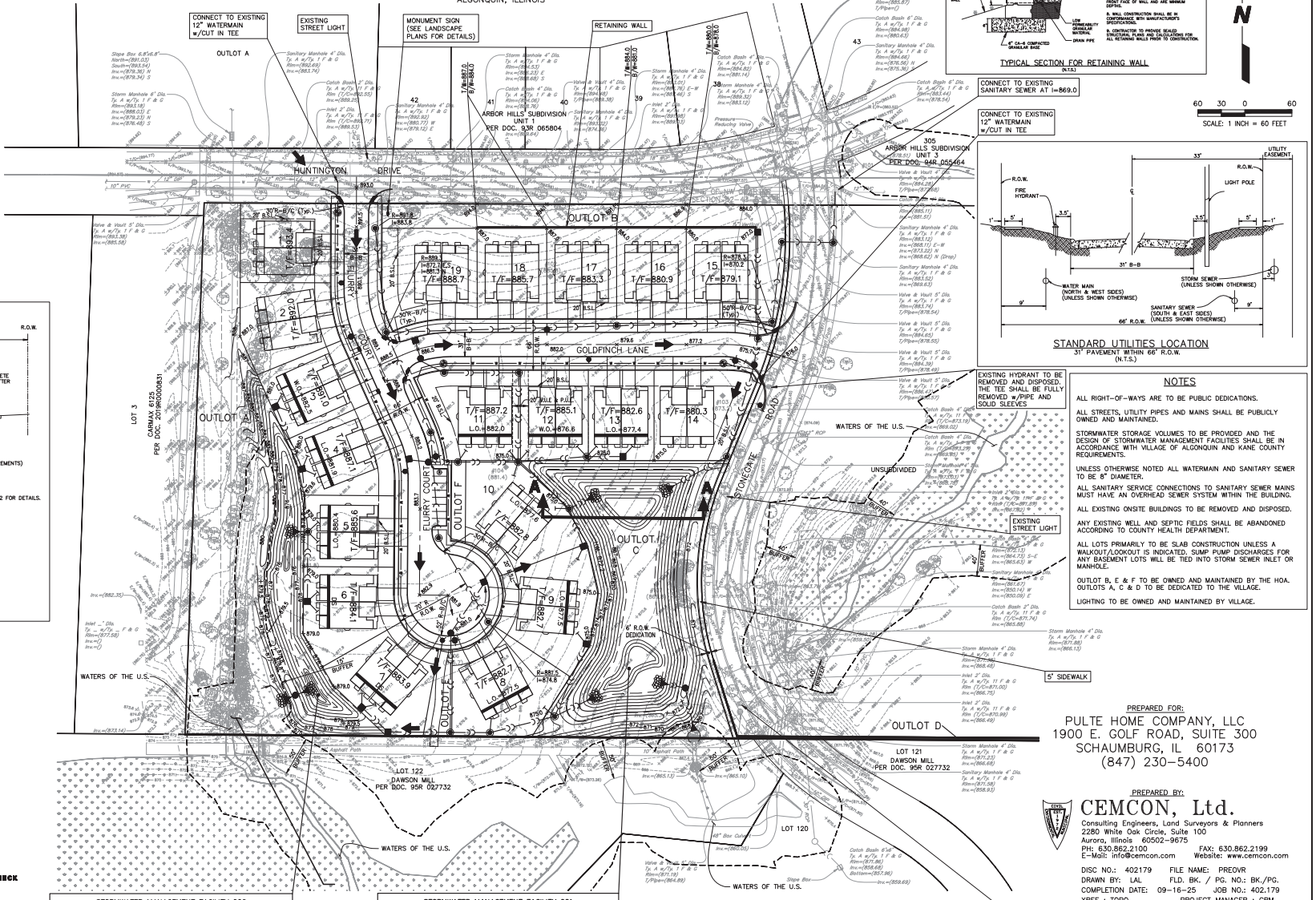

TYPICAL SECTION A-A
STORMWATER MANAGEMENT FACILITY
N.T.S.




TYPICAL LOCAL ROAD PAVEMENT SECTION
N.T.S.

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | MANHOLE |
| | | CATCH BASIN |
| | | INLET |
| | | SLOPE INLET BOX |
| | | HEADWALL |
| | | END SECTION |
| | | STORM SEWER |
| | | SANITARY SEWER |
| | | WATERMAIN |
| | | VALVE & BOX |
| | | WATER VALVE IN VAULT |
| | | FIRE HYDRANT |
| (ELEV) | ELEV | CONTOURS ELEVATIONS |
| | | STREET LIGHT |
| | | WATERMAIN PROTECTION |
| | | SILT FENCE INLET PROTECTOR |
| | | TEMPORARY STRAW BALE DITCH CHECK |
| | | SILT FENCE DITCH CHECK |
| | | RIP-RAP |
| | | OVERFLOW ROUTE |




TYPICAL SECTION FOR RETAINING WALL
(N.T.S.)




STANDARD UTILITIES LOCATION
31' PAVEMENT WITHIN 66' R.O.W.
(N.T.S.)

SCALE: 1 INCH = 60 FEET

### NOTES

ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.

ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.

STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH VILLAGE OF ALGONQUIN AND KANE COUNTY REQUIREMENTS.

UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.

ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.

ALL EXISTING ONSITE BUILDINGS TO BE REMOVED AND DISPOSED.

ANY EXISTING WELL AND SEPTIC FIELDS SHALL BE ABANDONED ACCORDING TO COUNTY HEALTH DEPARTMENT.

ALL LOTS PRIMARILY TO BE SLAB CONSTRUCTION UNLESS A WALKOUT/LOOKOUT IS INDICATED. SUMP PUMP DISCHARGES FOR ANY BASEMENT LOTS WILL BE TIED INTO STORM SEWER INLET OR MANHOLE.

OUTLOT B, E & F TO BE OWNED AND MAINTAINED BY THE HOA. OUTLOTS A, C & D TO BE DEDICATED TO THE VILLAGE.

LIGHTING TO BE OWNED AND MAINTAINED BY VILLAGE.

STORMWATER MANAGEMENT FACILITY 002
NWL = 875.0
HWL = 878.8
STORMWATER STORAGE REQUIRED = 0.72 AC-FT
STORMWATER STORAGE PROVIDED AT OVERFLOW = 0.73 AC-FT

STORMWATER MANAGEMENT FACILITY 001
NWL = 866.0
HWL = 872.2
STORMWATER STORAGE REQUIRED = 3.64 AC-FT
STORMWATER STORAGE PROVIDED AT OVERFLOW = 3.97 AC-FT

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
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PREENG

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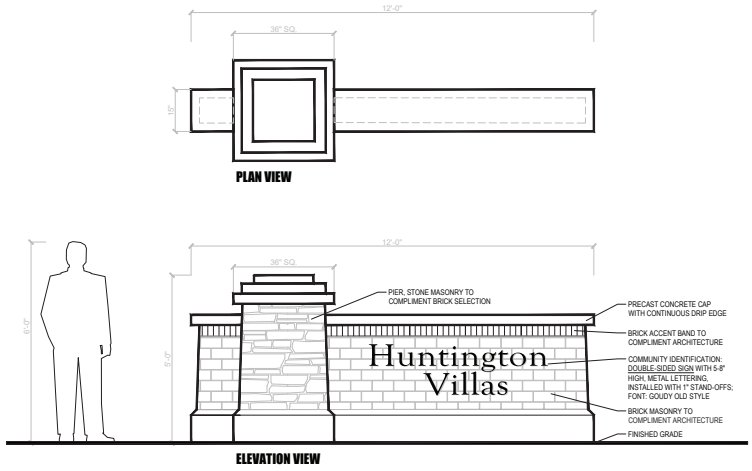
# HUNTINGTON VILLAS

## SWC OF HUNTINGTON DRIVE & STONEGATE ROAD | ALGONQUIN, IL




**DETAIL: ENTRANCE MONUMENT SIGN**

NOT TO SCALE

### PROJECT TEAM

**OWNER / DEVELOPER:**
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
TEL (847) 230-5308
CONTACT: NICK ANDRIANO

**LAND PLANNER:**
CEMCON, LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502
TEL (630) 862-2100
CONTACT: PETER PLUSKWA

**SURVEYOR / CIVIL ENGINEER:**
CEMCON, LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502
TEL (630) 862-2100
CONTACT: CHRIS MORGART

**ECOLOGIST / ARBORIST:**
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
TEL (630) 675-8584
CONTACT: SCOTT BREJCHA / DAN JABLONSKI

**TRAFFIC CONSULTANT:**
KLOA, INC.
9575 W. HIGGINS ROAD, SUITE 400
ROSEMONT, IL 60018
TEL (847) 518-9909
CONTACT: LUAY ABOONA

**LANDSCAPE ARCHITECT:**
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / KARL KROGSTAD

### SHEET INDEX


| | |
|---|---|
| L0.1 | SHEET INDEX<br>PROJECT TEAM<br>DETAIL: ENTRANCE MONUMENT SIGN |
| L0.2 | NOTES: TREE PRESERVATION<br>DETAIL: TREE PROTECTION FENCE<br>PLANT SYMBOLS KEY<br>DETAILS: PLANTING<br>NOTES: GENERAL LANDSCAPE |
| L1.1 | TREE PRESERVATION / REMOVAL PLAN |
| L1.2 | TREE INVENTORY - ONSITE<br>SUMMARY: EXISTING ONSITE TREES<br>RATING SCALE: TREE CONDITION / FORM |
| L1.3 | TREE INVENTORY - R.O.W.<br>TREE INVENTORY - OFFSITE<br>RATING SCALE: TREE CONDITION / FORM |
| L2.1 | LANDSCAPE PLAN<br>(OVERALL DEVELOPMENT) |
| L3.0 | DESIGN DETAILS<br>- PRIVACY FENCE<br>- ENTRANCE MONUMENT LANDSCAPE<br>- PROTOTYPICAL FOUNDATIONS |



dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181


CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 18, 2025**

REVISIONS

| | |
|---|---|
| 1. | 11/13/25 PER COMMENTS (VILLAGE STAFF) |
| 2. | 12/19/25 PER COMMENTS (VILLAGE STAFF) |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**HUNTINGTON VILLAS**
**ALGONQUIN, IL**

**PRELIMINARY LANDSCAPE PLAN - TITLE**

SHEET NUMBER

**L0.1**

## NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

   A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

   B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

   C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

   D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

   E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

   F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

   G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

   H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

   I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

   J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

   K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

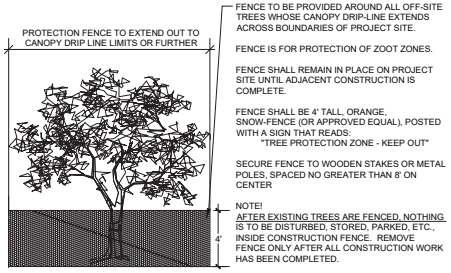
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

   N. ALL OFF-SITE TREES SHALL BE PRESERVED.

   O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

## DETAIL: TREE PROTECTION FENCE




FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

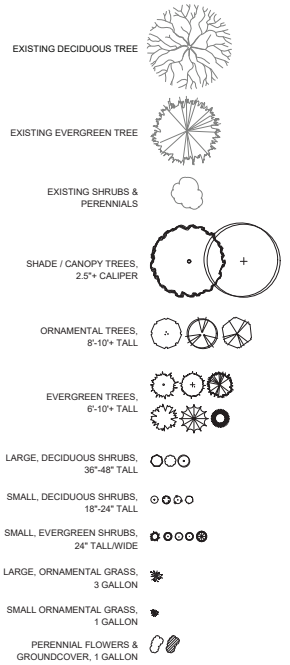
FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), POSTED WITH A SIGN THAT READS:
"TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

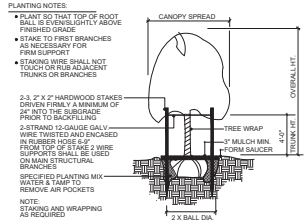
NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

## PLANT SYMBOLS KEY

*NOTE!*
*NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.*

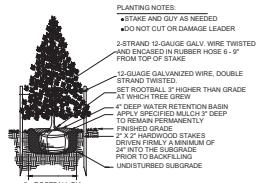



## DETAILS: PLANTING



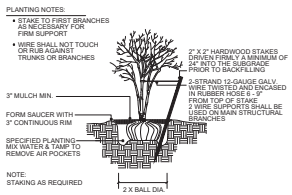

**TREE PLANTING & STAKING**

**NOT TO SCALE**




**EVERGREEN TREE PLANTING**

**NOT TO SCALE**

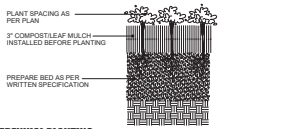



**MULTI-TRUNK TREE STAKING**

**NOT TO SCALE**

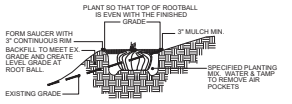
**SHRUB PLANTING**

**NOT TO SCALE**




**PERENNIAL PLANTING**

**NOT TO SCALE**




**HILLSIDE PLANTING**

**NOT TO SCALE**

## NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.


dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181


CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 18, 2025**

REVISIONS

| | |
|---|---|
| 1. | 11/13/25 PER COMMENTS (VILLAGE STAFF) |
| 2. | 12/19/25 PER COMMENTS (VILLAGE STAFF) |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**HUNTINGTON VILLAS**

**ALGONQUIN, IL**

**PRELIMINARY LANDSCAPE PLAN - NOTES & DETAILS**

SHEET NUMBER

**L0.2**

## EXISTING TREES

## TREE INVENTORY SUMMARY

| | |
|---|---|
| TOTAL NUMBER OF TREES SURVEYED | = 231* |
| NUMBER OF TREES TO BE REMOVED | = 180* |
| NUMBER OF TREES TO BE PRESERVED | = 51* |

*Includes existing trees within R.O.W.

## TREE REMOVAL SUMMARY

| | QUANTITY (CALIPER INCHES) |
|---|---|
| REMOVALS IN PARKWAY *(PER DEVELOPMENT)* | 27" |
| REMOVALS ONSITE *(PER DEVELOPMENT)* | 1,495" |
| REMOVALS ONSITE *(PER VILLAGE REQUEST)* | 1,014" |
| **TOTAL** | 2,536" |

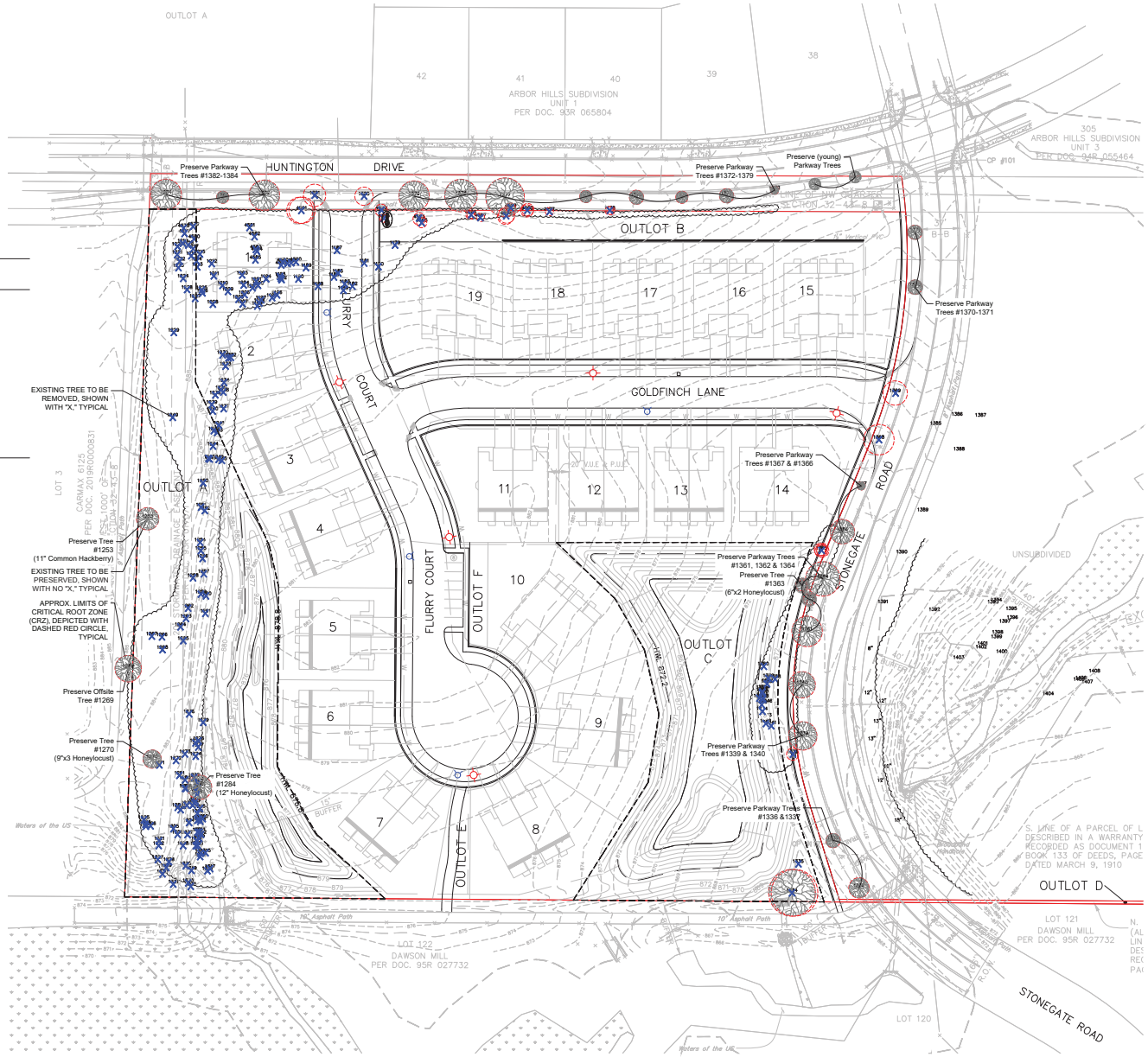
DESCRIPTIONS:

**A - SPECIES**
- BUR OAK
- BLACK WALNUT

**B - SPECIES**
- NORWAY MAPLE
- HACKBERRY
- HONEYLOCUST
- BLACK CHERRY
- RED CEDAR
- BASSWOOD

**C- SPECIES**
- SILVER MAPLE
- ALDER
- CATALPA
- CRABAPPLE
- COTTONWOOD

**D - SPECIES**
- ASH-LEAF MAPLE
- PEAR
- ASH
- ELM
- MULBERRY
- BLACK LOCUST
- WHITE POPLAR
- WILLOW




**TREE PRESERVATION & REMOVAL PLAN**
SCALE: 1" = 50'-0"


dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181


CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 18, 2025**

REVISIONS

| | |
|---|---|
| 1. | 11/13/25 PER COMMENTS (VILLAGE STAFF) |
| 2. | 12/19/25 PER COMMENTS (VILLAGE STAFF) |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**HUNTINGTON VILLAS**
**ALGONQUIN, IL**

**PRELIMINARY LANDSCAPE PLAN - TREE PRES / REMOVAL PLAN**

SHEET NUMBER

**L1.1**

## TREE INVENTORY - ONSITE

| Tag # | DBH (inches) | Botanic Name | Common Name | Condition | Outcome | Sp. Group |
|---|---|---|---|---|---|---|
| 1177 | 4 | *Ulmus spp.* | Elm Cultivar | 3 | Remove | D |
| 1178 | 4x2 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1179 | 6x6 | *Malus spp.* | Apple Cultivar | 3 | Remove | C |
| 1180 | 6x2 | *Malus spp.* | Apple Cultivar | 3 | Remove | C |
| 1181 | 9x3 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove | D |
| 1182 | 10 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove | D |
| 1183 | 4 | *Malus spp.* | Apple Cultivar | 3 | Remove | C |
| 1184 | 7 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove | D |
| 1185 | 9x2 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove | D |
| 1186 | 6x2 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove | D |
| 1187 | 6 | *Juglans nigra* | Black Walnut | 3 | Remove | A |
| 1188 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove | D |
| 1189 | 15 | *Ulmus pumila* | Siberian Elm | 4 | Remove | D |
| 1190 | 6 | *Ulmus pumila* | Siberian Elm | 4 | Remove | D |
| 1191 | 7 | *Ulmus americana* | American Elm | 4 | Remove | D |
| 1192 | 23 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1193 | 10 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1194 | 18x2 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1195 | 11 | *Ulmus pumila* | Siberian Elm | 3 | Remove | D |
| 1196 | 5 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1197 | 4x3 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1198 | 5 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1199 | 8 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1200 | 4 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1201 | 16 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1202 | 5 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1203 | 15 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1204 | 7 | *Malus spp.* | Apple Cultivar | 3 | Remove | C |
| 1205 | 12 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1206 | 4 | *Juniperus virginiana* | Eastern Red-Cedar | 4 | Remove | B |
| 1207 | 13 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1208 | 8 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1209 | 7 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1210 | 12 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1211 | 15 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1212 | 19x2 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1213 | 6x2 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1214 | 5 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1215 | 6 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1216 | 12 | *Ulmus pumila* | Siberian Elm | 3 | Remove | D |
| 1217 | 5x3 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1218 | 4 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1219 | 4 | *Morus alba* | White Mulberry | 4 | Remove (V) | D |
| 1220 | 6x3 | *Morus alba* | White Mulberry | 4 | Remove (V) | D |
| 1221 | 6 | *Morus alba* | White Mulberry | 4 | Remove (V) | D |
| 1222 | 13 | *Morus alba* | White Mulberry | 4 | Remove (V) | D |
| 1223 | 4x2 | *Morus alba* | White Mulberry | 4 | Remove (V) | D |
| 1224 | 6x3 | *Morus alba* | White Mulberry | 4 | Remove (V) | D |
| 1225 | 4x2 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1226 | 14 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1227 | 7x3 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1228 | 4x3 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1229 | 18x2 | *Morus alba* | White Mulberry | 3 | Remove (V) | D |
| 1230 | 12 | *Gleditsia triacanthos* | Honey-Locust | 2 | Remove | B |
| 1231 | 6 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1232 | 6 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1233 | 8x2 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1234 | 4 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove | D |
| 1235 | 8 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1236 | 5x2 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1237 | 6 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 1238 | 5x2 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1239 | 8x4 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1240 | 8 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1241 | 16 | *Ulmus pumila* | Siberian Elm | 4 | Remove | D |
| 1242 | 7x2 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1243 | 9 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1244 | 10 | *Gleditsia triacanthos* | Honey-Locust | 2 | Remove | B |
| 1245 | 6x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove | D |
| 1246 | 5 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove | D |
| 1247 | 13x2 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1248 | 16 | *Acer negundo* | Ash-Leaf Maple | 2 | Remove | D |
| 1249 | 12x2 | *Acer negundo* | Ash-Leaf Maple | 2 | Remove (V) | D |
| 1250 | 17 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 1251 | 8x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove | D |
| 1252 | 15 | *Gleditsia triacanthos* | Honey-Locust | 2 | Remove | B |
| 1253 | 11 | *Celtis occidentalis* | Common Hackberry | 2 | PRESERVE | B |
| 1254 | 6 | *Morus alba* | White Mulberry | 3 | Remove (V) | D |
| 1255 | 17 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1256 | 7x3 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1257 | 6x2 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove (V) | D |
| 1258 | 7 | *Acer negundo* | Ash-Leaf Maple | 2 | Remove (V) | D |
| 1259 | 14x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1260 | 18 | *Morus alba* | White Mulberry | 3 | Remove (V) | D |
| 1261 | 7x2 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove (V) | D |
| 1262 | 6x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1263 | 20 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1264 | 6 | *Acer negundo* | Ash-Leaf Maple | 2 | Remove (V) | D |
| 1265 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1266 | 12 | *Acer negundo* | Ash-Leaf Maple | 2 | Remove (V) | D |
| 1267 | 10x3 | *Acer negundo* | Ash-Leaf Maple | 2 | Remove (V) | D |
| 1268 | 16 | *Acer negundo* | Ash-Leaf Maple | 2 | Remove (V) | D |
| 1270 | 9x3 | *Gleditsia triacanthos* | Honey-Locust | 2 | PRESERVE | B |
| 1271 | 8x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1272 | 19 | *Ulmus pumila* | Siberian Elm | 3 | Remove (V) | D |
| 1273 | 4 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove (V) | D |
| 1274 | 10 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1275 | 7 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1276 | 14 | *Ulmus pumila* | Siberian Elm | 3 | Remove (V) | D |
| 1277 | 4x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1278 | 11x3 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1279 | 6 | *Morus alba* | White Mulberry | 3 | Remove (V) | D |
| 1280 | 4x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1281 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1282 | 9 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove (V) | D |
| 1283 | 10x2 | *Morus alba* | White Mulberry | 4 | Remove (V) | D |
| 1284 | 12 | *Gleditsia triacanthos* | Honey-Locust | 2 | PRESERVE | B |
| 1285 | 5x2 | *Acer negundo* | Ash-Leaf Maple | 5 | Remove (V) | D |
| 1286 | 4 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1287 | 10 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1288 | 10 | *Ulmus pumila* | Siberian Elm | 4 | Remove (V) | D |
| 1289 | 9 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1290 | 4 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1291 | 7 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1292 | 8 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1293 | 8 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1294 | 10 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1295 | 16 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1296 | 12 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1297 | 5 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1298 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1299 | 6 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove (V) | D |
| 1300 | 12 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1301 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1302 | 5 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1303 | 7 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1304 | 8 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1305 | 17 | *Ulmus pumila* | Siberian Elm | 3 | Remove (V) | D |
| 1306 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1307 | 6 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove (V) | D |
| 1308 | 12 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1309 | 9x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1310 | 5 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1311 | 13 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1312 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1313 | 5 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1314 | 12 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1315 | 5 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove (V) | D |
| 1316 | 6x2 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1317 | 4x2 | *Acer negundo* | Ash-Leaf Maple | 4 | Remove (V) | D |
| 1318 | 7 | *Acer negundo* | Ash-Leaf Maple | 5 | Remove (V) | D |
| 1319 | 7 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1320 | 10x2 | *Salix fragilis* | Crack Willow | 4 | Remove (V) | D |
| 1321 | 6x2 | *Robinia pseudoacacia* | Black Locust | 3 | Remove (V) | D |
| 1322 | 8 | *Robinia pseudoacacia* | Black Locust | 3 | Remove (V) | D |
| 1323 | 4 | *Robinia pseudoacacia* | Black Locust | 2 | Remove (V) | D |
| 1324 | 4 | *Robinia pseudoacacia* | Black Locust | 3 | Remove (V) | D |
| 1325 | 4 | *Robinia pseudoacacia* | Black Locust | 3 | Remove (V) | D |
| 1326 | 14 | *Morus alba* | White Mulberry | 3 | Remove (V) | D |
| 1327 | 10 | *Robinia pseudoacacia* | Black Locust | 3 | Remove (V) | D |
| 1328 | 7 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove (V) | D |
| 1329 | 12 | *Robinia pseudoacacia* | Black Locust | 3 | Remove (V) | D |
| 1330 | 6 | *Ulmus pumila* | Siberian Elm | 3 | Remove (V) | D |
| 1331 | 14x2 | *Salix fragilis* | Crack Willow | 5 | Remove (V) | D |
| 1332 | 20 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove (V) | C |
| 1333 | 26 | *Salix fragilis* | Crack Willow | 3 | Remove (V) | D |
| 1334 | 23x2 | *Ulmus pumila* | Siberian Elm | 2 | Remove | D |
| 1335 | 19 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1338 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove | D |
| 1341 | 18 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1342 | 27 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1343 | 20 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1344 | 16 | *Salix fragilis* | Crack Willow | 3 | Remove | D |
| 1345 | 14x2 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1346 | 9 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1347 | 7 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1348 | 10x2 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1349 | 8 | *Salix fragilis* | Crack Willow | 3 | Remove | D |
| 1350 | 7 | *Salix fragilis* | Crack Willow | 3 | Remove | D |
| 1351 | 7 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1352 | 5 | *Salix fragilis* | Crack Willow | 3 | Remove | D |
| 1353 | 8 | *Salix fragilis* | Crack Willow | 3 | Remove | D |
| 1354 | 7 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1355 | 16 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1356 | 18x2 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 1357 | 10x2 | *Populus deltoides* | Eastern Cottonwood | 4 | Remove | C |
| 1358 | 16 | *Salix fragilis* | Crack Willow | 3 | Remove | D |
| 1359 | 18 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 1360 | 10 | *Acer negundo* | Ash-Leaf Maple | 3 | Remove | D |
| 1363 | 6x2 | *Gleditsia triacanthos* | Honey-Locust | 3 | PRESERVE | B |
| 1365 | 6x4 | *Gleditsia triacanthos* | Honey-Locust | 3 | Remove | B |
| 1380 | 9 | *Acer X freemanii* | Freeman's Maple | 2 | Remove | B |
| 1381 | 11 | *Acer X freemanii* | Freeman's Maple | 2 | Remove | B |
| 4577 | 5x3 | *Morus alba* | White Mulberry | 3 | Remove (V) | D |
| 4578 | 5x2 | *Morus alba* | White Mulberry | 4 | Remove (V) | D |
| 4579 | 4x3 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 4580 | 11 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 4581 | 25 | *Populus deltoides* | Eastern Cottonwood | 2 | Remove | C |
| 4582 | 27 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 4583 | 17 | *Populus deltoides* | Eastern Cottonwood | 3 | Remove | C |
| 4584 | 6 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 4585 | 4 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 4586 | 5 | *Ulmus americana* | American Elm | 4 | Remove | D |
| 4587 | 5 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 4588 | 5x3 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 4589 | 6 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 4590 | 5x2 | *Morus alba* | White Mulberry | 4 | Remove | D |
| 4591 | 13x3 | *Ulmus pumila* | Siberian Elm | 4 | Remove | D |
| 4592 | 6 | *Ulmus spp.* | Elm Cultivar | 3 | Remove | D |
| 4593 | 4x2 | *Ulmus spp.* | Elm Cultivar | 3 | Remove | D |
| 4594 | 6 | *Pyrus calleryana* | Ornamental Pear | 2 | Remove | D |
| 4595 | 5 | *Pyrus calleryana* | Ornamental Pear | 2 | Remove | D |
| 4596 | 6 | *Ulmus spp.* | Elm Cultivar | 3 | Remove | D |
| 4597 | 4 | *Pyrus calleryana* | Ornamental Pear | 3 | Remove | D |
| 4598 | 8x2 | *Ulmus spp.* | Elm Cultivar | 3 | Remove | D |
| 4599 | 5 | *Morus alba* | White Mulberry | 3 | Remove | D |
| 4600 | 6x2 | *Ulmus spp.* | Elm Cultivar | 3 | Remove | D |

NOTE!
Existing trees not marked with an outcome of "Remove (V)" indicate existing trees requested to be removed by the Village of Algonquin.

### RATING SCALE: TREE CONDITION / FORM

**Excellent / "1"**
*The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.*

**Good / "2"**
*The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.*

**Fair / "3"**
*The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.*

**Fair to Poor / "4"**
*The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.*

**Poor / "5"**
*The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.*

**Dead / "6"**
*Less than 10% of the tree shows signs of life.*

### SUMMARY: EXISTING ONSITE TREES

| SPECIES | QTY. |
|---|---|
| Ash-Leaf Maple (Boxelder) / Acer negundo | 70 |
| Freeman's Maple / Acer x freemanii | 4* |
| Alder var. / Alder spp. | 4 |
| River Birch / Betula nigra | 1 |
| Catalpa speciosa / Northern Catalpa | 1* |
| Common Hackberry / Celtis occidentalis | 2 |
| Honey-Locust / Gleditsia triacanthos | 10* |
| Kentucky Coffee Tree / Gymnocladus d. | 1* |
| Black Walnut / Junglans nigra | 1 |
| Eastern Red-Cedar / Juniperus virginiana | 1 |
| Apple var. / Malus spp. | 4 |
| White Mulberry / Morus alba | 53 |
| Eastern Cottonwood / Populus deltoides | 29 |
| Ornamental Pear / Pyrus calleryana | 3 |
| Black Locust / Robinia pseudoacacia | 7 |
| Crack Willow / Salix fragilis | 9 |
| Southern Bald-Cypress / Taxodium d. | 1* |
| Little-Leaved Linden / Tilia cordata | 5* |
| Northern White Oak | 1* |
| American Elm / Ulmus americana | 2 |
| Siberian Elm / Ulmus pumila | 12 |
| Elm var. / Ulmus spp. | 10* |
| TOTAL | 231 |

*Includes existing trees within R.O.W.


dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181


CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 18, 2025**

REVISIONS

| | |
|---|---|
| 1. | 11/13/25 PER COMMENTS (VILLAGE STAFF) |
| 2. | 12/19/25 PER COMMENTS (VILLAGE STAFF) |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
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| 10. | |

PROJECT NAME AND SHEET TITLE

**HUNTINGTON VILLAS**
**ALGONQUIN, IL**

**PRELIMINARY LANDSCAPE PLAN - TREE INVENTORY**

SHEET NUMBER

**L1.2**

## TREE INVENTORY - RIGHT-OF-WAY (R.O.W.)

| Tag # | DBH (inches) | Botanic Name | Common Name | Condition | Outcome | Sp. Group |
|---|---|---|---|---|---|---|
| 1336 | 10 | *Catalpa speciosa* | Northern Catalpa | 2 | PRESERVE | B |
| 1337 | 7 | *Gymnocladus dioicus* | Kentucky Coffee Tree | 2 | PRESERVE | B |
| 1339 | 14 | *Tilia cordata* | Little-Leaved Linden | 2 | PRESERVE | B |
| 1340 | 13 | *Tilia cordata* | Little-Leaved Linden | 2 | PRESERVE | B |
| 1361 | 15 | *Tilia cordata* | Little-Leaved Linden | 2 | PRESERVE | B |
| 1362 | 6x2 | *Gleditsia triacanthos* | Honey-Locust | 3 | PRESERVE | B |
| 1364 | 17 | *Gleditsia triacanthos* | Honey-Locust | 1 | PRESERVE | B |
| 1366 | 12 | *Ulmus spp.* | Elm Cultivar | 2 | PRESERVE | D |
| 1367 | 4 | *Quercus alba* | Northern White Oak | 2 | PRESERVE | A |
| 1368 | 15 | *Tilia cordata* | Little-Leaved Linden | 2 | Remove | B |
| 1369 | 12 | *Tilia cordata* | Little-Leaved Linden | 4 | Remove | B |
| 1370 | 7 | *Taxodium distichum* | Southern Bald-Cypress | 1 | PRESERVE | B |
| 1371 | 7 | *Acer X freemanii* | Freeman's Maple | 2 | PRESERVE | B |
| 1372 | 4 | *Celtis occidentalis* | Common Hackberry | 2 | PRESERVE | B |
| 1373 | 7 | *Alder spp.* | Alder Cultivar | 2 | PRESERVE | C |
| 1374 | 6 | *Alder spp.* | Alder Cultivar | 2 | PRESERVE | C |
| 1375 | 7 | *Betula nigra* | River Birch | 2 | PRESERVE | C |
| 1376 | 6 | *Alder spp.* | Alder Cultivar | 4 | PRESERVE | C |
| 1377 | 19 | *Ulmus spp.* | Elm Cultivar | 2 | PRESERVE | D |
| 1378 | 16 | *Ulmus spp.* | Elm Cultivar | 2 | PRESERVE | D |
| 1379 | 15 | *Ulmus spp.* | Elm Cultivar | 2 | PRESERVE | D |
| 1382 | 15 | *Acer X freemanii* | Freeman's Maple | 2 | PRESERVE | B |
| 1383 | 6 | *Alder spp.* | Alder Cultivar | 4 | PRESERVE | C |
| 1384 | 15 | *Gleditsia triacanthos* | Honey-Locust | 3 | PRESERVE | B |

## TREE INVENTORY - OFFSITE

| Tag # | DBH (inches) | Botanic Name | Common Name | Condition | Outcome | Sp. Group |
|---|---|---|---|---|---|---|
| 1269 | 13 | *Acer negundo* | Ash-Leaf Maple | 4 | PRESERVE | D |
| 1385 | 6 | *Gleditsia triacanthos* | Honey-Locust | 2 | PRESERVE | B |
| 1386 | 14 | *Tilia cordata* | Little-Leaved Linden | 2 | PRESERVE | B |
| 1387 | 5 | *Juglans nigra* | Black Walnut | 3 | PRESERVE | A |
| 1388 | 6 | *Morus alba* | White Mulberry | 3 | PRESERVE | D |
| 1389 | 6 | *Gymnocladus dioicus* | Kentucky Coffee Tree | 1 | PRESERVE | B |
| 1390 | 6 | *Catalpa speciosa* | Northern Catalpa | 2 | PRESERVE | B |
| 1391 | 10 | *Celtis occidentalis* | Common Hackberry | 1 | PRESERVE | B |
| 1392 | 4 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1393 | 11 | *Acer negundo* | Ash-Leaf Maple | 2 | PRESERVE | D |
| 1394 | 9 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1395 | 12x2 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1396 | 12x2 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1397 | 6 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1398 | 9x2 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1399 | 10 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1400 | 12x3 | *Morus alba* | White Mulberry | 5 | PRESERVE | D |
| 1401 | 14x2 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1402 | 16x2 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1403 | 4 | *Juglans nigra* | Black Walnut | 2 | PRESERVE | A |
| 1404 | 5 | *Juniperus communis* | Common Juniper | 2 | PRESERVE | C |
| 1405 | 5x2 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |
| 1406 | 7 | *Juniperus communis* | Common Juniper | 4 | PRESERVE | C |
| 1407 | 11 | *Juniperus communis* | Common Juniper | 3 | PRESERVE | C |
| 1408 | 10 | *Acer negundo* | Ash-Leaf Maple | 3 | PRESERVE | D |

## RATING SCALE: TREE CONDITION / FORM

**Excellent / "1"**
*The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.*

**Good / "2"**
*The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.*

**Fair / "3"**
*The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.*

**Fair to Poor / "4"**
*The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.*

**Poor / "5"**
*The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.*

**Dead / "6"**
*Less than 10% of the tree shows signs of life.*

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 18, 2025**

REVISIONS

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| 9. | |
| 10. | |

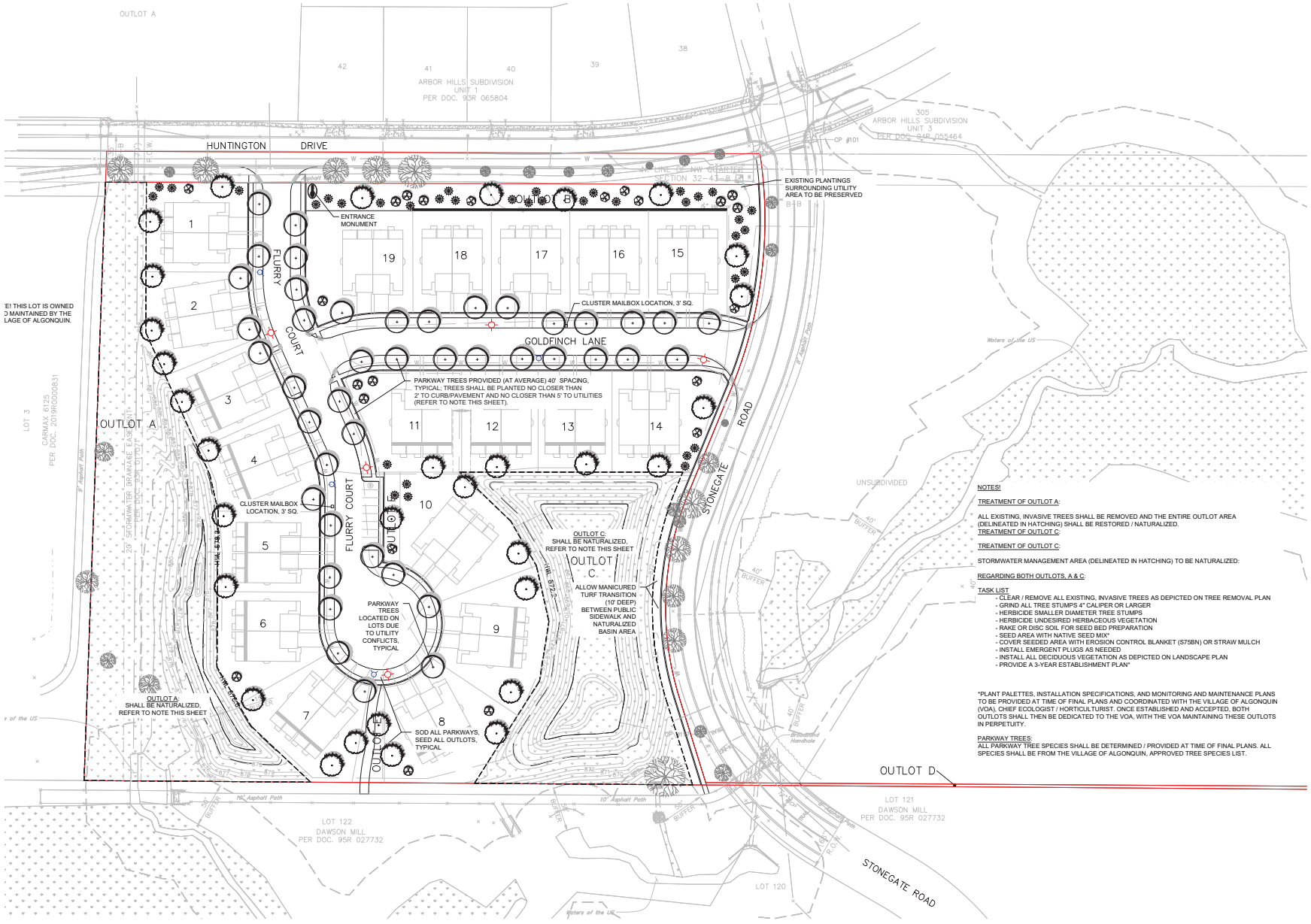
PROJECT NAME AND SHEET TITLE

**HUNTINGTON VILLAS**
**ALGONQUIN, IL**

**PRELIMINARY LANDSCAPE PLAN - TREE INVENTORY**

SHEET NUMBER

**L1.3**




NOTES!

TREATMENT OF OUTLOT A:

ALL EXISTING, INVASIVE TREES SHALL BE REMOVED AND THE ENTIRE OUTLOT AREA (DELINEATED IN HATCHING) SHALL BE RESTORED / NATURALIZED.

TREATMENT OF OUTLOT C:

TREATMENT OF OUTLOT C:

STORMWATER MANAGEMENT AREA (DELINEATED IN HATCHING) TO BE NATURALIZED:

REGARDING BOTH OUTLOTS, A & C:

TASK LIST

- CLEAR / REMOVE ALL EXISTING, INVASIVE TREES AS DEPICTED ON TREE REMOVAL PLAN
- GRIND ALL TREE STUMPS 4" CALIPER OR LARGER
- HERBICIDE SMALLER DIAMETER TREE STUMPS
- HERBICIDE UNDESIRED HERBACEOUS VEGETATION
- RAKE OR DISC SOIL FOR SEED BED PREPARATION
- SEED AREA WITH NATIVE SEED MIX*
- COVER SEEDED AREA WITH EROSION CONTROL BLANKET (S75BN) OR STRAW MULCH
- INSTALL EMERGENT PLUGS AS NEEDED
- INSTALL ALL DECIDUOUS VEGETATION AS DEPICTED ON LANDSCAPE PLAN
- PROVIDE A 3-YEAR ESTABLISHMENT PLAN*

*PLANT PALETTES, INSTALLATION SPECIFICATIONS, AND MONITORING AND MAINTENANCE PLANS TO BE PROVIDED AT TIME OF FINAL PLANS AND COORDINATED WITH THE VILLAGE OF ALGONQUIN (VOA), CHIEF ECOLOGIST / HORTICULTURIST. ONCE ESTABLISHED AND ACCEPTED, BOTH OUTLOTS SHALL THEN BE DEDICATED TO THE VOA, WITH THE VOA MAINTAINING THESE OUTLOTS IN PERPETUITY.

PARKWAY TREES:
ALL PARKWAY TREE SPECIES SHALL BE DETERMINED / PROVIDED AT TIME OF FINAL PLANS. ALL SPECIES SHALL BE FROM THE VILLAGE OF ALGONQUIN, APPROVED TREE SPECIES LIST.

NORTH

**LANDSCAPE PLAN: OVERALL**

SCALE: 1" = 50'-0"

0 25' 50' 100'

dickson design STUDIO
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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 18, 2025**

REVISIONS

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| 5. | |
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PROJECT NAME AND SHEET TITLE

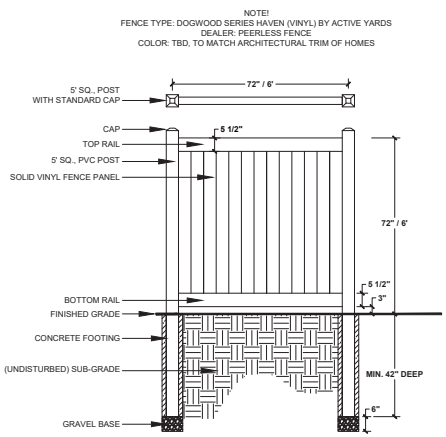
**HUNTINGTON VILLAS**
**ALGONQUIN, IL**

**PRELIMINARY LANDSCAPE PLAN - PROPOSED OVERALL**

SHEET NUMBER

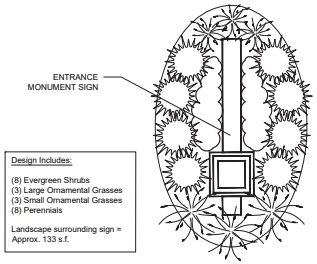
**L2.1**

## DESIGN DETAILS




### DETAIL: PRIVACY FENCE

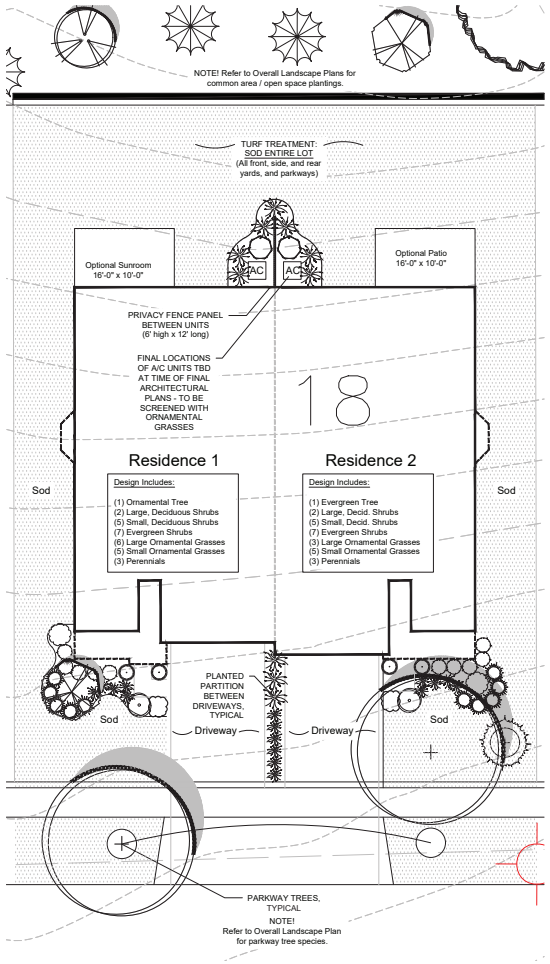
NOT TO SCALE




### DETAIL: ENTRANCE MONUMENT LANDSCAPE

SCALE: 1/4" = 1'-0"

0 2' 4' 8'




### DETAIL: PROTOTYPICAL FOUNDATION LANDSCAPES

SCALE: 1" = 10'-0"

0 5' 10' 20'

## PLANT SYMBOLS KEY - PROTOTYPICAL FOUNDATIONS

EVERGREEN TREES, 6' HIGH:

- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PINUS STROBUS 'FASTIGIATA'* / COLUMNAR EASTERN WHITE PINE
- *THUJA OCCIDENTALIS 'TECHNY'* / MISSION ARBORVITAE

ORNAMENTAL TREES, 1.5" CALIPER / 6' TALL:

- *AMELANCHIER CANADENSIS* / SHADBLOW SERVICEBERRY
- *HAMAMELIS VERNALIS* / VERNAL WITCHHAZEL
- *MAGNOLIA X 'ANN'* / ANN MAGNOLIA
- *MALUS SARGENTII* / SARGENT FLOWERING CRABAPPLE VAR.
- *SYRINGA RETICULATA* / JAPANESE TREE LILAC
- *VIBURNUM PRUNICOLIUM* / BLACKHAW VIBURNUM

LARGE, DECIDUOUS SHRUBS, 36" TALL:

- *ARONIA M. 'MORTON'* / IROQUOIS BEAUTY BLACK CHOKEBERRY
- *CORNUS SERICEA* / ARTIC FIRE REDOSIER DOGWOOD
- *FORSYTHIA 'MEADOWLARK'* / *IMEADOWLARK FORSYTHIA*
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA PANICULATA* / QUICK FIRE HYDRANGEA
- *VIBURNUM JUDDII* / JUDD VIBURNUM

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL:

- *ARONIA M. 'UCONNAM165'* / *LOW SCAPE MOUND BLACK CHOKEBERRY*
- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *SPIRAEA X BUMALDA 'GOLDFLAME'* / GOLDFLAME SPIREA
- *SPIRAEA JAPONICA 'LITTLE PRINCESS'* / LITTLE PRINCESS SPIREA
- *SPIRAEA NIPPONICA* / SNOWMOUND SPIREA

SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- *BUXUS X 'GREEN GEM'* / GREEN GEM BOXWOOD
- *JUNIPERUS PFITZERIANA* / KALLY'S COMPACT JUNIPER
- *PINUS MUGO* / ENCI DWARF MUGO PINE
- *TAXUS BREVIFOLIA, T. CUSPIDATA 'NANA'* / DWARF YEW

LARGE, ORNAMENTAL GRASSES, 3 GALLONS:

- *CALAMAGROSTIS* / KARL FOERSTER FEATHER REED GRASS
- *PANICUM* / NORTHWIND SWITCH GRASS
- *SCHIZACHYRIUM* / STANDING OVATION BLUESTEM

SMALL, ORNAMENTAL GRASSES, 1 GALLON:

- *FESTUCA* / ELIJAH BLUE FESCUE
- *PENNISETUM / DWARF FOUNTAIN GRASS*

PERENNIAL FLOWERS, 1 GALLON:

- ALLIUM / SUMMER BEAUTY ORNAMENTAL ONION
- ASTER / NEW ENGLAND ASTER
- HEMEROCALLIS / HAPPY RETURNS DAYLILY
- RUBECKIA / VIETTE'S LITTLE SUZY BLACK-EYED SUSAN
- NEPETA / KIT KAT CATMINT
- STACHYS / HUMMELO BETONY


dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181


CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 18, 2025**

REVISIONS

| | |
|---|---|
| 1. | 11/13/25 PER COMMENTS (VILLAGE STAFF) |
| 2. | 12/19/25 PER COMMENTS (VILLAGE STAFF) |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

PROJECT NAME AND SHEET TITLE

**HUNTINGTON VILLAS**
**ALGONQUIN, IL**

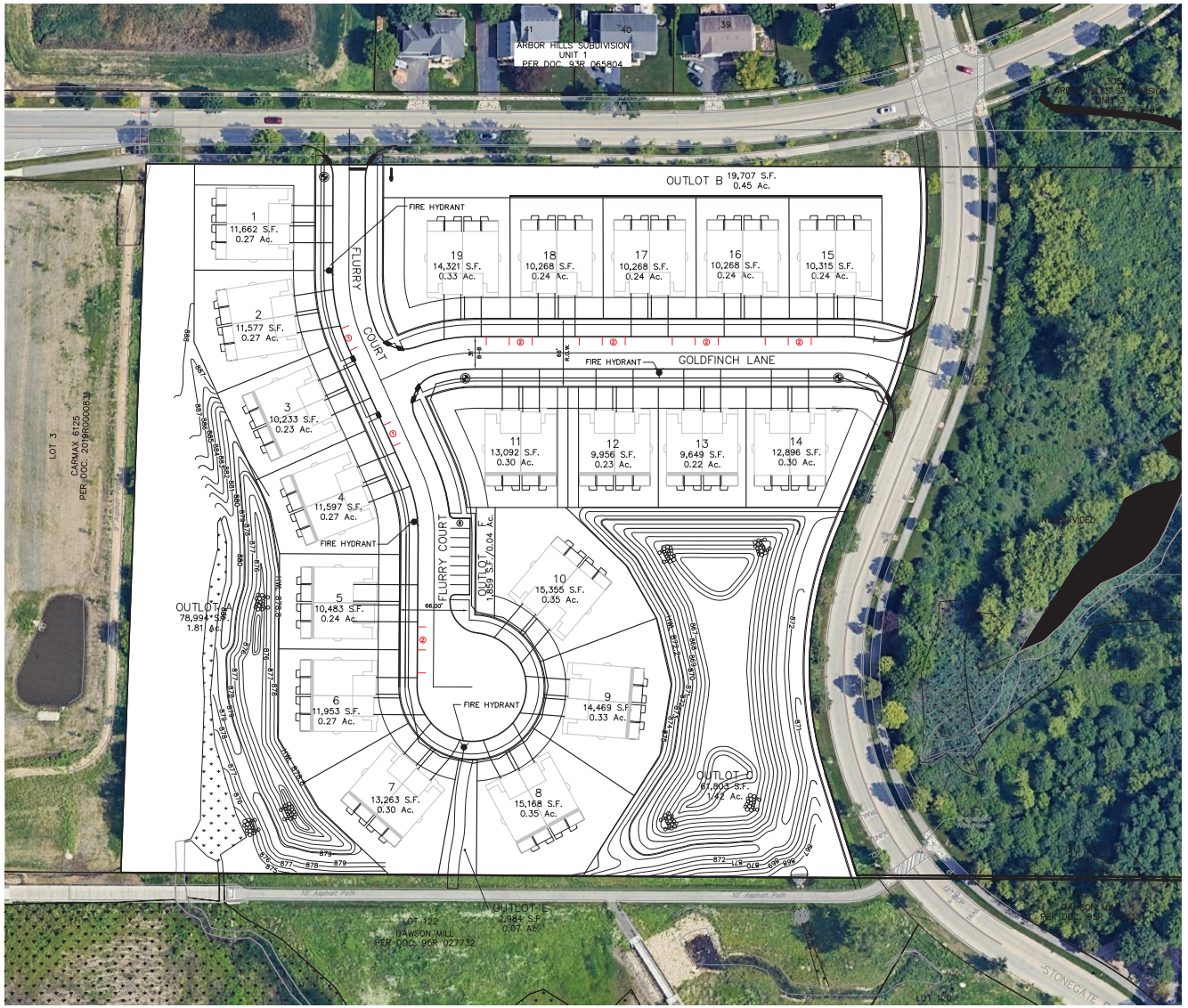
**PRELIMINARY LANDSCAPE PLAN - DESIGN DETAILS**

SHEET NUMBER

**L3.0**

# PARKING EXHIBIT
## FOR
# HUNTINGTON VILLAS

ALGONQUIN, ILLINOIS




N

50 25 0 50

SCALE: 1 INCH = 50 FEET

| TABLE | |
|---|---|
| GARAGE | 76 SPACES |
| DRIVEWAYS | 76 SPACES |
| PARALLEL ON-STREET PARKING | 12 SPACES |
| PERPENDICULAR PARKING | 8 SPACES |
| TOTAL | 172 SPACES |


PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com


DISC NO.: 402179 FILE NAME: PARKING EXHIBIT
DRAWN BY: PRP FLD. BK. / PG. NO.: ----
COMPLETION DATE: 9-17-25 JOB NO.: 402.179
XREF : PREOVR PROJECT MANAGER : CRM

10-24-25/LAL: REVISED PER 10/17/25 VILLAGE REVIEW COMMENTS
12-11-25/LAL: REVISED PER 12/9/25 VILLAGE REVIEW COMMENTS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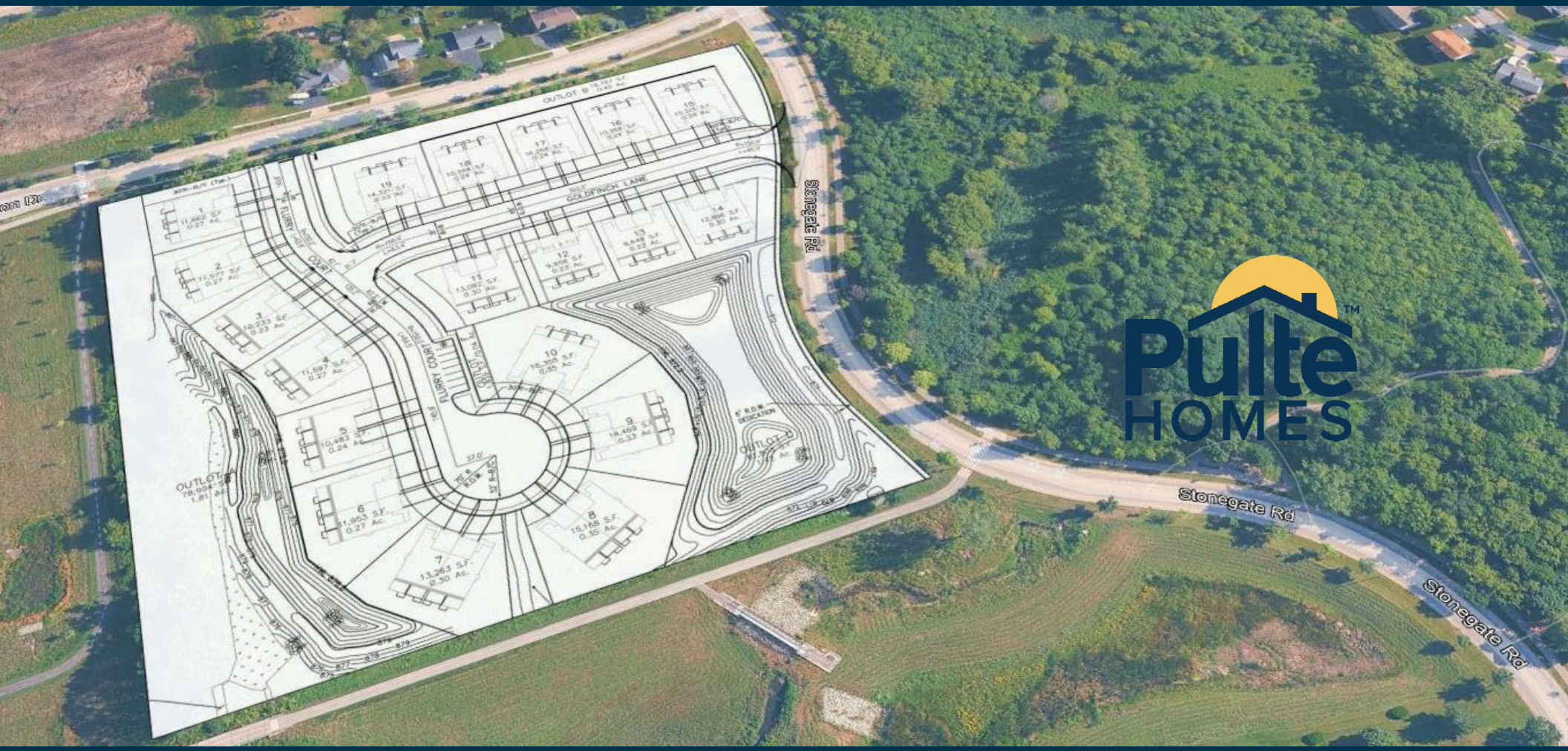
PLOT FILE CREATED: 12/17/2025 BY: LESLIE LUNDBERG DRAWING PATH: P:\402179\WORKING\DRAWINGS\EXHIBITS\PARKING EXHIBIT.DWG

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025



# Product Description

Received 12-18-2025

## Landings Series – Single Family Duplexes

| | Square Footage | Bedrooms | Bathrooms | Garage |
|---|---|---|---|---|
| **Provence** | 1,583 | 2 | 2.5 | 2 |
| **Provence w/ Sunroom** | 1,743 | 2 | 2.5 | 2 |
| **Provence w/ Sunroom and Loft** | 2,767 | 2-3 | 2.5 | 2 |

## Landing Series – Construction Materials

| | Material | Color |
|---|---|---|
| **Siding** | Hardie Board | See Color Package |
| **Brick** | Full-depth Brick | See Color Package |
| **Front Door** | Fiberglass | See Color Package |
| **Shingles** | Asphalt, Architectural | See Color Package |
| **Garage Door** | Steel | White |
| **Windows** | Vinyl | White |

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025

Pulte Homes

PROVENCE SIDE W/ LOFT & SUNROOM IN BACKGROUND

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025

# HUNTINGON VILLAS ELEVATIONS

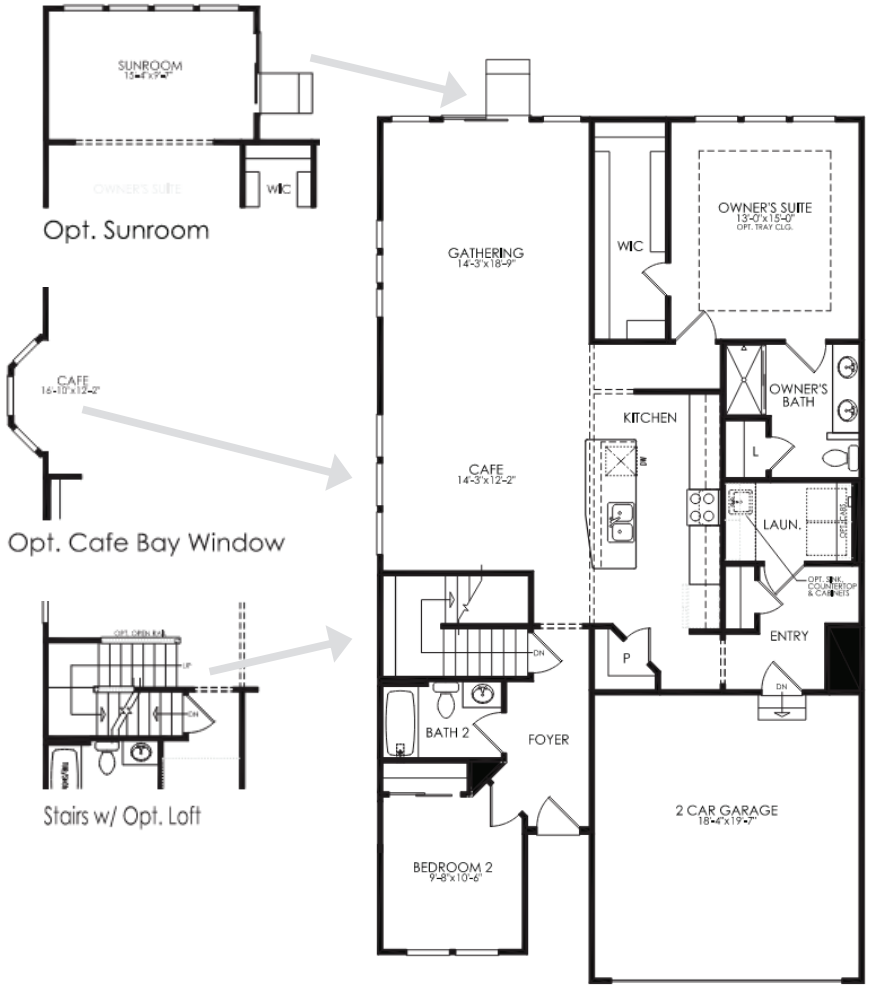
Received 12-18-2025

# HUNTINGON VILLAS ELEVATIONS

Received 12-18-2025

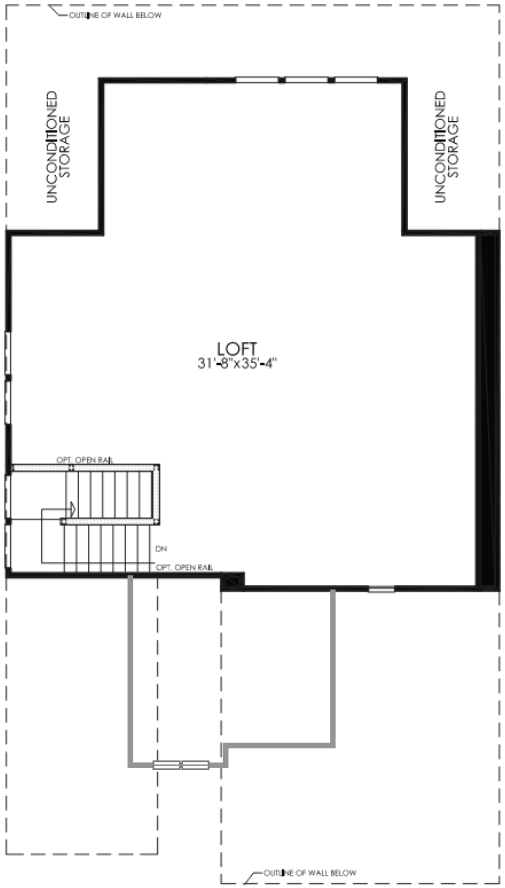
Received 12-18-2025

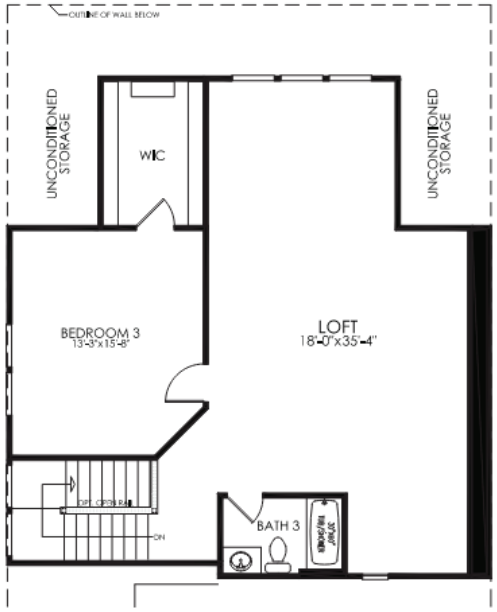
# HUNTINGON VILLAS FLOORPLANS | 1ST FLOOR & STRUCTURAL OPTIONS



# HUNTINGON VILLAS FLOORPLANS | OPTIONAL 2ND FLOOR

Received 12-18-2025



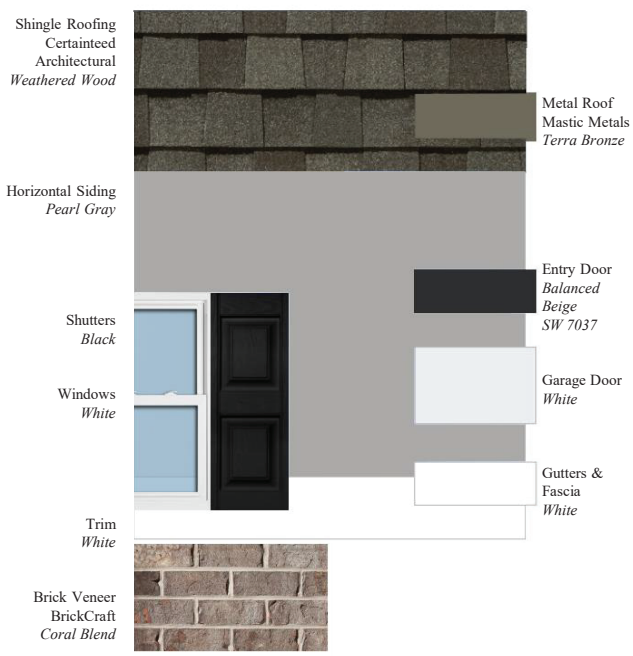

Opt. Loft with Bedroom and Bath

# HUNTINGON VILLAS EXTERIOR COLORS

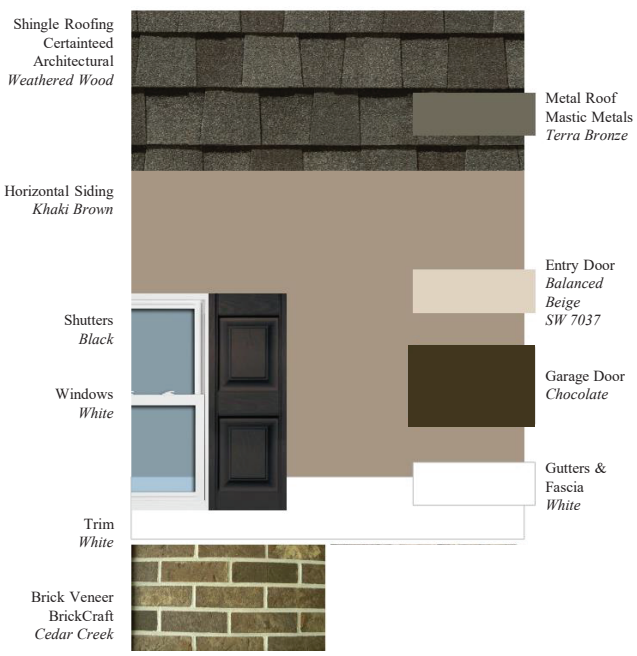
Received 12-18-2025

## Package 1

## Package 2




## Package 3



Received 12-18-2025

# HUNTINGON VILLAS EXTERIOR COLORS | BRICK PHOTOS

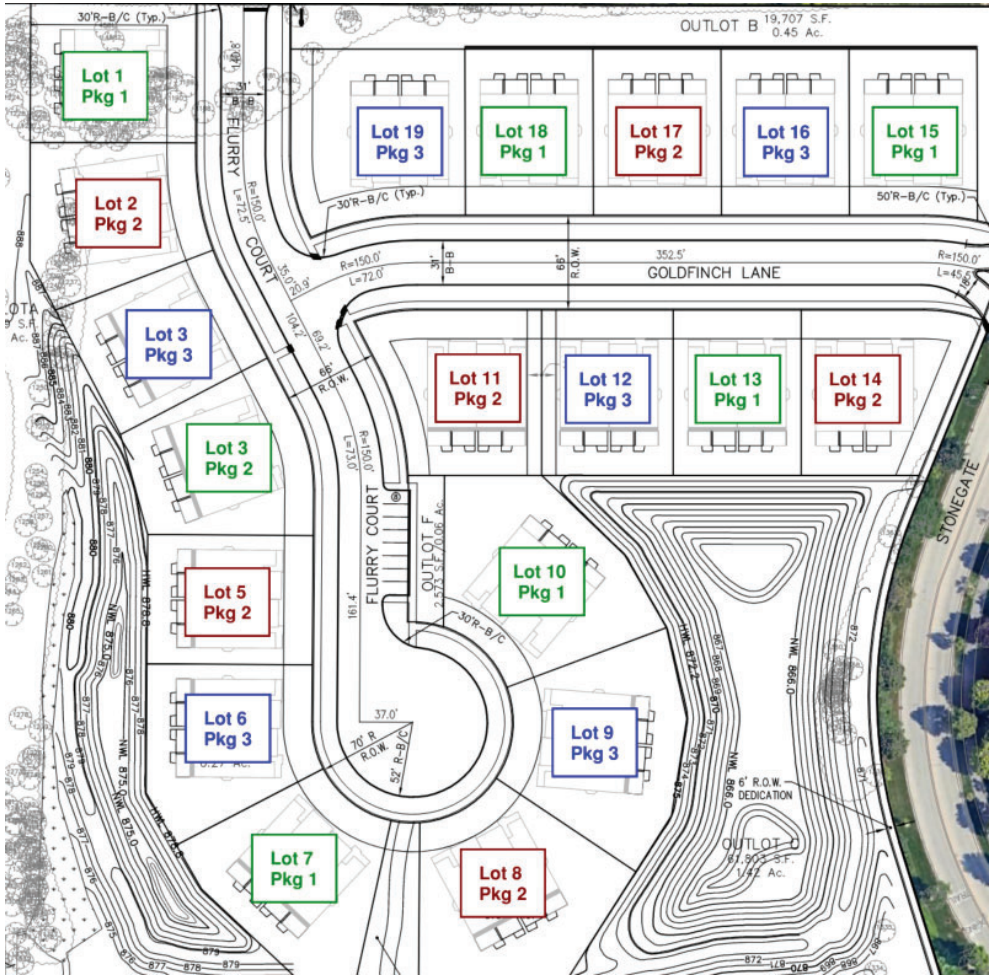
Package 1

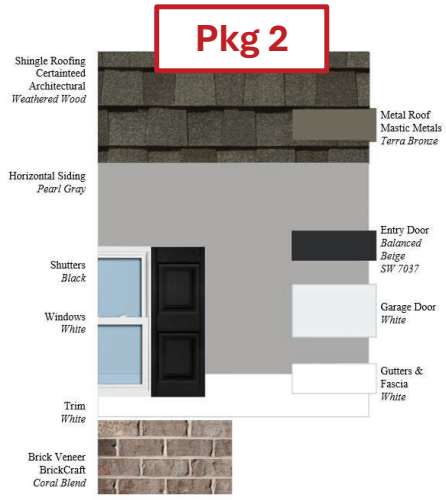
Package 2

Package 3

# HUNTINGON VILLAS COLOR ASSIGNMENTS

Received 12-18-2025





# Huntington Villas – Algonquin

## Proposed Signage Plan

December 17, 2025

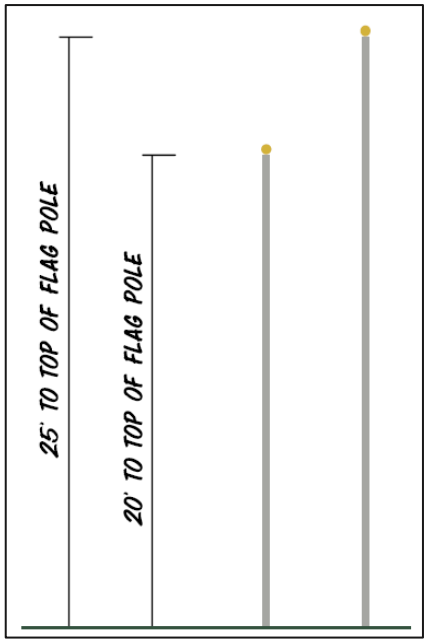
Confidential and Proprietary

# Entrance Billboards – Huntington Dr + Stonegate Rd

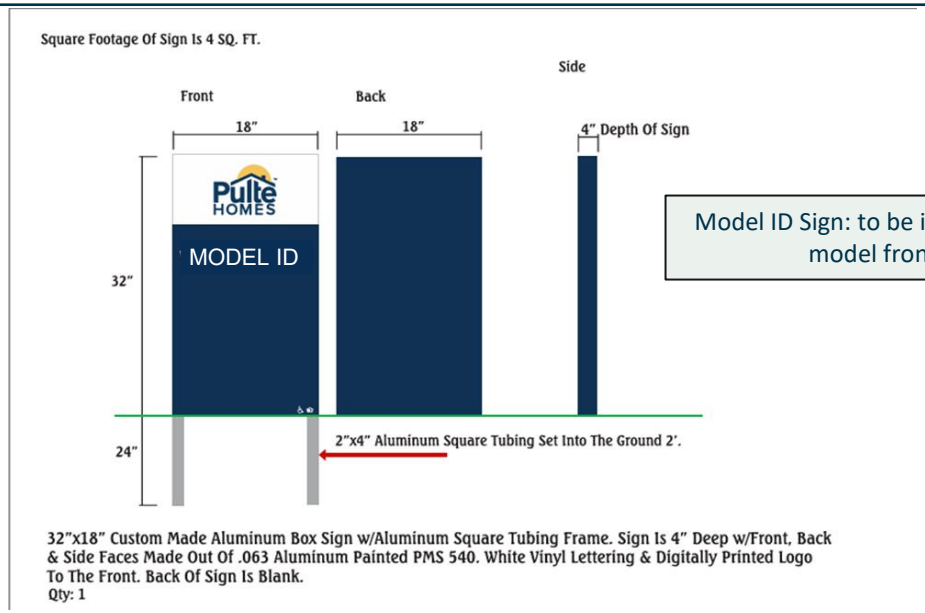
Quantity: 1

5' x10' Double Sided Informational Billboard.
3/8" MDO Painted Ronan Dark Blue w/White, Red, Yellow & Black Vinyl Mounted To (2) White Wooden 6"x6" Columns & White Wooden Toppers.

# Model Signage – Lot TBD




Flag Poles: to be installed behind the Welcome sign. One American flag, one Pulte flag

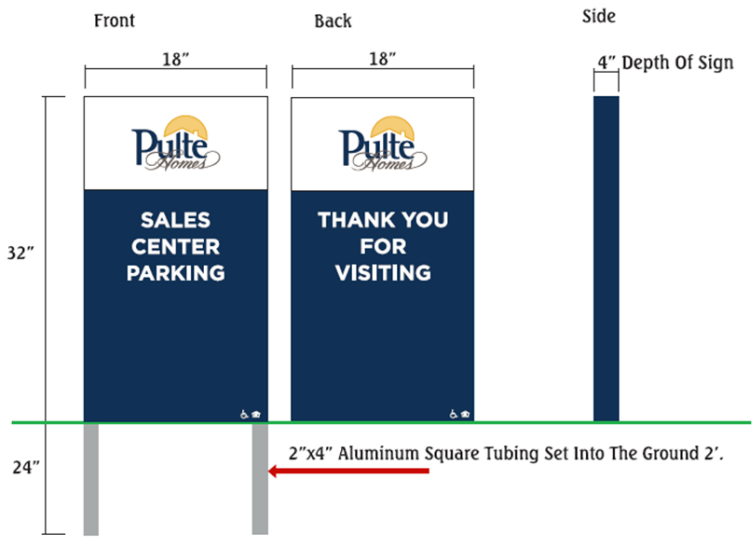



Model ID Sign: to be installed near the model front door

Welcome Sign: to be installed in front of the model

# Parking Signage – Lot TBD

Square Footage Of Sign Is 4 SQ. FT.




32"x18" Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign Is 4" Deep w/Front, Back & Side Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl Lettering & Digitally Printed Logo To The Front & Back.

Parking Sign: to be installed at the entrance of the parking lot

# Traffic Impact Study
## Proposed Residential Development
### Algonquin, Illinois

Prepared For:

PULTEGROUP

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

December 19, 2025

# 1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development to be located in Algonquin, Illinois.

This site, which is currently vacant, is located in the southwest quadrant of the intersection of Huntington Drive with Stonegate Road and is proposed to contain 38 duplex units. Access to the site is proposed off Huntington Drive and Stonegate Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area conducted in 2025.

2. No-Build Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes increased by a regional growth factor (growth not attributable to any particular development).

3. Future Conditions – Analyzes the projected traffic volumes which include the existing traffic volumes increased by an ambient area growth factor (growth not attributable to any particular development) and the traffic estimated to be generated by the proposed subject development.

**Site Location** **Figure 1**

**Aerial View of Site** **Figure 2**

# 2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

## Site Location

This site, which is currently vacant, is located in the southwest quadrant of the intersection of Huntington Drive with Stonegate Road in Algonquin, Illinois. Land uses in the vicinity of the site are residential with commercial uses along Randall Road including CarMax to the west of the site as well as several medical offices and Algonquin State Bank to the north of the site.

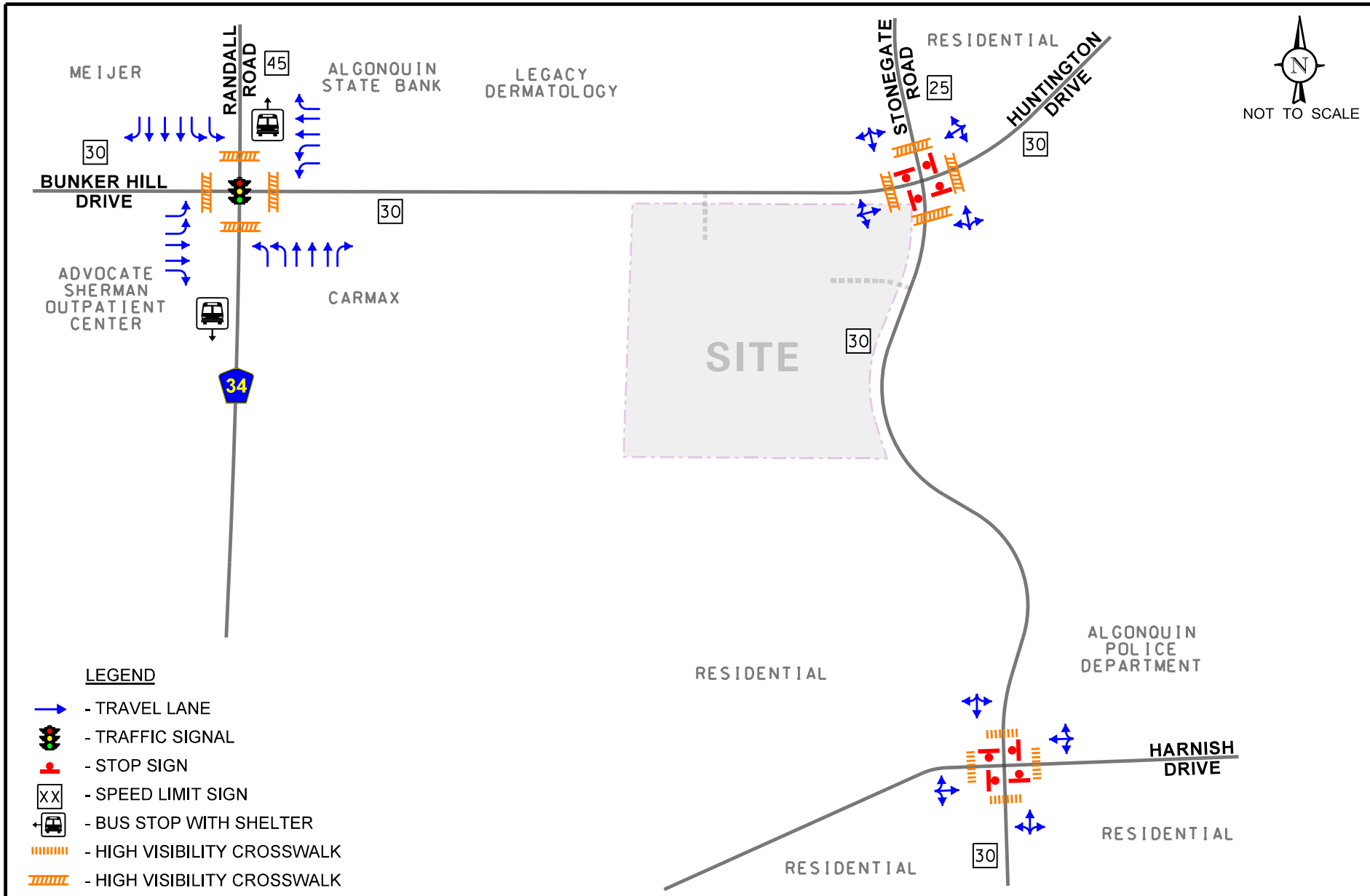
## Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

*Randall Road (County Highway 34)* is a north-south other principal arterial roadway that in the vicinity of the site provides three travel lanes in each direction. At its signalized intersection with Bunker Hill Drive/Huntington Drive, Randall Road provides dual left-turn lanes, three through lanes, and one exclusive right-turn lane on the northbound and southbound approaches. High visibility crosswalks and pedestrian signals are provided on all four legs of this intersection. Randall Road is under the jurisdiction of the Kane County Division of Transportation (KDOT), is classified as a Strategic Regional Arterial (SRA) route, carries an annual average daily traffic (AADT) volume of 40,300 vehicles (IDOT AADT 2017), and has a posted speed limit of 45 miles per hour in the vicinity of the site.

*Bunker Hill Drive* is an east-west major collector roadway that in the vicinity of the site provides one travel lane in each direction. At its signalized intersection with Randall Road/Huntington Drive, Bunker Hill Drive provides dual left-turn lanes, two through lanes, and an exclusive right-turn lane on the eastbound approach. Bunker Hill Drive, under the jurisdiction of the Village of Algonquin, carries an AADT of 6,500 vehicles (IDOT 2021), and has a posted speed limit of 30 miles per hour.

*Harnish Drive* is an east-west major collector roadway east of Randall Road that generally provides one travel lane in each direction. At its all-way stop intersection with Stonegate Road, Harnish Drive provides a shared left-turn/through/right-turn lane on both approaches. High visibility crosswalks are provided on all four legs of this intersection. Harnish Drive is under the jurisdiction of the Village of Algonquin, carries an AADT of 3,000 vehicles (IDOT 2021), and has a posted speed limit of 30 miles per hour.




Residential Development
Algonquin, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-236

Figure: 3

*Huntington Drive* is an east-west major collector roadway that generally provides one travel lane in each direction. At its signalized intersection with Randall Road/Bunker Hill Drive, Huntington Drive provides dual left-turn lanes, two through lanes, and an exclusive right-turn lane on the westbound approach. At its all-way stop intersection with Stonegate Road, Huntington Drive provides a shared left-turn/through/right-turn lane on both approaches. High visibility crosswalks are provided on all four legs of this intersection. Huntington Drive is under the jurisdiction of the Village of Algonquin, carries an AADT of 3,000 vehicles (IDOT 2021), and has a posted speed limit of 30 miles per hour.

*Stonegate Road* is a north-south major collector roadway that generally provides one travel lane in each direction. At its all-way stop intersections with Huntington Drive and Harnish Drive, Stonegate Road provides a shared left-turn/through/right-turn lane on both approaches. Stonegate Road is under the jurisdiction of the Village of Algonquin, carries an AADT of 3,250 vehicles (IDOT 2021), and has a posted speed limit of 30 miles per hour in the vicinity of the site.

## Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts during the weekday morning (6:30 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:30 P.M.) peak periods at the following intersections:

- Randall Road with Bunker Hill Drive/Huntington Drive
- Stonegate Road with Huntington Drive
- Stonegate Road with Harnish Drive

The counts were conducted on Tuesday, August 19, 2025 and the results of the traffic counts showed that the weekday morning peak hour of traffic generally occurs from 7:00 A.M. to 8:00 A.M. and the weekday evening peak hour of traffic generally occurs from 5:00 P.M. to 6:00 P.M.

It should be noted that counts were compared to previous counts conducted in September 2021 when the schools were in session. The comparison indicated that the traffic count data is consistent. **Figure 4** illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

## Crash Data Summary

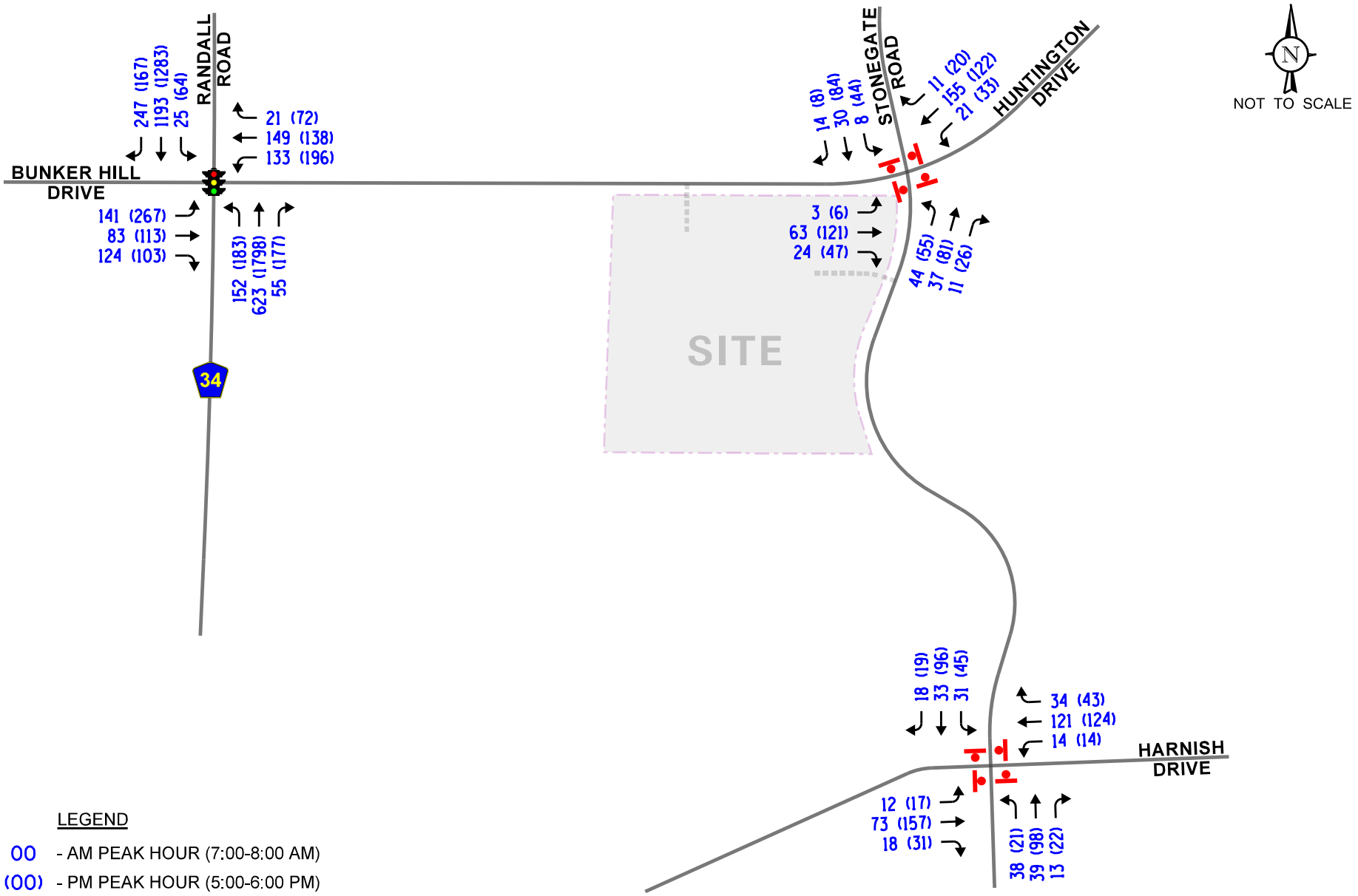
KLOA, Inc. obtained crash data[1] from IDOT for the most recent available five years (2019 to 2023) for all of the intersections in the study area. The crash data for the intersections are summarized in **Tables 1** through **3**. A review of the crash data indicated that no fatalities were reported at the study area intersections between 2019 and 2023.

Table 1
RANDALL ROAD WITH HUNTINGTON ROAD/BUNKER HILL DRIVE – CRASH SUMMARY

| Year | Type of Crash | | | | | | | | Severity | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | A | HO | O | RE | S | T | Other | Total | PD | I | F |
| 2019 | 0 | 0 | 0 | 11 | 1 | 4 | 0 | 16 | 0 | 4 | 0 |
| 2020 | 1 | 0 | 0 | 10 | 3 | 5 | 0 | 19 | 0 | 4 | 0 |
| 2021 | 1 | 0 | 1 | 3 | 0 | 10 | 1 | 16 | 0 | 13 | 0 |
| 2022 | 0 | 0 | 2 | 6 | 3 | 8 | 1 | 20 | 0 | 4 | 0 |
| 2023 | 0 | 0 | 1 | 6 | 3 | 6 | 0 | 16 | 0 | 6 | 0 |
| **Total** | **2** | **0** | **4** | **36** | **10** | **33** | **2** | **87** | **0** | **31** | **0** |
| **Avg** | **<1.0** | **--** | **<1.0** | **7.2** | **2.0** | **6.6** | **<1.0** | **17.4** | **--** | **6.2** | **--** |

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).




Residential Development
Algonquin, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-236

Figure: 4

Table 2
STONEGATE ROAD WITH HUNTINGTON DRIVE – CRASH SUMMARY

| Year | Type of Crash | | | | | | | | Severity | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | A | HO | O | RE | S | T | Other | Total | PD | I | F |
| 2019 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 2 | 0 | 0 | 0 |
| 2020 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 |
| 2021 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| 2022 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 |
| 2023 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| **Total** | **5** | **0** | **1** | **1** | **0** | **1** | **1** | **9** | **0** | **0** | **0** |
| **Avg** | **1.0** | **--** | **<1.0** | **<1.0** | **--** | **<1.0** | **<1.0** | **1.8** | **--** | **--** | **--** |

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

Table 3
STONEGATE ROAD WITH HARNISH DRIVE – CRASH SUMMARY

| Year | Type of Crash | | | | | | | | Severity | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | A | HO | O | RE | S | T | Other | Total | PD | I | F |
| 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2020 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| 2021 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 |
| 2022 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| 2023 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| **Total** | **4** | **0** | **2** | **0** | **0** | **0** | **0** | **6** | **0** | **0** | **0** |
| **Avg** | **<1.0** | **--** | **<1.0** | **--** | **--** | **--** | **--** | **1.2** | **--** | **--** | **--** |

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

# 3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

## Proposed Site and Development Plan

As proposed, the site will be developed with a residential development containing 38 duplex units. Access to the site will be provided via the following:

- A proposed full movement access drive to be located on the south side of Huntington Drive, approximately 1,220 feet east of Randall Road. This access drive will provide one inbound lane and one outbound lane with the outbound movements under stop sign control.

- A proposed full movement access drive to be located on the west side of Stonegate Road approximately 290 feet south of Huntington Drive. This access drive will provide one inbound lane and one outbound lane with the outbound movements under stop sign control.

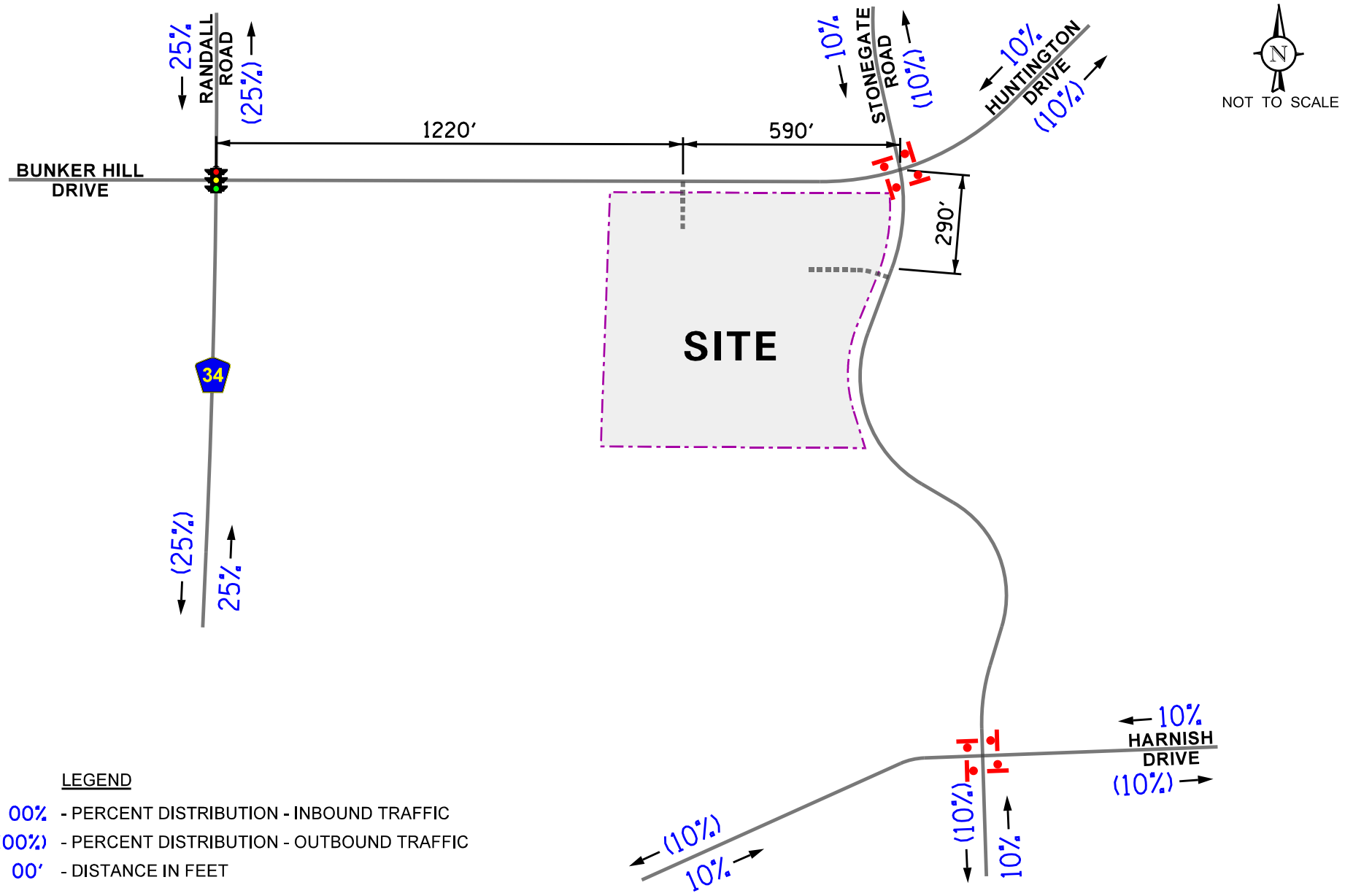
A copy of the site plan is included in the Appendix.

## Directional Distribution

The directions from which residents of the proposed development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts and the location and design of the access drives. **Figure 5** illustrates the directional distribution of the development-generated traffic.

## Estimated Site Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). Land-Use Code 215 (Single Family Housing - Attached) rates were utilized. **Table 4** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours and on a daily basis.




Residential Development
Algonquin, Illinois

Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-236

Figure: 5

Table 4
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

| ITE Land-Use Code | Type/Size | Weekday Morning Peak Hour | | | Weekday Evening Peak Hour | | | Daily Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| 215 | Single Family Housing (Attached) – 38 units | 2 | 5 | 7 | 8 | 6 | 14 | 126 | 126 | 252 |

# 4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

## Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The total new traffic assignment for the residential development is illustrated in **Figure 6**.

## Background (No-Build) Traffic Conditions

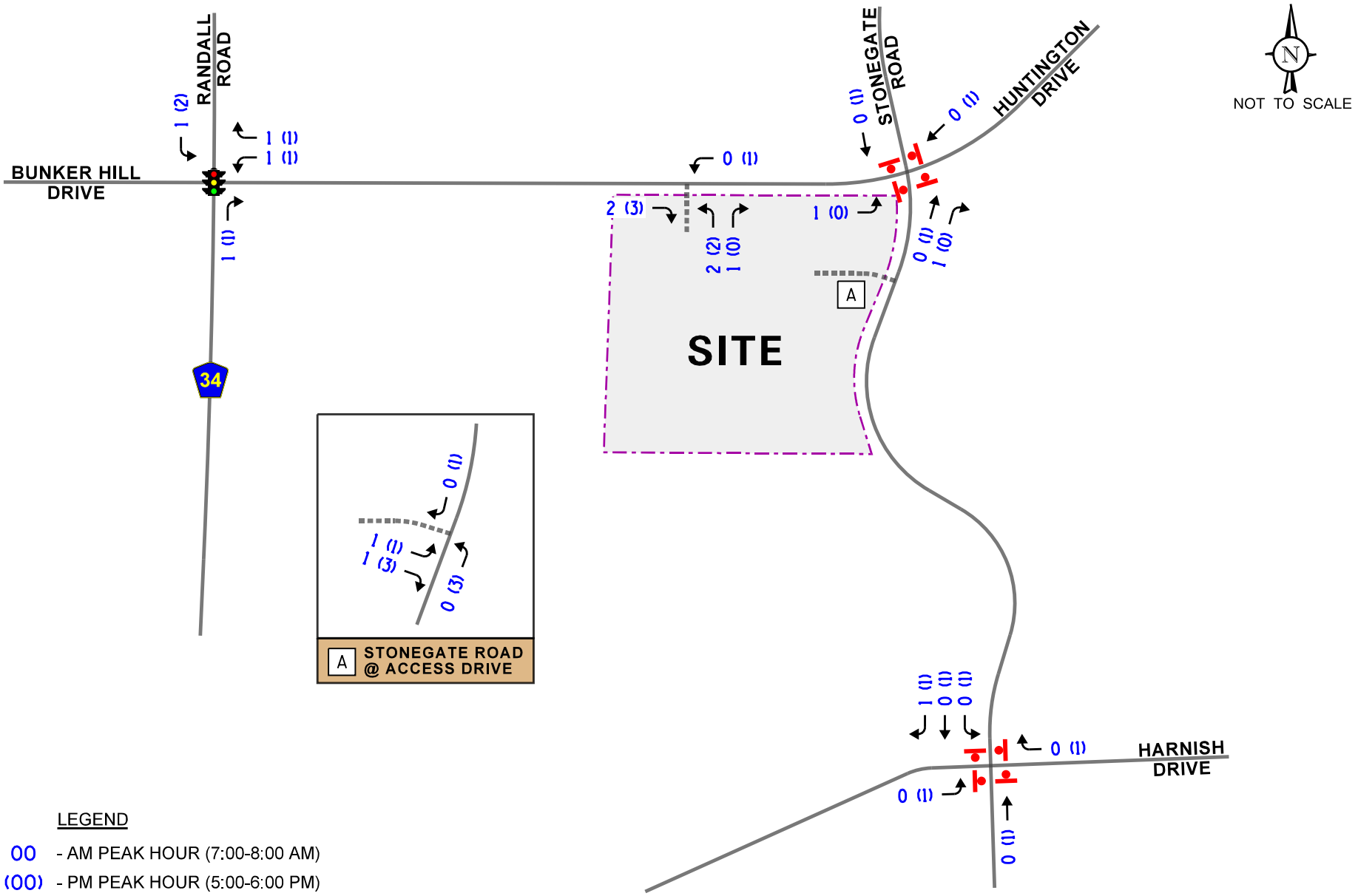
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter, the existing traffic volumes were increased by an annually compounded growth rate of 0.33 percent per year for six years totaling approximately two percent to represent Year 2031 no-build conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Additionally, the background traffic include traffic estimated to be generated by a proposed Dutch Bros coffee shop to be located in the northeast quadrant of the intersection of Randall Road with Huntington Drive, traffic estimated to be generated by a proposed mixed-use development to be located in the southeast quadrant of the intersection of Randall Road with Harnish Drive, and traffic estimated to be generated by a proposed commercial development to be located in the southwest quadrant of the intersection of Sherman Road with Bunker Hill Road.

**Figure 7** illustrates the Year 2031 no-build traffic volumes.

## Total Projected Traffic Volumes

The development-generated traffic (Figure 6) was added to the existing traffic volumes increased by a regional growth factor to determine the Year 2031 total projected traffic volumes, as illustrated in **Figure 8**.

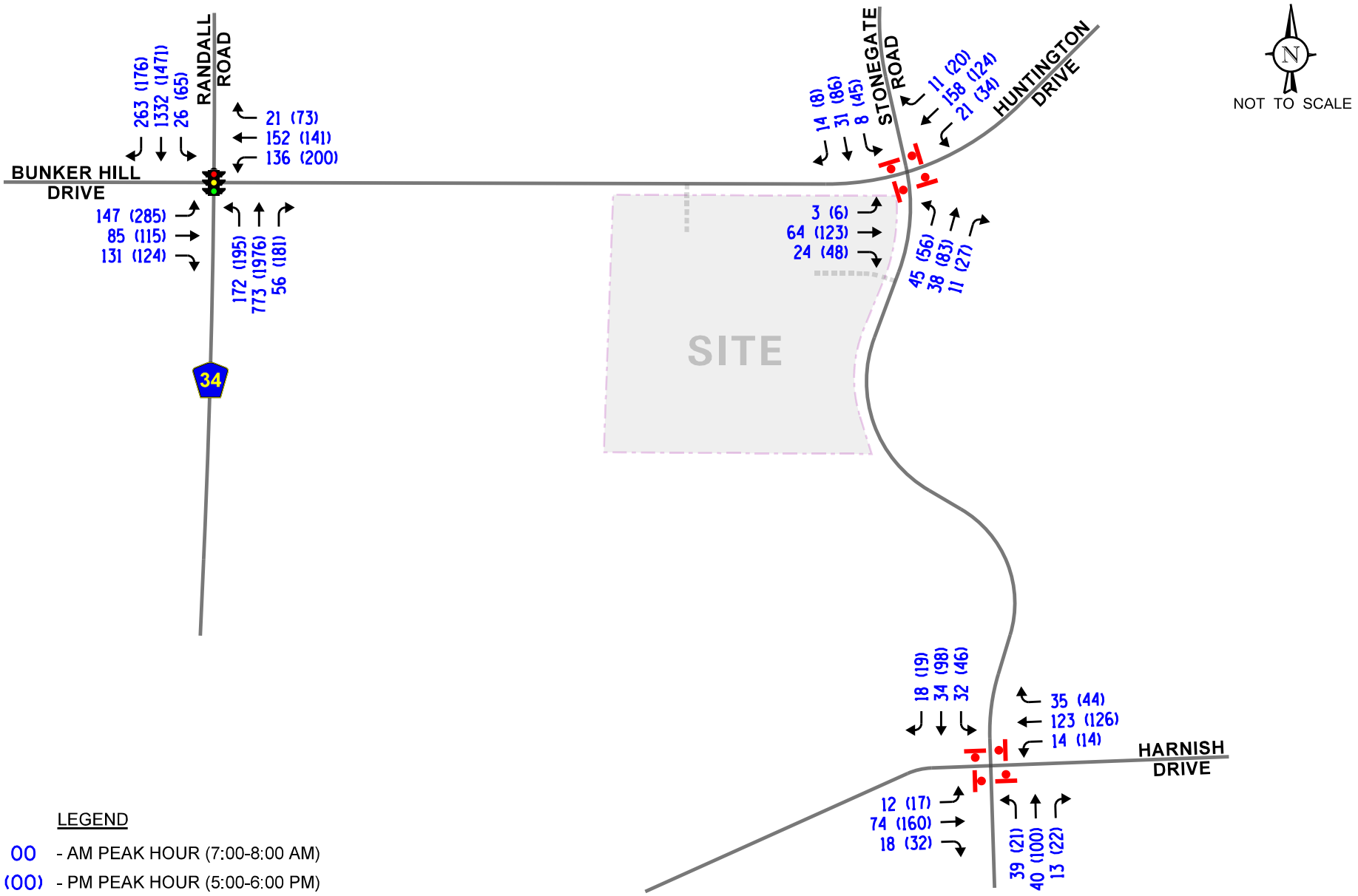



Residential Development Algonquin, Illinois

Site-Generated Traffic Volumes

KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-236 Figure: 6



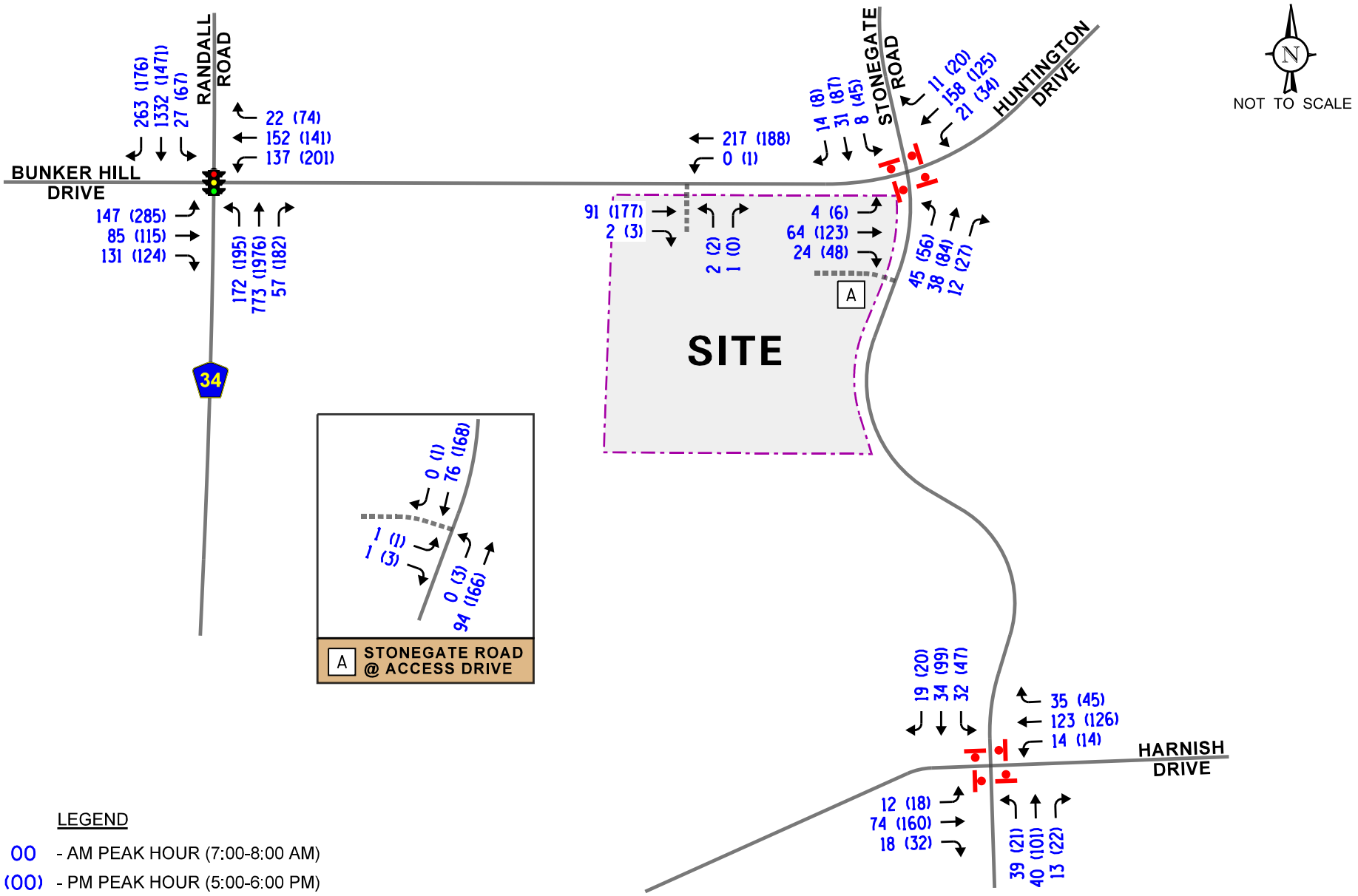

Residential Development
Algonquin, Illinois

Year 2031 No-Build Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-236

Figure: 7




Residential Development
Algonquin, Illinois

Year 2031 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 25-236

Figure: 8

# 5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

## Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2031 no-build, and future projected (Year 2031) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 computer software. The analysis for the signalized intersection of Randall Road with Huntington Drive/Bunker Hill Drive was accomplished utilizing actual cycle lengths, phasings, and offsets.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 5** through **8.** A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – RANDALL ROAD WITH HUNTINGTON DRIVE/BUNKER HILL DRIVE – SIGNALIZED

| | Peak Hour | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | L | T | R | L | T | R | L | T | R | L | T | R | |
| Existing Conditions | Weekday Morning | E 64.2 | D 52.4 | B 14.8 | E 66.7 | E 58.5 | A 0.2 | E 63.4 | B 15.8 | A 0.8 | E 60.8 | C 23.3 | A 2.0 | C 27.9 |
| | | D – 43.8 | | | E – 58.1 | | | C – 23.6 | | | C – 20.4 | | | |
| | Weekday Evening | E 72.0 | E 57.7 | B 12.0 | E 74.5 | E 63.7 | A 7.5 | E 69.6 | C 23.9 | A 1.6 | E 67.3 | C 23.4 | A 1.6 | C 31.0 |
| | | E – 55.8 | | | E – 59.0 | | | C – 25.9 | | | C – 22.9 | | | |
| No-Build Conditions | Weekday Morning | E 64.3 | D 52.2 | B 15.6 | E 67.1 | E 58.5 | A 0.2 | E 63.4 | B 16.6 | A 0.8 | E 60.9 | C 25.3 | A 2.9 | C 28.5 |
| | | D – 43.9 | | | E – 58.4 | | | C – 23.8 | | | C – 22.2 | | | |
| | Weekday Evening | E 73.7 | E 57.4 | B 15.8 | E 75.0 | E 63.7 | A 7.6 | E 70.1 | C 25.8 | A 1.6 | E 67.4 | C 25.3 | A 1.7 | C 32.2 |
| | | E – 56.4 | | | E – 59.3 | | | C – 27.6 | | | C – 24.4 | | | |
| Projected Conditions | Weekday Morning | E 64.3 | D 52.3 | B 15.6 | E 67.1 | E 58.5 | A 0.3 | E 63.4 | B 16.6 | A 0.9 | E 61.0 | C 25.3 | A 2.9 | C 28.5 |
| | | D – 43.9 | | | E – 58.2 | | | C – 23.8 | | | C – 22.3 | | | |
| | Weekday Evening | E 73.7 | E 57.4 | B 15.8 | E 75.1 | E 63.7 | A 7.9 | E 70.1 | C 25.9 | A 1.6 | E 67.4 | C 25.3 | A 1.7 | C 32.2 |
| | | E – 56.4 | | | E – 59.3 | | | C – 27.7 | | | C – 24.5 | | | |

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 6
CAPACITY ANALYSIS RESULTS – YEAR EXISTING CONDITIONS - UNSIGNALIZED

| Intersection | Weekday Morning Peak Hour | | Weekday Evening Peak Hour | |
|---|---|---|---|---|
| | LOS | Delay | LOS | Delay |
| **Stonegate Road with Huntington Drive[1]** | | | | |
| • Overall | A | 9.1 | A | 9.8 |
| • Eastbound Approach | A | 8.4 | A | 9.7 |
| • Westbound Approach | A | 9.7 | A | 10.0 |
| • Northbound Approach | A | 9.0 | A | 9.9 |
| • Southbound Approach | A | 8.3 | A | 9.7 |
| **Stonegate Road with Harnish Drive[1]** | | | | |
| • Overall | A | 8.6 | B | 10.3 |
| • Eastbound Approach | A | 8.5 | B | 10.6 |
| • Westbound Approach | A | 8.8 | B | 10.2 |
| • Northbound Approach | A | 8.5 | A | 10.0 |
| • Southbound Approach | A | 8.3 | B | 10.3 |

LOS = Level of Service
Delay is measured in seconds.
1 – All-way stop control

Table 7
CAPACITY ANALYSIS RESULTS – YEAR 2031 NO-BUILD CONDITIONS - UNSIGNALIZED

| Intersection | Weekday Morning Peak Hour | | Weekday Evening Peak Hour | |
|---|---|---|---|---|
| | LOS | Delay | LOS | Delay |
| **Stonegate Road with Huntington Drive[1]** | | | | |
| • Overall | A | 9.2 | A | 9.9 |
| • Eastbound Approach | A | 8.4 | A | 9.8 |
| • Westbound Approach | A | 9.8 | B | 10.1 |
| • Northbound Approach | A | 9.1 | A | 10.0 |
| • Southbound Approach | A | 8.4 | A | 9.8 |
| **Stonegate Road with Harnish Drive[1]** | | | | |
| • Overall | A | 8.6 | B | 10.4 |
| • Eastbound Approach | A | 8.5 | B | 10.8 |
| • Westbound Approach | A | 8.8 | B | 10.3 |
| • Northbound Approach | A | 8.6 | B | 10.1 |
| • Southbound Approach | A | 8.4 | B | 10.4 |

LOS = Level of Service
Delay is measured in seconds.
1 – All-way stop control

Table 8
CAPACITY ANALYSIS RESULTS
YEAR 2031 PROJECTED CONDITIONS - UNSIGNALIZED

| Intersection | Weekday Morning Peak Hour | | Weekday Evening Peak Hour | |
|---|---|---|---|---|
| | LOS | Delay | LOS | Delay |
| **Stonegate Road with Huntington Drive[1]** | | | | |
| • Overall | A | 9.2 | A | 9.9 |
| • Eastbound Approach | A | 8.4 | A | 9.8 |
| • Westbound Approach | A | 9.8 | B | 10.1 |
| • Northbound Approach | A | 9.1 | A | 10.0 |
| • Southbound Approach | A | 8.4 | A | 9.8 |
| **Stonegate Road with Harnish Drive[1]** | | | | |
| • Overall | A | 8.6 | B | 10.5 |
| • Eastbound Approach | A | 8.5 | B | 10.8 |
| • Westbound Approach | A | 8.8 | B | 10.4 |
| • Northbound Approach | A | 8.6 | B | 10.1 |
| • Southbound Approach | A | 8.4 | B | 10.5 |
| **Huntington Drive with Proposed Access Drive[2]** | | | | |
| • Northbound Approach | A | 9.8 | B | 10.8 |
| • Westbound Left Turn | A | 0.1 | A | 7.6 |
| **Stonegate Road with Proposed Access Drive[2]** | | | | |
| • Eastbound Approach | A | 9.0 | A | 9.5 |
| • Northbound Left Turn | A | 0.1 | A | 7.6 |

LOS = Level of Service
Delay is measured in seconds.
1 – All-way stop control
2 – One-way stop control

## Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development traffic.

### *Randall Road with Huntington Drive/Bunker Hill Drive*

The results of the capacity analysis indicate that overall, this signalized intersection currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. All approaches currently operate at LOS E or better during both peak hours.

Under Year 2031 no-build and total projected conditions, this intersection and all its approaches are projected to continue operating at the same existing levels of service during both peak hours. It should be noted that the traffic estimated to be generated by the proposed development will increase the traffic volumes traversing this intersection by less than one percent during peak hours. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or signal modifications will be required.

### *Huntington Drive with Stonegate Road*

The results of the capacity analysis indicate that overall, this all-way stop intersection and all its approaches currently operate at LOS A during the weekday morning and weekday evening peak hours.

Under Year 2031 no-build and total projected conditions, this intersection is projected to continue operating at LOS A during the weekday morning and weekday evening peak hours. All approaches are projected to operate at LOS A during the peak hours except for the westbound approach that is projected to operate at LOS B during the weekday evening peak hour. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications will be required.

### *Stonegate Road with Harnish Drive*

The results of the capacity analysis indicate that overall, this all-way stop intersection operates at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour. All approaches operate at LOS B or better during both peak hours.

Under Year 2031 no-build and total projected conditions, this intersection is projected to continue operating at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour. All approaches are projected to operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications will be required.

*Huntington Drive with Proposed Full Movement Access Drive*

The results of the capacity analysis indicate that the northbound approach is projected to operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour while the westbound left-turn movement is projected to operate at LOS A during both peak hours with 95$^{th}$ percentile queue of one to two vehicles that will not interrupt the traffic flow along Huntington Drive. Additionally, the Volume to Capacity ratio (v/c) is projected to be less than one during peak hours for the westbound left-turn movement. The total projected traffic volumes were compared to the left-turn lane and right-turn lane warrant diagrams shown in Chapter 36 of the IDOT *Bureau of Design and Environment* (BDE) manual. The comparison indicated that no exclusive lane will not be warranted during peak hours. As such, this intersection will be adequate to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access to the site is provided.

*Stonegate Road with Proposed Access Drive*

The results of the capacity analysis indicate that the eastbound approach is projected to operate at LOS A during the weekday morning and weekday evening peak hours. The total projected traffic volumes were compared to the right-turn lane warrant diagram shown in Chapter 36 of the IDOT *Bureau of Design and Environment* (BDE) manual. The comparison indicated that an exclusive right-turn lane will not be warranted during peak hours. As such, this intersection will be adequate to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient access to the site is provided.

# 6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the site will be developed with a residential development containing 38 duplex units.
- The traffic estimated to be generated by the proposed development will be low.
- The traffic that will be generated by the proposed residential development can be accommodated by the existing area roadway system.
- Access to the site will be provided via the following:
    - A proposed full movement access drive to be located on the south side of Huntington Drive, approximately 1,220 feet east of Randall Road. This access drive will provide one inbound lane and one outbound lane with the outbound movements under stop sign control.
    - A proposed full movement access drive to be located on the west side of Stonegate Road approximately 290 feet south of Huntington Drive. This access drive will provide one inbound lane and one outbound lane with the outbound movements under stop sign control.
- The access system will be adequate in accommodating the traffic projected to be generated by the proposed residential development and will ensure efficient and flexible access to the site.

# THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

To

**PULTEGROUP**

From

**GRUEN GRUEN + ASSOCIATES**
*Urban Economists, Market Strategists & Land Use/Public Policy Analysts*

August 2025

C1705

Gruen Gruen + Associates

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## TABLE OF CONTENTS


| Chapter | | Page |
|---|---|---|
| I | INTRODUCTION AND KEY FINDINGS AND CONCLUSIONS | 1 |
| | INTRODUCTION | 1 |
| | KEY FINDINGS AND CONCLUSIONS | 1 |
| | Total Annual Revenue Resulting from Huntington Villas Development | 2 |
| | Estimated Annual Property Tax Revenue | 2 |
| | Estimated Increase in Annual Property Tax Revenue Relative to the Property Tax Revenue Associated with the Existing Land Use | 3 |
| | Property Tax Impact and Net Fiscal Impact on Community Unit School District 300 | 3 |
| | METHODOLOGICAL APPROACH | 3 |
| | 2025 CONSTANT DOLLARS | 4 |
| II | BASELINE ASSUMPTIONS AND PROJECT CHARACTERISTICS | 5 |
| | INTRODUCTION | 5 |
| | DEMOGRAPHIC AND ECONOMIC PROFILE OF ALGONQUIN | 5 |
| | HUNTINGTON VILLAS PROJECT CHARACTERISTICS AND ASSUMPTIONS | 6 |
| | Project Population | 6 |
| III | FORECAST OF VILLAGE OF ALGONQUIN REVENUE | 7 |
| | INTRODUCTION | 7 |
| | PROPERTY TAX REVENUE | 9 |
| | STATE INCOME AND USE TAX | 9 |
| | SALES TAX | 10 |
| | CABLE FRANCHISE FEES | 11 |
| | MOTOR FUEL TAX | 12 |

**TABLE OF CONTENTS, Continued**


| Chapter | | Page |
|---|---|---|
| | UTILITY TAX (GAS AND ELECTRIC) | 13 |
| | TELECOMMUNICATIONS TAX | 14 |
| IV | PROPERTY TAX IMPACT OF HUNTINGTON VILLAS DEVELOPMENT AND NET FISCAL EFFECTS ON COMMUNITY UNIT SCHOOL DISTRICT 300 | 15 |
| | SCHOOL-AGE CHILDREN POTENTIALLY GENERATED BY THE HUNTINGTON VILLAS DEVELOPMENT | 15 |
| | PROPERTY TAX REVENUE ESTIMATES FOR SCHOOL DISTRICT 300 | 16 |
| | NET FISCAL EFFECTS ON LOCAL SCHOOL DISTRICT 300 | 17 |
| APPENDIX A: TOTAL ANNUAL PROPERTY TAX REVENUE FOR ALL TAXING ENTITIES | | 18 |

## LIST OF TABLES


| Table Number | | Page |
|---|---|---|
| I-1 | Estimated Total Annual Revenues Generated by the Proposed Huntington Villas Development at Build-out | 2 |
| II-1 | Baseline Demographic and Employment Estimates for the Village of Algonquin | 5 |
| II-2 | Huntington Villas Project Characteristics and Assumptions | 6 |
| II-3 | Projected Huntington Villas Population at Build-out | 6 |
| III-1 | Estimated Total Annual General Fund Revenues Generated by the Proposed Huntington Villas Development Following Build-out | 8 |
| III-2 | Estimated Annual Property Tax Revenue Following Build-out | 9 |
| III-3 | Estimated Annual State Income and Use Tax Revenue Generated by Huntington Villas Development at Build-out | 9 |
| III-4 | Estimated Annual Sales Tax Revenue Attributable to Households within the Huntington Villas Development at Build-out | 10 |
| III-5 | Estimated Annual Cable Franchise Fee Revenue Generated by Huntington Villas Development at Build-out | 11 |
| III-6 | Estimated Annual Motor Fuel Tax Fund (State Shared) Revenue Generated by Huntington Villas Development at Build-out | 12 |
| III-7 | Estimated Annual Utility Tax Revenue Generated by Huntington Villas Development at Build-out | 13 |
| III-8 | Estimated Annual Telecommunications Tax Revenue Generated by Huntington Villas Development at Build-out | 14 |
| IV-1 | Estimated Property Tax Revenue for Community Unit School District 300 Generated by Huntington Villas Development Following Build-out | 16 |
| IV-2 | Estimated Operating Revenues and Expenses for Community Unit School District 300 Generated by Huntington Villas Development at Build-out | 17 |
| A-1 | Total Annual Property Tax Revenue Estimated by Taxing District Generated by Huntington Villas Development Following Build-out | 18 |

# CHAPTER I

# INTRODUCTION AND KEY FINDINGS AND CONCLUSIONS

## INTRODUCTION

This report summarizes the evaluation by Gruen Gruen + Associates ("GG+A") of the fiscal benefits to the Village of Algonquin General Fund and other funds of the proposed Huntington Villas development ("Huntington Villas") to be developed on about 11 acres of land on the southwest corner of Huntington Drive and Stonegate Road in the Village of Algonquin. Huntington Villas is proposed to comprise a 38-unit single-family duplex development with housing units offering two to three bedrooms and ranging in size from nearly 1,600 square feet to about 2,800 square feet of living space, depending on whether a basement is added to the unit.

To evaluate the fiscal benefits associated with Huntington Villas, GG+A estimated the annual revenue likely to be generated by the proposed development for the Village of Algonquin. GG+A also estimated the annual revenues generated by the proposed Huntington Villas development on Community Unit School District 300. GG+A also considered the operating costs induced by the estimate number of school-aged children of households of the development in order to identify the net surplus Community Unit School District 300 is estimated to realize as the result of the development of Huntington Villas.

## KEY FINDINGS AND CONCLUSIONS

In addition to providing expanded housing opportunities in Algonquin, the proposed development will generate fiscal (tax revenues) benefits to the Village of Algonquin treasury. The fiscal benefits associated with Huntington Villas are summarized below and described in more detail in the body of this report.

**Total Annual Revenue Resulting from Huntington Villas Development**

Table I-1 summarizes estimates of the annual General Fund and other fund revenue for the Village of Algonquin generated following build-out of the Huntington Villas development.

**TABLE I-1**

**Estimated Total Annual Revenues Generated by the Proposed Huntington Villas Development at Build-Out[1]**

| | Annual | |
|---|---|---|
| Revenue | $ | % |
| Property Tax | 32,900 | 51.5 |
| State Income and Use Tax | 14,300 | 22.4 |
| Sales Tax | 5,600 | 8.8 |
| Cable Franchise Fees | 1,500 | 2.3 |
| **TOTAL GENERAL FUND** | **54,300** | **85.0** |
| Sales Tax – Park Improvement Fund, Street Improvement Fund, Natural Area & Drainage Improvement Fund | 3,700 | 5.8 |
| Utility Tax (Electric & Gas) – Street Improvement Fund | 2,000 | 3.1 |
| Motor Fuel Tax – Motor Fuel Tax Fund | 3,400 | 5.3 |
| Telecommunications Tax – Street Improvement Fund & Park Improvement Fund | 500 | 0.8 |
| **TOTAL ALL FUNDS** | **63,900** | **100.0** |

[1]Figures have been rounded.

Sources: Village of Algonquin; Gruen Gruen + Associates.

Following full build-out, Huntington Villas is forecast to generate approximately $63,900 of annual revenue for the Village of Algonquin General Fund and other funds. Annual property tax revenue of $32,900 is expected to comprise approximately 52 percent of total revenue generated by the Huntington Villas development. Annual state income and use tax revenue of $14,300 is forecast to comprise an additional 22 percent of total revenue following full build-out. Other General Fund annual revenues including sales tax ($5,600) and cable franchise fees ($1,500) are forecast to comprise approximately 11 percent of total revenue. Additional taxes projected include sales tax (a portion of home rule sales tax is allocated to other funds), utility tax, motor fuel tax, and telecommunications tax. These tax sources total an estimated $9,600 or about 15 percent of annual revenues for all funds.

**Estimated Annual Property Tax Revenue**

At build-out, GG+A estimates the Huntington Villas development will generate annual property tax revenue of approximately $32,900 for the Village of Algonquin. At build-out, GG+A estimates the Huntington Villas development will generate annual property tax revenue of approximately $328,500 for the Community Unit School District 300. As summarized in Appendix A, the Huntington Villas development is estimated to generate total annual property tax revenue of approximately $530,500 for all taxing districts.

**Estimated Increase in Annual Property Tax Revenue Relative to the Property Tax Revenue Associated with the Existing Land Use**

The 2024 property taxes for the existing property were $280. At build-out of the Huntington Villas development, property tax revenues are estimated to increase by approximately $530,200 relative to the existing property taxes. According to the McHenry County Assessor, the 2024 total assessed value is $3,580 compared to a much higher estimated assessed value of approximately $6,782,000 for the Huntington Villas development.

**Property Tax Impact and Net Fiscal Impact on Community Unit School District 300**

Huntington Villas is estimated to include approximately seven (7) school-age children. According to the Illinois State Board of Education school district report cards, Community Unit School District 300 has experienced declining enrollment over the past six years. Community Unit School District 300 enrollment declined by 824 students from 20,985 students in 2018 to 20,161 students in 2024. The total decline of 824 students in the school district far exceeds the seven school-aged children estimated for the proposed development.

At build-out, the proposed development is estimated to generate annual district -level property tax revenue of over $328,000 for Community Unit School District 300.

Based on current operating expenditures per pupil, an additional seven students of new households attracted to the Huntington Villas development is estimated to increase Community Unit School District 300 operating costs by an estimated nearly $111,000 annually.

Including State Evidence-Based Funding (estimated at the equivalent of over $4,000 per pupil), the proposed development is estimated to generate an annual operating surplus of $246,200 or approximately $35,000 per additional student generated (or about $6,500 per Huntington Villas household).

Chapter IV of this report summarizes these estimates.

## METHODOLOGICAL APPROACH

This fiscal analysis is based on a review of the Village of Algonquin 2025-2026 fiscal year budget and information obtained from representatives of PulteGroup, and a review and analysis of secondary data sources. Property tax information was obtained from the McHenry County Assessor's website about current assessments, property tax rates, and existing allocations to taxing districts. This information was necessary to estimate future property tax revenue for the Village of Algonquin General Fund and Community Unit School District 300.

GG+A drew on the specific characteristics of the proposed Huntington Villas development (e.g., property values) to estimate revenues such as property taxes and sales taxes which are affected by the development characteristics. The specific methodologies used to estimate each General Fund or other fund revenue item are discussed in the appropriate sections of this report. GG+A has assumed the current tax and fee structures will remain constant. No

estimates of the number of households new to Algonquin as opposed to relocating to the project from within Algonquin are available. The impacts presented in this report are made on a gross basis. To the extent households within Algonquin relocate to the development, this will free up housing at other locations in Algonquin which can be expected to be re-occupied.

## 2025 CONSTANT DOLLARS

All cost and revenue projections in this report are expressed in constant 2025 dollars. That is, the possible effects of inflation or deflation on General Fund and other fund revenues in the future are not quantified.

# CHAPTER II

# BASELINE ASSUMPTIONS AND PROJECT CHARACTERISTICS

## INTRODUCTION

This chapter summarizes the baseline demographic assumptions for the Village of Algonquin. It also describes the anticipated characteristics of the proposed Huntington Villas development program, households attracted to occupy the housing units, household size, and per-unit market value estimates.

## DEMOGRAPHIC AND ECONOMIC PROFILE OF ALGONQUIN

Table II-1 shows the baseline demographic and employment estimates for the Village of Algonquin upon which some revenue estimates are based.

**TABLE II-1**

**Baseline Demographic and Employment Estimates for the Village of Algonquin**

| | 2023[1] # |
|---|---|
| Total Population | 29,904 |
| Households | 10,914 |
| Average Household Size | 2.74 |
| Total Employment (Non- Resident Jobs Estimated) | 7,182 |
| Total Resident Equivalents[2] | 33,495 |

[1] Population and household estimates are from Census 2023. Employment estimates are for 2022.
[2] Assumes two jobs located in Algonquin generate the same revenue as one resident.

Sources: U.S. Census Bureau, 2023 American Community Survey; U.S. Census Bureau Longitudinal Employer- Household Dynamic, OnTheMap; Gruen Gruen + Associates.

According to the U.S. Census Bureau, the Village of Algonquin's population was estimated at 29,904 in 2023. The number of occupied housing units, or households, was estimated at approximately 10,914. The average household size in the Village of Algonquin was estimated at 2.74 persons per household. According to data from the U.S. Census Bureau, the number of jobs in the Village of Algonquin held by workers which reside outside of the Village of Algonquin in 2022 total approximately 7,200 jobs. To estimate a resident equivalent (population plus workers in the community) upon which some estimates of revenues are calculated, it is assumed that two jobs equal the equivalent of one resident. Total resident equivalents are estimated at 33,495 in the Village of Algonquin.

## HUNTINGTON VILLAS PROJECT CHARACTERISTICS AND ASSUMPTIONS

GG+A has relied upon the information PulteGroup provided about the project characteristics including number and type of units, and average sale price per unit. Table II-2 summarizes the anticipated characteristics of the housing units.

**TABLE II-2**

**Huntington Villas Project Characteristics and Assumptions**

| | |
|---|---|
| **SINGLE-FAMILY RESIDENTIAL:** | |
| Number of Total Units (2-3 Bedroom) | 38 |
| Average Household Size (Persons)[1] | 1.99 |
| Average Sale Price Per Unit | $553,400 |
| Estimated Household Income | $153,000 |

[1] Average household size estimated by GG+A based on based on Algonquin Municipal Code Ordinance Chapter 22, Section 22.09 Land and Cash Donations by Developers.

Sources: PulteGroup; U.S. Census Bureau; Gruen Gruen + Associates.

The Huntington Villas development is planned to include 38 single-family, attached two- to three-bedroom duplex homes. The average household size for households is estimated at 1.99 persons per household. According to PulteGroup, the average sales price for the housing units is expected to range from $534,990 to $584,990 with an overall average sales price of $553,400.

### Project Population

Based on the estimates of household size, Table II-3 summarizes the expected project population upon full build-out. The average household size for the single-family units is anticipated to be 1.99 persons per household based on population per dwelling unit metrics in the Algonquin's municipal code ordinance for land and cash donations by developers.

**TABLE II-3**

**Projected Huntington Villas Population at Build-out**

| | # |
|---|---|
| Number of Units | 38 |
| Average Household Size | 1.99 persons |
| Estimated Population of Huntington Villas at Build-out | 76 |

Sources: PulteGroup; Gruen Gruen + Associates.

At build-out, the Huntington Villas project is expected to include a total population of 76 people.

# CHAPTER III

# FORECAST OF VILLAGE OF ALGONQUIN REVENUE

## INTRODUCTION

This chapter presents a forecast of General Fund operating revenue and other fund revenue estimated to result from the development and occupancy of Huntington Villas. The following sources of General Fund and other fund revenue are estimated:

- Property tax - the assessed value of new development will generate property tax revenue for the General Fund;

- Income and use taxes – The State of Illinois redistributes income and use taxes to municipalities on a per capita basis;

- Sales tax - the sale of taxable retail goods will generate revenue for the General Fund through the one percent local sales tax shared by the State of Illinois. The Village also imposes a one percent home rule sales tax which is allocatedto the General Fund, Street Improvement Fund, Park Improvement Fund, and the Natural Area & Drainage Improvement Fund;

- Cable franchise fees - the Village of Algonquin imposes a franchise tax on cable service providers based on consumption and usage;

- Motor fuel tax – Algonquin receives a share of the state-imposed tax on gasoline which is deposited into the Motor Fuel Tax Fund;

- Electric and natural gas utility tax – Algonquin imposes electric and natural gas utility taxes based on consumption which is allocated to Street Improvement Fund; and

- Telecommunications tax – Algonquin imposes a 6.0 percent telecommunications tax on the use of telecommunications which is split between the Street Improvement Fund and Park Improvement Fund.

The General Fund and other fund revenue estimates are presented for the proposed Huntington Villas development at full build-out. The Village of Algonquin collects police and court fines; potential revenue attributable to households of Huntington Villas from this source is not estimated.

Table III-1 presents a summary of the annual revenues estimated to be generated by the proposed Huntington Villas development following build-out.

**TABLE III-1**

**Estimated Total Annual Revenues Generated by the Proposed Huntington Villas Development Following Build-Out[1]**

| | Annual | |
|---|---|---|
| Revenue | $ | % |
| Property Tax | 32,900 | 51.5 |
| State Income and Use Tax | 14,300 | 22.4 |
| Sales Tax | 5,600 | 8.8 |
| Cable Franchise Fees | 1,500 | 2.3 |
| **TOTAL GENERAL FUND** | **54,300** | **85.0** |
| Sales Tax – Park Improvement Fund, Street Improvement Fund, Natural Area & Drainage Improvement Fund | 3,700 | 5.8 |
| Utility Tax (Electric & Gas) – Street Improvement Fund | 2,000 | 3.1 |
| Motor Fuel Tax – Motor Fuel Tax Fund | 3,400 | 5.3 |
| Telecommunications Tax – Street Improvement Fund & Park Improvement Fund | 500 | 0.8 |
| **TOTAL ALL FUNDS** | **63,900** | **100.0** |

[1]Figures have been rounded.

Sources: Village of Algonquin; Gruen Gruen + Associates.

Following build-out, Huntington Villas is forecast to generate approximately $63,900 of total annual revenue for the Village of Algonquin. This equates to approximately $1,680 per housing unit.

Annual property tax revenue of $32,900 is expected to comprise approximately 52 percent of total revenue generated by the Huntington Villas development. Annual state income and use tax revenue of $14,300 is forecast to comprise an additional 22 percent of total revenue following full build-out. Other General Fund annual revenues including sales tax ($5,600) and cable franchise fees ($1,500) are forecast to comprise approximately 11 percent of total revenue. Additional fund revenues include sales tax (a portion of home rule sales tax is allocated to other funds), utility tax, motor fuel tax, and telecommunications tax total an estimated $9,600 or about 15 percent of annual revenues for all funds.

## PROPERTY TAX REVENUE

Table III-2 presents an estimate of property tax revenue following build-out of the Huntington Villas development.

**TABLE III-2**

**Estimated Annual Property Tax Revenue Following Build-out[1]**

| | Annual $ |
|---|---|
| Estimated Market Value | 21,029,600 |
| Equalized Assessed Value[2] | 6,781,900 |
| **Annual Property Tax Revenue @ Build-out[3]** | **32,900** |

[1] Figures are rounded.
[2] Equalized assessed value is calculated at 33.33% of market value. Adjusted equalized assessed value factor of 1.0000. Net of homeowner's exemption of $6,000 per unit.
[3] Village of Algonquin 2024 property tax rate is $0.4857590 per $100 of equalized assessed value.

Sources: PulteGroup; McHenry County Assessor; Gruen Gruen + Associates.

Following build-out, the market value of the Huntington Villas development is estimated at $21,029,600 or $553,400 per unit. At build-out, the equalized assessed value (net of homeowner's exemption of approximately $228,000) of the development is estimated to total $6,781,900. Based on the 2024 property tax rate, annual property tax revenue for the Village General Fund following build-out is estimated to total $32,900.

## STATE INCOME AND USE TAX

The State of Illinois redistributes income and use tax to municipalities on a per capita basis. As summarized in Table III-3, according to estimates from the Illinois Municipal League, the redistribution is estimated at $187.76 per Village resident.

**TABLE III-3**

**Estimated Annual State Income and Use Tax Revenue Generated by Huntington Villas Development at Build-out**

| | Annual |
|---|---|
| State Income and Use Tax Revenue Per Capita | $187.76[1] |
| Estimated Number of Huntington Villas Residents | 76 |
| **State Income and Use Tax Revenue @ Build-out** | **$14,270** |

[1] Based on Illinois Municipal League estimates for Municipal Fiscal Year 2026 (revised June 2025).

Sources: Village of Algonquin; Illinois Municipal League, Gruen + Associates.

At build-out, the Huntington Villas development is estimated to include 76 residents. Multiplying the number of residents by the state income and use tax revenue per capita results in an estimate of revenue to the Village of Algonquin General Fund of approximately $14,300.

## SALES TAX

The Village of Algonquin receives State of Illinois sales tax revenue equal to one percent of taxable purchases within the Village. The State of Illinois has repealed the one percent grocery tax beginning on January 1, 2026. The Village of Algonquin approved a local replacement grocery tax at the same one percent rate during the fiscal year 2025-2026 budget adoption. Algonquin also imposes a one percent home rule sales tax.

Table III-4 summarizes the estimate of total annual sales tax revenue associated with Huntington Villas households.

**TABLE III-4**

**Estimated Annual Sales Tax Revenue**
**Attributable to Households within the Huntington Villas Development at Build-out**

| | |
|---|---|
| Number of Households | 38 |
| Annual Retail Expenditure Made by Households[1] | $465,424 |
| **Annual Sales Tax Revenue @ Build-out[2]** | **$9,308** |

[1] Assuming 20 percent of household income is expended on retail goods and services and 40 percent of that amount is spent within the Village of Algonquin. Assumes household income of $153,100 for the proposed Huntington Villas development. Figure is rounded.
[2] Assumes tax rate of 1.0 percent of municipal sales and 1.0 percent home rule sales tax.

Sources: Village of Algonquin; PulteGroup; Gruen Gruen + Associates.

At build-out, the total household income of Huntington Villas households is estimated at approximately $5,818,000 or approximately $153,000 per household. Based on review of the 2022-2023 Consumer Expenditure survey data from the Bureau of Labor Statistics, GG+A assumes expenditures on most retail goods and services, excluding automotive goods, an average of 20 percent of income. GG+A assumes a 40 percent of the income of residents of Huntington Villas spent on taxable retail goods and services is expended within the Village of Algonquin.[1] At build-out, annual taxable expenditures attributable to Huntington Villas

[1] The Randall Road corridor contains more than three million square feet of free-standing big box and power center, community, and neighborhood shopping center space. Retail sales in Algonquin are significantly higher than would be expected based on the purchasing power of Algonquin households alone. The Village of Algonquin has a sales surplus given the amount of retail expenditure potential from Village households and workers. A GG+A study (https://www.algonquin.org/egov/documents/1440079594_83831.pdf) completed in 2015 for the East Algonquin Road corridor for the Village of Algonquin showed that household expenditure potential of Algonquin households accounted for nearly 40 percent of Village-wide retail sales.

households and made in the Village of Algonquin are estimated at over $465,000. This translates to annual sales tax revenue of approximately $9,300. Approximately 60.5 percent of the estimated sales tax revenue (100 percent of the state-shared sales tax and 21 percent of the home rule sales tax) or approximately $5,600 is estimated to go to the General Fund with the remaining $3,700 of sales tax revenue split between the Street Improvement Fund, Park Improvement Fund, and Natural Area & Drainage Improvement Fund.

## CABLE FRANCHISE FEES

Table III-5 summarizes the forecast of cable franchise fee revenue. Utilizing a per-household approach, GG+A estimates the franchise cable fee revenue associated with the development of Huntington Villas. GG+A uses budgeted cable franchise fee revenues for the 2025-2026 fiscal year which total $425,000. On a per-household basis, the budgeted cable franchise fee revenue equates to $38.94 per household in the Village of Algonquin.

**TABLE III-5**

**Estimated Annual Cable Franchise Fee Revenue Generated by Huntington Villas Development at Build-out**

| | Annual |
|---|---|
| General Fund Cable Franchise Fee Revenue | $425,000 |
| Number of Algonquin Households | 10,914 |
| Cable Franchise Fee Revenue Per Household | $38.94 |
| Number of Huntington Villas Households @ Build-out | 38 |
| **Cable Franchise Fee Revenue @ Build-out** | **$1,480** |

Sources: Village of Algonquin; Gruen Gruen + Associates.

Multiplying the per household estimate of cable franchise tax revenue by the anticipated 38 households of Huntington Villas produces an estimate of total annual General Fund cable franchise fee revenue at build-out of approximately $1,500.

## MOTOR FUEL TAX

Algonquin receives a share of the tax on gasoline imposed by the State of Illinois which is accounted for in the Motor Fuel Tax Fund. In 2019, the State of Illinois doubled the cost of motor fuel taxes which are placed in a Transportation Renewal Fund. Motor fuel taxes and Transportation Renewal Funds are distributed to municipalities on a per capita basis. The Illinois Municipal League estimates municipal distributions for municipal fiscal year 2026 of $21.60 per capita for motor fuel tax and $23.68 per capita for Transportation Renewal Fund.

Table III-6 presents an estimate of the annual motor fuel tax revenue (including Transportation Renewal Fund revenue) generated by the residents of the proposed Huntington Villas development.

**TABLE III-6**

**Estimated Annual Motor Fuel Tax Fund (State Shared) Revenue Generated by Huntington Villas Development at Build-out**

| | Annual |
|---|---|
| Motor Fuel Tax Fund Revenue Per Capita[1] | $45.28 |
| Estimated Number of Huntington Villas Residents | 76 |
| **Tax Revenue @ Build-out** | **$3,441** |

[1] Based on Illinois Municipal League revenue estimates for Municipal Fiscal Year 2026 of $21.60 per capita for motor fuel taxes and $23.68 per capita for Transportation Renewal Fund.

Sources: Village of Algonquin; Illinois Municipal League; Gruen Gruen + Associates.

At build-out, the proposed development is estimated to include 76 residents. Annual motor fuel tax revenue (including Transportation Renewal Fund revenue) to the Village of Algonquin is estimated to total approximately $3,400 ($45.28 multiplied by the 76 residents anticipated to occupy homes).

## UTILITY TAX (GAS AND ELECTRIC)

Algonquin imposes an electric and natural gas utility tax which is allocated to the Street Improvement Fund. Table III-7 presents an estimate of the annual municipal utility tax revenue generated by the residents of the proposed Huntington Villas development.

**TABLE III-7**

**Estimated Annual Utility Tax Revenue**
**Generated by Huntington Villas Development at Build-out**

| | Annual |
|---|---|
| Municipal Utility Tax Revenue[1] | $890,000 |
| Number of Algonquin Resident Equivalents | 33,495 |
| Tax Revenue Per Resident Equivalent | $26.57 |
| Estimated Number of Huntington Villas Resident Equivalents (Residential Population) | 76 |
| **Tax Revenue @ Build-out** | **$2,019** |

[1] Based on Algonquin's fiscal year 2025-2026 budget.

Sources: Village of Algonquin; Gruen Gruen + Associates.

Based on budgeted municipal utility tax revenues for the 2025-2026 fiscal year of $890,000, GG+A divided the budgeted revenues by the number of resident equivalents in Algonquin of 33,495 to obtain a utility tax revenue estimate of over $26 per resident equivalent. Multiplying this figure by the estimated population in the development of 76 at build-out produces an estimate of electric and natural gas tax revenues attributable to the residents of the Huntington Villas development of approximately $2,000.

## TELECOMMUNICATIONS TAX

The Village imposes a telecommunications tax of 6.0 percent on the use of telecommunications. The telecommunications tax revenue is allocated to the Street Improvement Fund and Park Improvement Fund. Table III-8 presents an estimate of the annual telecommunications tax revenue generated by the households of the Huntington Villas development.

**TABLE III-8**

**Estimated Annual Telecommunications Tax Revenue Generated by Huntington Villas Development at Build-out**

| | Annual |
|---|---|
| General Fund Telecommunications Tax Revenue | $135,000 |
| Number of Algonquin Households | 10,914 |
| Telecommunications Tax Revenue Per Household | $12.37 |
| Number of Huntington Villas Households @ Build-out | 38 |
| **Telecommunications Tax Revenue @ Build-out** | **$470** |

Sources: Village of Algonquin; Gruen Gruen + Associates.

To estimate the telecommunications tax revenue attributable to households of the Huntington Villas development, GG+A derived a per household estimate by dividing the 2025-2026 budgeted telecommunications tax revenue of $135,000 by the estimated 10,914 households in the Village of Algonquin. This procedure results in an average household telecommunications tax revenue estimate of $12.37. Multiplying the $12.37 per household estimate by the 38 households of the Huntington Villas development at build-out results in estimated annual telecommunications tax revenue of nearly $500.

# CHAPTER IV

# PROPERTY TAX IMPACT OF HUNTINGTON VILLAS DEVELOPMENT AND NET FISCAL EFFECTS ON COMMUNITY UNIT SCHOOL DISTRICT 300

## SCHOOL-AGE CHILDREN POTENTIALLY GENERATED BY THE HUNTINGTON VILLAS DEVELOPMENT

Using the student generation data from the Village's Land and Cash Donations by Developers municipal ordinance as a children-per-household metric, GG+A estimates Huntington Villas will include approximately seven (7) school-age children. Children would comprise nine percent of the total estimated number of residents for the Huntington Villas development.

Note that the enrollment for Community Unit School District 300 has been declining. According to the Illinois State Board of Education school district report cards, Community Unit School District 300 has experienced declining enrollment over the past six years. The Community Unit School District 300 declined by 824 students from 20,985 students in 2018 to 20,161 students in 2024. The enrollment decline experienced is far higher than the potential increase in school aged children estimated to be attributable to the Huntington Villas development.

## PROPERTY TAX REVENUE ESTIMATES FOR SCHOOL DISTRICT 300

Table IV-1 presents the estimate of district-level property tax revenues generated following build-out of Huntington Villas for Community Unit School District 300.

**TABLE IV-1**

**Estimated Property Tax Revenue for Community Unit School District 300 Generated by Huntington Villas Development Following Build-out[1]**

| | Annual $ |
|---|---|
| Estimated Market Value | 21,029,620 |
| Equalized Assessed Value[2] | 6,781,873 |
| **Annual Property Tax Revenue for Community Unit School District 300 @ Build-out[3]** | **328,495** |

[1] Figures are rounded.
[2]Equalized assessed value is calculated at 33.33% of market value. Adjusted equalized assessed value factor of 1.0000. Net of homeowner's exemption of $6,000 per unit.
[3] Community Unit School District #300 2024 property tax rate is $4.843725 per $100 of equalized assessed value.

Sources: PulteGroup; McHenry County Assessor; Gruen Gruen + Associates.

With an equalized assessed value of approximately $6,712,000 based on an estimated market value of approximately $21,000,000 and a property tax rate of $4.843725 per $100 of equalized assessed value for the Community Unit School District 300, following build-out, the Huntington Villas development is estimated to generate district-level annual property tax revenue of about $328,500 for the Community Unit School District 300.

## NET FISCAL EFFECTS ON LOCAL SCHOOL DISTRICT 300

Table IV-2 compares the revenues, operating expenses, and operating surplus resulting from the seven (7) additional school-age children projected to be added from the Huntington Villas development.

**TABLE IV-2**

**Estimated Operating Revenues and Expenses for Community Unit School District 300 Generated by Huntington Villas Development at Build-out[1]**

| | Annual Per Student $ | Annual Total $ |
|---|---|---|
| District Property Tax Revenues | 46,928 | 328,495 |
| State Aid/Evidence-Based Funding | 4,078 | 28,546 |
| | | |
| Gross Operating Costs | (15,841) | (110,887) |
| | | |
| **Operating Surplus** | **35,165** | **246,154** |

[1]Figures have been rounded.

Sources: PulteGroup; McHenry County Assessor; Illinois State Board of Education; Gruen Gruen + Associates.

The estimate of annual property tax revenue to the Community Unit School District 300 equates to nearly $47,000 per additional student per annum following build-out of the proposed development. According to the Illinois State Board of Education (ISBE), Community Unit School District 300 is scheduled to receive minimum Gross Evidence-Based Funding for the 2026 fiscal year totaling approximately $81,700,000 or the equivalent of over $4,000 per pupil. This funding per pupil represents additional operating revenues of approximately $28,500. (The State Evidence-Based Funding formulas replaced General State Aid in 2017; they are not specifically based on student population, so the estimate is an approximation based on current district enrollment and level of state funding).

Annual ISBE district report cards indicate that gross operating expenditures approximated $15,841 per pupil for the Community Unit School District 300 in 2022-2023.[2] Thus, with seven additional students projected to be generated by the Huntington Villas development, annual operating expenditures based on current rates are assumed to increase by approximately $111,000 annually.

The balance between projected property tax revenues, state funding, and additional operating costs indicates an operating surplus of nearly $246,200 or over $35,000 per additional student generated or about $6,500 per Huntington Villas household.

[2] Most recent year available as reported in the Illinois Report Card 2023-2024.

## APPENDIX A

## TOTAL ANNUAL PROPERTY TAX REVENUE FOR ALL TAXING ENTITIES

Table A-1 presents the estimated total property tax revenue associated with Huntington Villas development following build-out.

**TABLE A-1**

**Total Annual Property Tax Revenue Estimated by Taxing District Generated by Huntington Villas Development Following Build-out**

| Taxing District | Total Development<br>$ |
|---|---|
| Community Unit School District 300 | 328,495 |
| Algonquin/Lake of the Hills Fire District | 56,644 |
| Village of Algonquin | 32,944 |
| Elgin College 509 | 26,298 |
| McHenry County | 35,475 |
| Algonquin Library | 27,789 |
| McHenry County Conservation | 12,724 |
| Algonquin Township | 2,975 |
| Algonquin Township Road & Bridge District | 7,180 |
| TOTAL PROPERTY TAXES[1] | **530,523** |

[1]Based on 2024 property tax rate for Village Algonquin and 2024 property tax rate for other taxing districts.

Sources: McHenry County Treasurer; Gruen Gruen + Associates.

Total annual property taxes are estimated at approximately $530,500 from the development for all taxing entities. The Community Unit School District 300 is estimated to receive nearly $328,500 or about 62 percent of total annual property tax revenue. Algonquin is poised to receive approximately $32,900 in annual property tax or about six percent of total property tax revenue.

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, statisticians and market, financial and fiscal analysts. Developers, public agencies, attorneys and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, psychometrics and financial analysis to describe and forecast markets for a wide variety of real estate projects and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and econometric analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

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APPLYING KNOWLEDGE, CREATING RESULTS, ADDING VALUE

# Village of Algonquin

2200 Harnish Drive, Algonquin, IL
(847) 658-2700 | www.algonquin.org


## AGENDA ITEM

**MEETING TYPE:** Committee of the Whole

**MEETING DATE:** March 10, 2026

**SUBMITTED BY:** Patrick M Knapp, AICP, Director
Stephanie Barajas, Planner

**DEPARTMENT:** Community Development

**SUBJECT:** Consider an Ordinance Approving the 2026 Village of Algonquin Zoning Map

---

**ACTION REQUESTED:**

Each year, the Village is required to approve the updated zoning map before April 1st, 2026. Staff is requesting that the Committee of the Whole advance this matter to the Village Board to approve the 2026 Zoning Map.

**DISCUSSION:**

Summarized below is a list of changes that have been made to the 2025 Zoning Map. The changes below will be made to the Village's paper and interactive Zoning Maps.

Zoning Changes:

- Added a Final PUD and Special Use to 235 South Randall Road
- Added a Special Use to 2471 South Randall Road
- Added the resubdivision, Special Use, and rezoning from B-2 to O-T for the property located north of Crystal Creek, South of West Algonquin Road, east of South Main Street, and West of Harrison Street
- Added a Special Use for 113 South Main Street
- Added a Special Use for 1220 Armstrong Street
- Added a Special Use for 1561 South Randall Road
- Added a Special Use for 2387 South Randall Road
- Added a Special Use for 1109 South Main Street

**RECOMMENDATION:**

Staff recommends advancing the 2026 Zoning Map to the Village Board for approval.

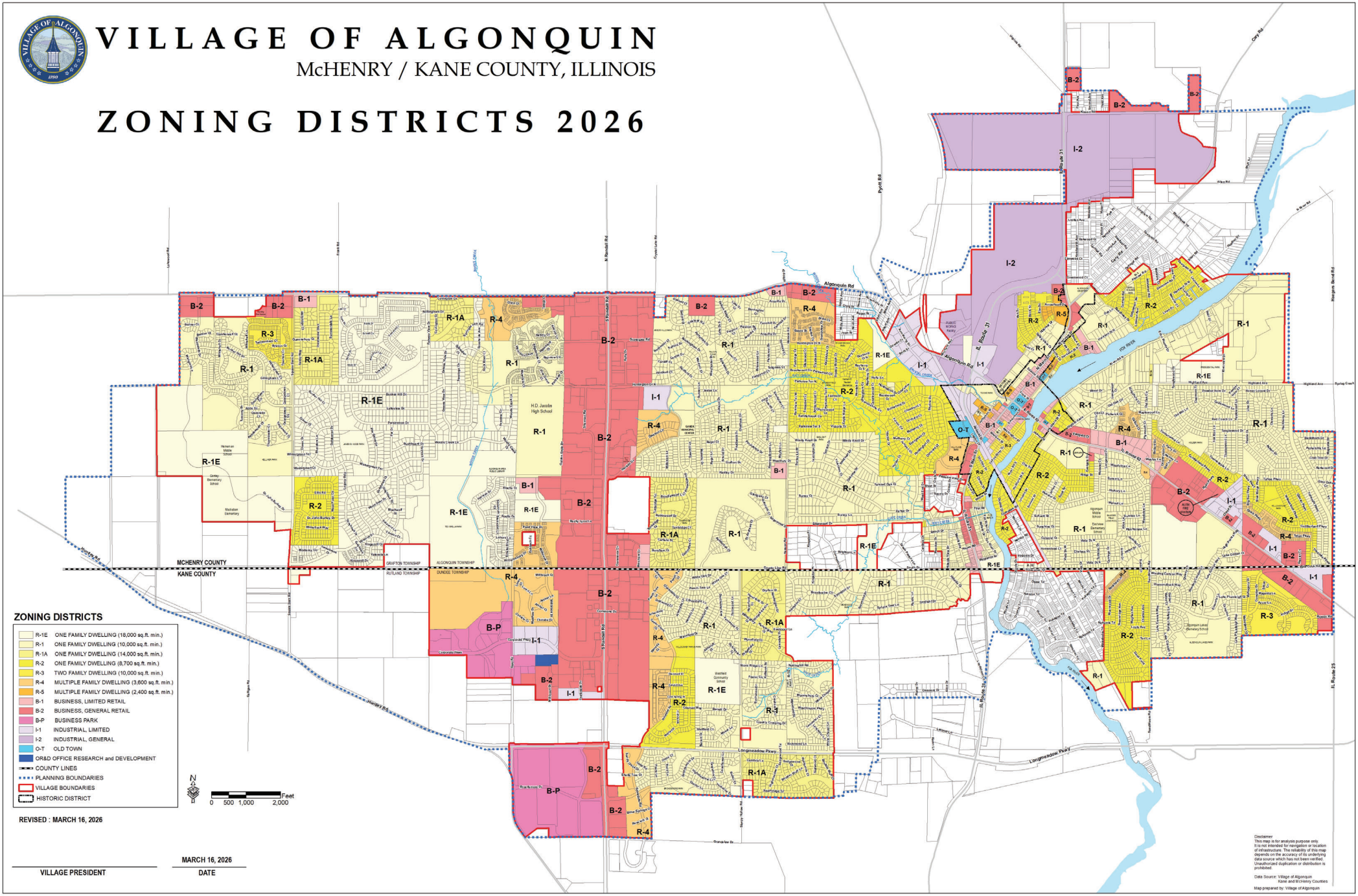
**ATTACHMENTS:**

Exhibit A – 2026 Zoning Map

# VILLAGE OF ALGONQUIN

McHENRY / KANE COUNTY, ILLINOIS

## ZONING DISTRICTS 2026



A Memo From…

VILLAGE OF ALGONQUIN
General Services Administration

To: Tim Schloneger

From: Michelle Weber

Date: February 5, 2026

Re: Cemetery Maintenance & Interment Services

---

The Village of Algonquin is responsible for the maintenance and interment services for the Algonquin Cemetery. The Village contracts with Professional Cemetery Services. The current contract will expire April 30, 2026. Staff has negotiated a four-year agreement with Professional Cemetery Services. The same level of service delivery is expected to continue in the new contract agreement. Below is the summary of the increased fees:

| **Full Burial** | **Current Pricing** | **5/1/26 - 4/30/28** | **5/1/28 - 4/30/30** |
|---|---|---|---|
| Monday - Friday | $ 900.00 | $ 1,020.00 | $ 1,200.00 |
| Saturday | $ 1,025.00 | $ 1,145.00 | $ 1,325.00 |
| Sunday/Holiday | $ 1,800.00 | $ 2,040.00 | $ 2,400.00 |
| **Infant** | **Current Pricing** | **5/1/26 - 4/30/28** | **5/1/28 - 4/30/30** |
| Monday - Friday | $ 200.00 | $ 150.00 | $ 250.00 |
| Saturday | $ 325.00 | $ 225.00 | $ 325.00 |
| Sunday/Holiday | $ 400.00 | $ 300.00 | $ 500.00 |
| **Cremation** | **Current Pricing** | **5/1/26 - 4/30/28** | **5/1/28 - 4/30/30** |
| Monday - Friday | $ 475.00 | $ 575.00 | $ 625.00 |
| Saturday | $ 550.00 | $ 700.00 | $ 750.00 |
| Sunday/Holiday | $ 950.00 | $ 1,150.00 | $ 1,350.00 |

When interment includes additional cremains, at the same time of a burial in the same grave, the following fee (+1 Fee Schedule) will be added to the cost of the burial.

| **+1 Fee Schedule** | **Current Pricing** | **5/1/26 - 4/30/28** | **5/1/28 - 4/30/30** |
|---|---|---|---|
| Monday - Friday | $ 237.50 | $ 287.50 | $ 312.50 |
| Saturday | $ 275.00 | $ 350.00 | $ 375.00 |
| Sunday/Holiday | $ 475.00 | $ 575.00 | $ 675.00 |

| **Maintenance** | **Current Pricing** | **5/1/26 - 4/30/28** | **5/1/28 - 4/30/30** |
|---|---|---|---|
| **Monthly Maintenance** | $ 1,865.43 | $ 1,958.70 | $ 2,056.64 |
| **Seasonal Cleanup** | | | |
| Spring | $ 200.00 | $ 325.00 | $ 375.00 |
| Fall | $ 200.00 | $ 325.00 | $ 375.00 |

I have included the new fee proposal from Professional Cemetery Services, as well as the redline version of the previous agreement. The changes include updated fees, language to include columbaria services, as well as some defined language suggested by the Village attorney.

PROFESSIONAL CEMETERY SERVICES

January 9, 2026

Village of Algonquin
Michelle Weber
Deputy Cillage Clerk

Subject- 2026 Cemetery grounds maintenance and O/C services

Thank you for the continued opportunity to work together. We truly value our partnership and appreciate the trust you place in us to maintain and care for your cemetery. We look forward to continuing this relationship in 2026 and beyond.

Outlined below is our pricing beginning May 1, 2026 through April 30, 2030 (4 years)

**Mowing & Grounds Maintenance**

- May 1, 2026 - April 30, 2028 $23,504.42 ($1,958,70 monthly)
  - Spring & Fall clean up $325.00 each
- May 1, 2028 - April 30, 2030 $24,679.64 ($2,056.64 monthly)
  - Spring & Fall clean up $375.00 each

**Interment services**

| May 1, 2026 - April 30, 2028 | Mon-Fri | Sat | Sunday/Holiday |
|---|---|---|---|
| Casket burial | $1020.00 | $1145.00 | $2040 |
| Urn (cemation) burial | $575.00 | $700.00 | $1150.00 |
| Infant | $150.00 | $225.00 | $300.00 |

| May 1, 2028 - April 30, 2030 | Mon-Fri | Sat | Sunday/Holiday |
|---|---|---|---|
| Casket burial | $1200.00 | $1325.00 | $2400.00 |
| Urn (cremation)burial | $625.00 | $750.00 | $1350.00 |
| Infant | $250.00 | $325.00 | $500.00 |

Please let us know if you have any questions or would like to review scope or scheduling details. We appreciate the continued partnership and look forward to another successful year working together.

35W319 Forest Drive • Dundee, IL 60118
847-343-4836 • Fax 847-426-6404 • procemeteryservices.com

# AGREEMENT FOR MAINTENANCE, EXCAVATION, INTERMENT AND INURNMENT OF THE ALGONQUIIN CEMETERY

**THIS AGREEMENT** entered this day of May ____, 2026, by and between the Village of Algonquin, an Illinois Municipal Corporation ("VILLAGE"), and Professional Cemetery Services ("Contractor").

**IN CONSIDERATION** of the mutual promises contained herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Contractor shall undertake a maintenance program for the Village of Algonquin Cemetery during the agreement period beginning May 1, 2026, and ending April 30, 2030. This Agreement shall automatically be extended for four (4) successive one (1)-year terms (the "Renewal Terms") on the same terms and conditions as set forth herein, unless the VILLAGE notifies the Contractor in writing of its intention not to renew at least sixty (60) days prior to commencement of the succeeding Renewal Term. However, either party may terminate this Agreement at any time, with or without cause, with no less than ____ days prior written notice to the other. Said maintenance shall include, but not be limited to: cutting of grass as deemed necessary and appropriate by the Village; trimming around monuments, markers, and trees as deemed necessary and appropriate by the Village; leaf raking, snow removal and evergreen trimming as deemed necessary and appropriate by the Village, with special attention given on holidays; and any and all other maintenance work necessary or desirable to keep said Cemetery in a well-maintained condition. Snow removal shall commence within twelve (12) hours following the completion of a snowfall of two (2) inches or more.

2. Contractor shall be responsible to maintain a workable and safe landscape grade over the entire cemetery property. Such work may entail minor top-dressing with first quality, pulverized soil, seeding and fertilizing to stimulate germination.

3. Contractor shall also be responsible to make professional and workmanlike repairs to any markers and gravestones damaged by the equipment and/or the employees of the contractor in the execution of the work outlined in this contract. Such repairs will be made using materials and methods commonly used by monument craftsmen to make such repairs. Markers damaged beyond repair by the Contractor will be replaced, in kind, at the sole cost of the Contractor. Contractor will confer and coordinate with the Village prior to making such repairs.

4. Disposal of any and all debris generated during any of the maintenance activities above shall be the responsibility of the contractor and shall be done in an appropriate and workmanlike manner. Disposal of such debris shall be done off-site, in an approved dump site that accepts the type and quantity of debris being generated, or in a disposal site on Village property that is sanctioned and approved by the Director of Public Works, or its designee.

5. Contractor desires to provide interment excavation services to the Village. Excavation shall consist of the loosening, loading, transporting and depositing of all material, whether wet or dry, of every name and nature necessary to be removed for the purpose of forming the grave sites or for any other purpose necessary to complete the work described herein.

    a. OPENING SITE. Contractor shall excavate gravesites for personal interment and shall clean away all excess earth, rubbish and rock from the excavation site which is not necessary for the closing of the site as described in Section E below.

    b. SITE SPECIFICATIONS. Contractor shall make said excavation in a good workmanlike manner,

according to specifications adopted from time to time by the Village, and without limiting the foregoing: no grave site shall be less than four and one half (4 ½) feet in depth and no mound shall be raised on any grave exceeding twelve (12) inches in height above the surrounding surface.

c. BRACING, SHORING AND ANCHORING. Contractor shall furnish all permanent and temporary bracing, shoring and anchoring required to make everything stable and secure.

d. INTERMENT. Contractor shall, during the actual interment of the deceased, make sure the interment site and the surrounding area is clear of debris and other hazards as a result of the excavation and shall otherwise leave the site in a condition which does not detract from the burial ceremony, and which is customary in the grave digging industry.

e. CLOSING SITE. Contractor shall close the gravesite on the day of interment. The site shall be closed in a good workmanlike manner according to specifications adopted from time to time by the Village and, without limiting the foregoing, the Contractor shall leave the site in good order, clean and tidy, well graded and free from weeds, rubbish or other debris.
Contractor shall be responsible to fill, grade and seed any areas of settlement due to interment excavations. Contractor shall also repair any settlement of markers and gravestones. Such repairs will be made in a workman like fashion, restoring the stones to a level and plumb position, utilizing structural fill of sand or limestone mechanically compacted in place. Such repairs will be made to any site for a period of three years from the date of interment.

f. DISPOSAL OF SPOILS. Disposal of any and all spoils generated during the excavation of interment sites shall be the responsibility of the Contractor and shall be done in an appropriate and workmanlike manner. Disposal of such debris shall be done off-site, in an approved dumpsite that accepts the type and quantity of debris being generated, or in a disposal site on Village property that is sanctioned and approved by the Director of Public Works, or its designee.

6. Contractor shall provide inurnment services of the columbarium to the Village. Included in these services are opening and closing of each niche. Contractor agrees to observe the niche while the niche is unclosed prior to inurnment. Contractor will close the niche with the proper granite slab as to not being able to be opened.

7. Contractor shall complete the opening of a grave site according to the requirements described in Section 5 no later than. 24 hours after being notified, either in person, by telecommunication or in writing, by the Village of its request to open a new grave site. If the notification is in writing, then it will be deemed complete three business days after posting in the United States mail, postage prepaid, to the Contractor's last known address. In the event Contractor fails to complete the opening of the grave site within the prescribed time, then Contractor shall be liable for all damage caused by said delay and shall reimburse, indemnify and hold Village harmless from any and all loss, damage, costs and expenses, which Village may hereinafter suffer, incur, be put to, pay or lay out by reason of Contractor's delay, including, without limitation, all damage and loss relating to emotional distress being suffered by the deceased's family, additional mortuary expenses and fees for storage of the deceased during the delay, and costs incurred to retain an alternative excavator.

8. Contractor shall be held responsible and shall make good all damages to adjoining grave sites and property caused by execution of its work under the specifications set forth herein and shall reimburse, indemnify and hold Village harmless from any and all loss, damage, costs and expenses, which the Village may hereinafter suffer, incur, be put to, pay or lay out by reason of Contractor's damage to adjoining grave sites or property, including, but without limitation, all loss and damage relating to emotional distress being suffered by the family related to the deceased buried in the disturbed grave site. Contractor shall be responsible for making professional and workmanlike repairs to any markers and

gravestones damaged by the equipment and/or the employees of the Contractor in the execution of the work outlined in this contract. Such repairs will be made using materials and methods commonly used by monument craftsmen to make such repairs. Markers damaged beyond repair by Contractor will be replaced, in kind, at the sole cost of the contractor. Contractor will confer and coordinate with the Village prior to making such repairs.

9. Any subsurface or latent conditions at the gravesite, which were not contemplated by Contractor, shall not relieve Contractor from complying with the terms and conditions set forth herein, including, without limitation, the conditions contained within Section 6 above.

10. The Village, by the terms of this Agreement, grants to Contractor a non-exclusive right to lay the foundations and aprons for all new headstones for new gravesites, in accordance with standards set forth from time to time by the Public Works Department. The aprons must be constructed with granite.

11. RIGHTS TO HEADSTONE FOOTINGS FOR NEW GRAVESITES:
    a. The Village, by the terms of this Agreement, grants to Contractor, an exclusive right to lay the foundations and aprons for all new headstones for new gravesites, in accordance with standards set forth from time to time by the Public Works Department. The aprons must be constructed of granite.

    b. The Contractor is responsible for any faulty workmanship and/or any damage caused by faulty workmanship, as determined by the Village, including correcting any and all problems. All costs of repair shall be borne by the Contractor.

    c. Contractor shall charge a reasonable market rate to clients for this service.

    d. Should the Contractor fail to meet Village standards and expectations regarding this provision, the Village reserves the right to revoke this section of the Agreement.

12. In consideration for the maintenance services to be provided by Contractor, Village shall pay to Contractor for said services in monthly installments according to the following schedule:

| | |
|---|---|
| May 1, 2026 - April 30, 2028 | $1,958.70/month |
| May 1, 2028 - April 30, 2030 | $2,056.64/month |

13. The Village shall pay the contractor for each interment disinterment cremation as set forth below:
    a. Adult child interment, inurnment or disinterment: The Village shall pay the contractor for each adult child interment, inurnment or disinterment completed pursuant to the provisions of this Agreement the sum as set forth below, when such interment is opened prior to 3:00 p.m. When interring cremains at the same time as the full interment, a fee of 50% of the cremains interment fee will be added.

| Interment | Monday-Friday | Saturday | Sunday/Holiday | Disinterment |
|---|---|---|---|---|
| May 1, 2026 – April 30, 2028 | $1,020.00 | $1,145.00 | $2,040.00 | $1,250.00 |
| May 1, 2028 – April 30, 2030 | $1,200.00 | $1,325.00 | $2,400.00 | $1,250.00 |

    b. Infant interment/inurnment/disinterment: The Village shall pay contractor for each infant interment, inurnment, or disinterment completed pursuant to the provisions of this Agreement the sum as set forth below, when such internment is opened prior to 3:00 p.m.

| Interment | Monday - Friday | Saturday | Sunday/Holiday |
|---|---|---|---|
| May 1, 2026 – April 30, 2028 | $150.00 | $225.00 | $300.00 |

| | | | |
|---|---|---|---|
| May 1, 2028 – April 30, 2030 | $250.00 | $325.00 | $500.00 |

c. Cremations: The Village shall pay contractor for each cremation completed pursuant to the provisions of this Agreement the sum as set forth below, when such interment is opened prior to 3:00 p.m. When interring more than one cremains at the same time, an additional fee of 50% will be added to the interment fee.

| Internment | Monday-Friday | Saturday | Sunday/Holiday |
|---|---|---|---|
| May 1, 2026 – April 30, 2028 | $575.00 | $700.00 | $1,150.00 |
| May 1, 2028 – April 30, 2030 | $625.00 | $750.00 | $1,350.00 |

14. The Village shall have the right, but not the obligation. to retain the contractor to do the following additional work for the consideration set forth below:

| | |
|---|---|
| Spring Cleanup<br>May 1, 2026 - April 30, 2028 | $325.00 |
| Fall Cleanup<br>May 1, 2026 - April 30, 2028 | $325.00 |
| Spring Cleanup<br>May 1, 2028 - April 30, 2030 | $375.00 |
| Fall Cleanup<br>May 1, 2028 - April 30, 2030 | $375.00 |

Contractor should consult with the Village, prior to performing the above services, to ascertain if such services are needed and that time, and to obtain approval and dates for performing such services. The General Services Superintendent (or Director of Public Works) will determine the need for weed spraying, and the Village Manager's Office (or Director of Public Works) will be the contact for the spring and fall cleanups.
All pesticide application must be done by a certified operator who is working under the guidance of a licensed applicator who is certified through the regulations of the Illinois Department of Agriculture.
Immediately following any application of pesticides, the entire site must be posted in accordance with the regulations of the Illinois Department of Agriculture.

15. Contractor is an independent contractor and is in no way an employee or agent of the Village.

16. Contractor shall, during the terms of this Agreement:
    a. Maintain workers' compensation in an amount required by statute and employers' liability insurance in an amount not less than $1,000,000 per occurrence to protect itself from any liability or damage for injury (including death) to any of its employees, including any liability or damage which may arise by virtue of any statute or
    law in force or which may hereafter be enacted.

    b. Maintain public liability insurance in an amount not less than $1,000,000 per occurrence to protect itself against all risks of damage or injury (including death) to property or persons wherever located, resulting from any action or operation under the contract or in connection with the excavations, interments and inurnments.

    c. Maintain automobile liability insurance, including property damage, in an amount not less than $1,000,000 per occurrence covering all owned or rented equipment used in connection with the excavations.

    All insurance policies shall be issued by companies authorized to do business under the laws of the State

in which the excavation will be done. The Village shall be identified as an "additional insured." Certificates of insurance evidencing such insurance and endorsement shall be filed, before excavation is started, with the Village.

Compliance by Contractor with the foregoing requirements as to carrying insurance and furnishing certificates shall not relieve the Contractor of their liabilities and obligations contained herein.

17. Contractor does hereby release the Village and hold the Village harmless from any damage, which Contractor might incur in connection with the activities contemplated by this agreement and shall indemnify, reimburse and defend the Village from any claims against the Village of any kind whatsoever resulting directly or indirectly from the activities of the contractor, its agents, employees, or subcontractors arising out of the activities contemplated by this agreement.

18. This Agreement incorporates the entire agreement and understanding between the parties, and there are no oral agreements, understandings or representations between the parties, which are not reduced to writing herein. This Agreement may not be changed, modified or discharged except in writing executed by all parties hereto.

19. Contractor shall comply with all applicable laws, rules and regulations promulgated by any federal, state, county municipal or any other governmental unit or regulatory body or court including the rules and regulations set forth in the Algonquin Municipal Code and the Cemetery Oversight Act, 225 ILCS 411/5-1 et seq.

20. If Contractor should breach this agreement or any terms hereto, Village shall have any and all rights and remedies provided by law including, but not limited to, termination of this agreement and cessation of payments provided hereunder.

21. This Agreement shall be construed under the laws of the State of Illinois and any enforcement action shall be filed in the 22nd Judicial Circuit in McHenry County.

22. If any term or provision of this Agreement should be declared invalid by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall remain unimpaired and in furll force and effect.

23. All of the provisions of this Agreement shall be finding upon and inure to the benefit of the parties hereto, and their and successors and assigns.

**NOW THEREFORE,** the parties hereto have set their name this day of _____, of _____ 2026.

VILLAGE OF ALGONQUIN
an Illinois Municipal Corporation

(seal)

By: _____
Debby Sosine, Village President

ATTEST:

_____
Fred Martin, Village Clerk

Professional Cemetery Services

_____

Mark Christopherson, President

A Memo From…

VILLAGE OF ALGONQUIN
General Services Administration

To: Tim Schloneger

From: Michelle Weber

Date: March 5, 2026

Re: Groot Cart Program Roll Out

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Groot has approached the Village requesting an early cart program roll out date of June 1, 2026.

In consideration of an early rollout, Groot has agreed to a $75,000.00 sponsorship to be paid to the Village over three (3) years (June 1, 2026 - $25,000.00, June 1, 2027 - $25,000.00, and June 1, 2028 - $25,000.00), the Village agrees to allow Groot to begin their new collection and pricing schedule June 1, 2026.

Sponsorship recognition may be associated with Village events, including but not limited to Algonquin Fest and community celebrations related to the United States Semiquincentennial (America 250). Recognition may include identification of the sponsor in connection with select event features (such as fireworks, entertainment stages, or other attractions), as well as acknowledgment in event promotional materials, Village communications, and on-site event signage where appropriate.

This sponsorship will help offset Village costs associated with community events while providing recognition commensurate with the level of sponsorship and consistent with the Village's Community Sponsorship Policy.

No other portions of the agreement would be affected by this change.

Staff recommends the Village implement an amendment to the agreement to reflect the early rollout and the sponsorship payments.

# VILLAGE OF ALGONQUIN

*GENERAL SERVICES ADMINISTRATION*

**– M E M O R A N D U M –**

DATE: March 5, 2026

TO: Committee of the Whole

FROM: Tim Schloneger, Village Manager

SUBJECT: *Proposed Budget – 2026/2027 General Fund*

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## GENERAL FUND BUDGET OVERVIEW

The annual budget is a financial statement outlining the goals and objectives of the Village for the fiscal year. These goals and objectives regarding delivering essential Village services have been assessed and reconfirmed over the past year. The General Fund budget maintains conservative projections of revenues and expenditures and addresses the concerns about supporting service delivery identified by elected officials, Village staff, and citizens of this community in our current economic environment. The budget for the General Fund followed a "constraint budgeting" process to ensure the maintenance of existing services while enhancing budget goals for each department and division, and to allocate limited revenues for the Village.

In other words, the overriding principle of the budget is to deliver outstanding service to our citizens at a reasonable price without drawing down the Village's working capital, assuming no additional tax burden on our residents. This principle is difficult to maintain long-term, but still possible because of the financial planning that the Village Board has followed over the past decades. A projected flat property tax rate is reflected in the General Fund budget; through strong fiscal policies and constraint budgeting, the 2026-2027 General Fund budget is balanced.

Attached is the proposed General Fund budget for Fiscal Year 2026-2027. This General Fund budget is balanced, with increased revenues and expenditures compared to the current fiscal year's budget. Income tax revenue is projected to grow based on current year-end projections and an assumption that the State of Illinois will not implement any new changes to the **Local Government Distributive Fund** formula. Sales tax revenue projections also show an increase given assumptions of trends in the retail marketplace and online sales. Real estate taxes are the second largest revenue category after sales taxes and have a local rate below tax year 2010 levels.

The budget maintains a balanced position, allowing for the drawdown of unrestricted funds for one-time capital purchases under the Village's reserve policy. Above all, no significant reduction in services to our residents is anticipated in the 2026-2027 fiscal year budget, and the Village's cash position remains strong.

## FY 2026/2027 GUIDING PRINCIPLES

The budget's Guiding Principles are the core guidelines to ensure stability in meeting the mission of our organization, especially when our ability to provide necessary public services is challenged by unstable or declining revenue. The Village aims to focus its time and resources in accomplishing the following objectives:

| | |
|---|---|
| | **Customer Service** |
| | The Village will strive to provide the most efficient and effective services to residents, while creating a positive customer experience. This will be accomplished through continuous improvement of our operations, employee training and development, effective internal and external communication, innovation, and implementation of technology and automated systems. |
| | **Economic Development** |
| | Economic development is instrumental in offering residents a community in which they can live, work, and play; creating jobs and bringing visitors to our community; and providing revenue to fund needed capital projects and other operational programs. The Village will allocate the necessary resources to the continued development of the Village's economy, focusing on key targeted industries and geographic areas. |
| | **Infrastructure** |
| | Providing adequate infrastructure throughout the Village is essential in order to ensure safe roadways, functional water and sewer systems, and top-notch park facilities for our community. The Village will provide evaluation of capital assets, multi-year planning, and implementation of capital improvement projects in order to maintain the Village's infrastructure and also focus on development of our transportation network to improve accessibility and mobility of roadway and trail systems. |
| | **Fiscal Management** |
| | The Village will be a good steward of taxpayer dollars by implementing best financial practices in our operations, including assessing all viable options to add to and diversify the Village's tax base, exploring grants, providing dedicated revenue sources for capital projects, and by refining operations to incorporate process improvements. |
| | **Public Safety** |
| | The Village will allocate the necessary resources for the maintenance of the public's health, safety, and welfare, with emphasis on public safety and emergency management planning in our daily operations. |
| | **Conservation** |
| | Conservation is imperative in order to protect the environment and conserve natural resources such as groundwater, wetlands, and natural water bodies. The Village will promote sustainable operating policies and continue to work with other governments and agencies to address issues of water quality and quantity on a regional basis. |

In addition to maintaining and advancing the services provided to our citizens, this proposed General Fund budget is on track to maintain at least a six-month cash reserve in the next fiscal year, provided the state of Illinois meets its obligation to allocate the municipal share of the state income tax.

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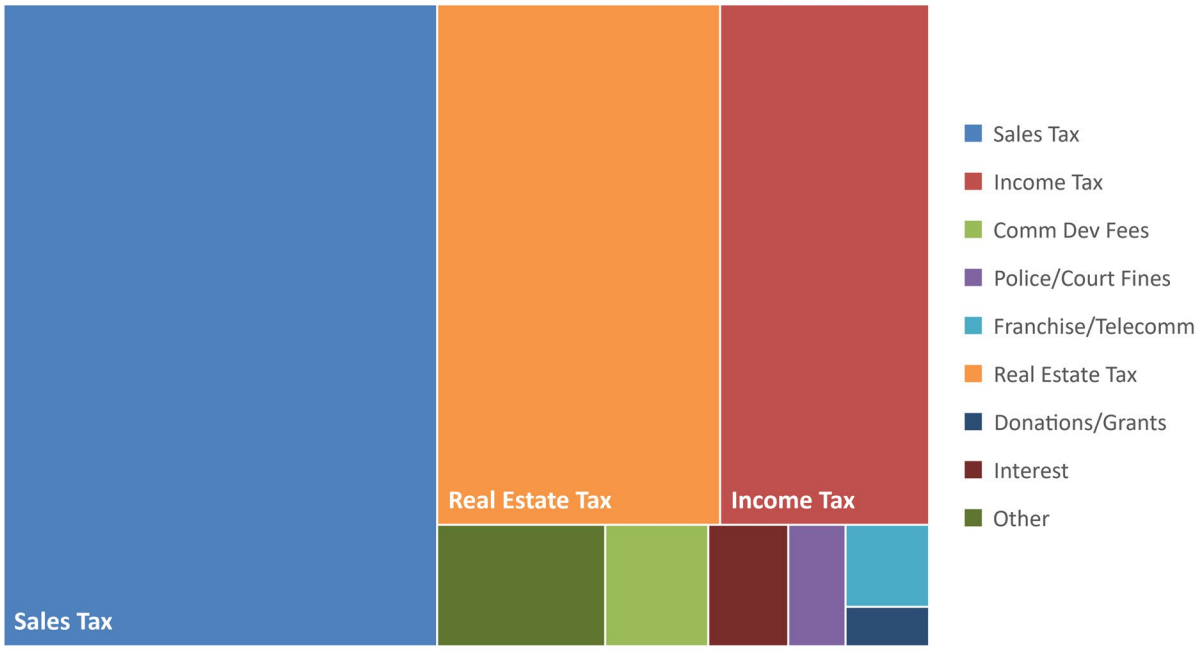
**GENERAL FUND ANTICIPATED REVENUE ($30,490,000)**

There are many sources of revenue needed to fund the General Fund budget. Some revenue accounts are predictable based on past trends. In contrast, many other revenues are dependent on activities that have been more difficult to predict due to economic volatility and the nature of state-shared revenues. This section will address more significant revenue categories and accounts involving various assumptions and deviations from the current fiscal year budget.




- **SALES TAX - $14,285,000** - Projected sales tax & home rule sales tax contributes approximately 47% of the total anticipated revenue for the General Fund and is the largest revenue source in the General Fund. New for FY 26/27, 20% of home rule sales tax will be allocated to the General Fund to support infrastructure maintenance activities now being accounted for in this fund.

  Sales tax is an elastic revenue source, largely paid by nonresidents purchasing goods from Village businesses. These purchases can fluctuate based on the changing retail landscape and external economic forces from year to year. They should not be wholly relied on as the ever-increasing revenue source. The timing of new commercial uses and business closings and predicting the resulting sales taxes to be generated by these new or closing businesses, and sometimes competing businesses, makes sales tax less predictable as a revenue source.

- **INCOME TAX - $5,580,000** – Income taxes received by the state are based on the census population and the overall income tax collected by the state. Recent trends show that income tax has increased from the last fiscal year. Income tax revenue consists of approximately 18% of the total revenue for the General Fund.

- **COMMUNITY DEVELOPMENT FEES - $642,000** - Revenue from building permits, platting fees, and annexation may fluctuate based on the economy and the extent of building activity. Community Development Fees account for just over 2% of the General Fund revenue in this budget.

- **POLICE AND COURT FINES - $357,000** – This series of revenue accounts includes payments from fines, prosecution fees, and forfeited funds related to police and court activities, plus any reimbursement for police training. Court and traffic fines account for approximately 1% of all General Fund revenues.

- **FRANCHISE & TELECOMMUNICATIONS FEES - $350,000** – These items cover revenues provided to the Village by utility companies for use of the public rights of way through franchise agreements. This revenue accounts for approximately 1% of the revenue in the General Fund.

- **REAL ESTATE TAXES - $7,560,000** - The real estate tax revenues include the distribution of the real estate taxes as levied. Real estate tax revenue contributes approximately 24.8% to the General Fund budget and is the second-largest source of revenue, next to sales tax. Consistent with the policy of the Board to keep Village property taxes down, the Village's local tax rate was near tax year 2007 levels.

- **GRANTS AND DONATIONS - $169,000** - These line items account for the revenue anticipated for grant programs and developer donations and are recognized as funds are received.

- **INTEREST - $500,000** - These revenue line items include interest from the various investment institutions the Village utilizes. While working capital is stable, interest rates can fluctuate throughout the year and are showing a trend to be gradually increasing. Interest income accounts for over 1.7% of the General Fund revenue.

- **OTHER REVENUE - $1,047,000** – Ten (10) other smaller revenue sources account for the balance of the total revenue stream for the General Fund. A transfer from the Hotel Tax Fund helps to supplement the General Fund for advisory services provided by the McHenry County and Metro West Councils of Governments. The other revenue accounts comprise approximately 3.4% of the General Fund revenue.

**FUND BALANCE TRANSFERS**
An additional $1,297,500 will be drawn down on fund balance consistent with the Village's Reserve Policy to fund capital improvements.

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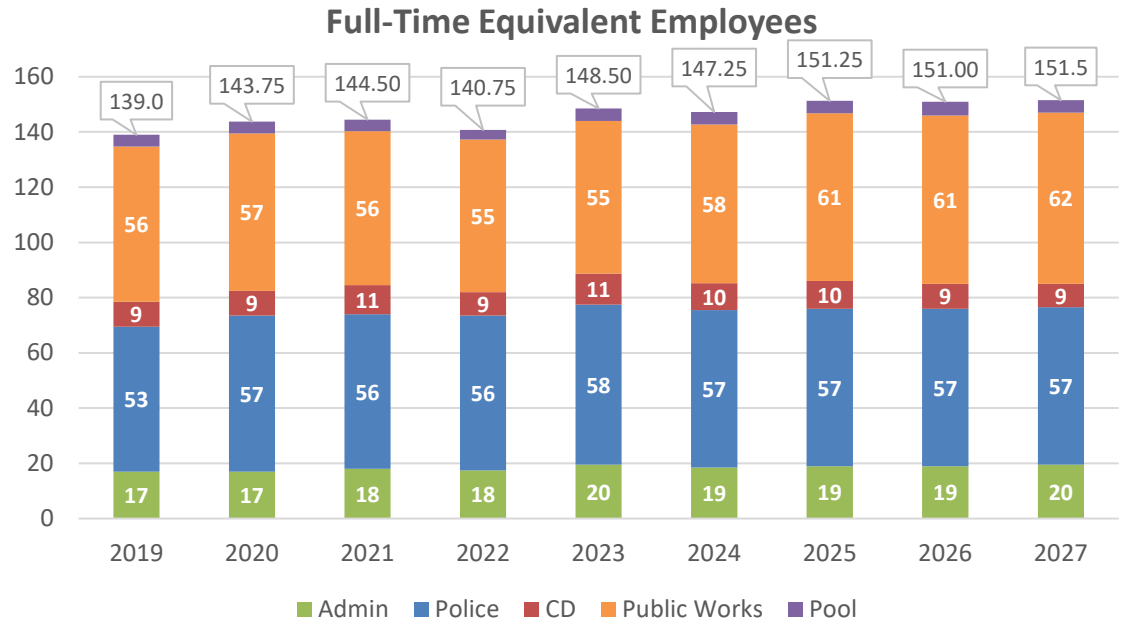
**GENERAL FUND EXPENDITURES - PERSONNEL**
Administration, Police, Community Development, and Public Works are separate departments funded by the General Fund. Public Works has two distinct divisions of responsibility covered under the General Fund: (1) General Services (previously Streets Division and Parks and Forestry Division) and (2) Public Works Administration. Note: The Water and Sewer Divisions are also under the Public Works Department. However, these two divisions are classified under the Water and Sewer Operating Fund, which is considered a separate, freestanding Enterprise Fund. The Vehicle and Building Maintenance Service Funds are administered through the Public Works Department as internal service funds and

derive their revenue as an expenditure from each department based on each department's vehicle, equipment, and building needs.




The General Fund budget suggests modest salary increases for current personnel to keep up with inflation and the cost of living. The merit compensation plan for noncontract employees is examined annually. The merit plan provides that the department heads, with the advice and consent of the Village Manager, review all nonunion employees for possible merit increases. Each department establishes a merit pool, so the proposed raises can reflect job performance rather than automatic, across-the-board pay increases. For budget purposes, an approximate 3.5% increase in the merit pool is recommended. Implementing the merit compensation plan, as established by the Committee of the Whole and the Village Board by ordinance, will guide the appropriate merit pool increases for the employees during the 2026-2027 fiscal year.

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**GENERAL SERVICES ADMINISTRATION – PERSONNEL ($2,249,400)** The General Services Administration Department (GSA) includes the Manager's Office, Finance, Human Resources, Water Billing, Innovation & Technology, and Recreation. Staff within the General Services Administration Department includes 17 full-time, and five part-time, employees under this budget proposal.

**GENERAL SERVICES ADMINISTRATION - CONTRACTUAL SERVICES ($449,100)**
The expenditures under the contractual services category include legal services, legislative lobbyists, accounting & payroll services, and homeless shelter contributions.

**GENERAL SERVICES ADMINISTRATION - SUPPLIES AND MATERIALS - ($33,400) AND MAINTENANCE ($167,000)**
Items under Supplies and Materials include IT equipment such as computers and printers. The line item for Building Services (44423) (as in all departments) focuses on the attention needed at the Ganek Municipal Center and Historic Village Hall for maintenance, which is increasing with aging facilities. The Internal Services Fund will bill each department for the labor and materials needed to maintain each department. Vehicle Maintenance (44420) and

Building Services (44423) are classified through a separate Internal Service Fund, which is noted on the budget worksheets with an "S" for Service Fund.

**GENERAL SERVICES ADMINISTRATION - CAPITAL EXPENDITURES ($60,000)**
Funds are allocated for replacement furniture for IT Offices, HR Office, and DVM/CFO Office.

**GENERAL SERVICES ADMINISTRATION - OTHER CHARGES ($656,800)**

- ACCOUNT 47701 RECREATION PROGRAMS - $ 229,500 - The costs associated with the special event and recreation programs planned for the fiscal year are identified in this line item. The most popular events and recreational sessions remain on the schedule for the year, and some less popular events have been eliminated. Recreation programming revenue has been adjusted to reflect the related program expenditures. If all of the programs are successful, revenues generated from the events will cover most, but not all, of these proposed expenditures.

- ACCOUNT 47750 HISTORIC COMMISSION—$5,500—The Historic Commission proposes expenditures for photographic services, duplication, copying, and reprinting, as well as other supplies and equipment for office use and seminars, including membership in the **McHenry County Historical Society**.

- ACCOUNT 47765 SALES TAX REBATE EXPENSE - $375,000 – This expenditure represents sales-tax sharing development agreements with Rosen Hyundai for the Ioniq electric vehicle expansion and the new CarMax dealership.

**GENERAL SERVICES ADMINISTRATION DEPARTMENT SUMMARY ($3,615,700)**
The General Services Administration Department accounts for 11% of the budget. The department will continue to focus on public communication tools, technology enhancements, and streamlining Village-wide operations.

**********

**POLICE DEPARTMENT – PERSONNEL ($12,731,300)**
Personnel salaries and benefits make up 84% of the police department's expenditures, including the Village's significant contribution to the Police Pension Fund. Most sworn officers and civilian personnel are covered under collective bargaining contracts. The department has 50 sworn officers and 56 full-time employees.

**POLICE DEPARTMENT - CONTRACTUAL SERVICES ($996,900), SUPPLIES AND MATERIALS ($232,500), AND MAINTENANCE ($470,000)**
Dispatch Services for SEECOM is the largest line item under contractual services ($605,000). Fuel usage (43340) for police vehicles ($89,000) is one of the larger line items under Supplies and Materials. IT Equipment (43333) includes computers, printers, and other technology items scheduled for replacement.

**POLICE DEPARTMENT - CAPITAL EXPENDITURES ($122,000)**

- ACCOUNT 45590 CAPITAL PURCHASES - $122,000 – This line item is for capital purchases that exceed the capitalization thresholds in the Village's capital asset policy. Funds are allocated for two replacement squad cars.

- ACCOUNT 45597 CAPITAL LEASE PURCHASE - $0 – No money is allocated this year for capital improvements.

**POLICE DEPARTMENT - OTHER CHARGES ($221,100)**

- ACCOUNT 47720 POLICE COMMISSION - $26,800 – This line item reflects expenses for the promotion and discipline of police officers if needed.

- ACCOUNT 47740 TRAVEL/TRAINING/DUES—$106,600—This line item reflects Academy seats for new officers and the continued training and development of police officers.

- ACCOUNT 47760 UNIFORMS—$85,300—This line item is according to the current union contract for uniform allowances and new and replacement bulletproof vests for officers.

**POLICE DEPARTMENT SUMMARY ($12,731,300)** As the agency responsible for providing front-line public safety services to Village residents, the Police Department is by far the largest department of the Village, making up approximately 40% of the General Fund budget. All expenditures are necessary to meet the public service goals identified in certain guiding principles noted earlier in this memo.

**********

**COMMUNITY DEVELOPMENT DEPARTMENT – PERSONNEL ($1,229,000)**

This Village department provides services in building permit review, code enforcement, property maintenance, economic development, downtown revitalization, public art, and planning and zoning coordination. The budget for the Community Development Department is based on the expected implementation of various departmental program goals. The department has seven full-time and three part-time employees.

**COMMUNITY DEVELOPMENT DEPARTMENT - CONTRACTUAL SERVICES, ($309,500), SUPPLIES AND MATERIALS ($19,000), AND MAINTENANCE ($64,100)**

- ACCOUNT 42234 PROFESSIONAL SERVICES - $220,100 - This item is used to pay for outside professional service contracts and the employee leasing agreements of a planning professional through GovTemps. Other anticipated services are consultants in specialized planning areas, elevator inspections, grass-cutting services (for violations of property maintenance codes), and other possible outside inspection services, if needed, for larger commercial projects and/or summer peak building permit review.

**COMMUNITY DEVELOPMENT CAPITAL IMPROVEMENTS ($105,000) AND OTHER CHARGES ($103,900)**

- ACCOUNT 43335 VEHICLES & EQUIPMENT - $0 – No money is allocated.

- ACCOUNT 45590 CAPITAL PURCHASE - $105,000 – Funds are allocated for CD Front Office Furniture Replacement

**COMMUNITY DEVELOPMENT DEPARTMENT SUMMARY ($1,830,500)**
This department accounts for about 6% of the General Fund budget. It is responsible for economic development programs, processing every proposed development plan and building permit for our growing village, and enforcing property maintenance codes. The revenue directly from community development-related matters is $642,000, or approximately 2.1% of the General Fund budget revenues. The Village needs to maintain a highly professional level of service in the department since its efforts will measure the quality of future developments.

**********
**PUBLIC WORKS DEPARTMENT - PUBLIC WORKS ADMINISTRATION**
The organization of the Public Works Department utilizes the division of Public Works Administration to efficiently allocate the time and responsibilities of the Public Works Department, which assists all departments of the Village. The positions involved in building and vehicle maintenance span multiple divisions within Public Works, multiple departments of the Village, and multiple funds in the budget. Public Works Administration also manages General Services, all of which are funded through the General Fund, as well as the separate Enterprise Fund of the Water and Sewer Operating Divisions.

**PUBLIC WORKS ADMINISTRATION – PERSONNEL ($685,400)**
Seven (7) full-time positions are covered by the Public Works Administration Division.

**PUBLIC WORKS ADMINISTRATION - CONTRACTUAL SERVICES ($30,000) SUPPLIES AND MATERIALS ($25,200) AND MAINTENANCE ($55,500)**
The line items for Public Works Administration under contractual services and supplies and materials reflect only those services needed for the Public Works Administration Division. Likewise, the maintenance line items are only for the Public Works Administration's share of buildings, grounds, and vehicle maintenance.

**PUBLIC WORKS ADMINISTRATION - CAPITAL EXPENDITURES ($0)**
No funds are allocated.

**PUBLIC WORKS ADMINISTRATION – TRANSFERS ($0) AND OTHER CHARGES ($21,500)**
Other Charges include travel, training, and uniform costs.

**********

**PUBLIC WORKS GENERAL SERVICES – PERSONNEL ($2,871,200)**
The General Services staff is proposed without additional full-time personnel. The division will maintain 23 full-time employees, supplemented by part-time and seasonal staff to meet service demands during peak seasons. During the winter months, snowplow routes are established for snow and ice removal on over 130 miles of streets, bike trails, and municipal parking lots. Likewise, during the spring, summer, and fall seasons, the staff of General Services must perform patching, maintenance, street sweeping, and striping.

General Services covers the expenses needed to maintain parks and municipal properties. Park and natural area maintenance costs are increasing significantly due to the Village Board's commitment to acquire open space and enhance maintenance and improvements to

community parks. The expenditures accurately represent the village's cost of additional open space, increased responsibilities to maintain the tree stock within the public areas, and the tree loss caused by the emerald ash borer infestation. Likewise, tree preservation, tree replacement, and grounds maintenance are increasingly important to the Village and the overall quality of public facilities.

**GENERAL SERVICES - CONTRACTUAL SERVICES ($1,253,600) AND SUPPLIES AND MATERIALS ($576,800)**

Contractual accounts cover utility costs such as power for streetlights, fuel costs, mosquito control, aquatic weed control, landscape maintenance, utility locating, downtown plants and flowers, downtown snow removal, cul-de-sac plowing, and play surface mulch installation. Supplies and Materials also include those needed for street repairs, such as asphalt, stone, signs, landscape restoration, etc.

- ACCOUNT 42212 ELECTRIC - $325,000 - This account recognizes the cost of power for all the streetlights throughout the Village for the year.

- ACCOUNT 42234 PROFESSIONAL SERVICES - $708,400 - This line item is used to pay for subscription costs for the Automatic Vehicle Location System. In addition, it includes funds for tree trimming, IEPA storm water permit fees, JULIE locate service, weather command services, broadleaf weed control, mosquito control, aquatic weed control, and rough turf mowing. Contractual services also include landscape maintenance, cul-de-sac plowing, and Old Town snow removal.

  Funding for maintenance activities in the Old Town area is budgeted for a trial period to develop and refine a maintenance program aligned with the recent physical improvements in that area. The program will provide a different level of service than other parts of the community. At some point in the near future, alternate funding mechanisms should be explored to better align with the benefits received in this area.

- ACCOUNT 43309 MATERIALS—$576,800—This line item is for in-house projects that utilize materials such as stone, asphalt, paint, mulch, and seed. In addition, drainage problems continually need to be addressed throughout the Village and require materials such as pipe, manhole parts, gravel, and various types of stone. Also included are quantities of Liquid Deicer and Road Salt, which were previously in the MFT Fund.

- ACCOUNT 43320 TOOLS, EQUIPMENT, AND SUPPLIES—$49,300—This account covers the costs of daily tools and supplies. Funds are provided for typical hand tools, concrete saw parts, tree-trimming supplies, and equipment for playground repairs.

- ACCOUNT 43366 SIGN PROGRAM—$60,500—The expenses under this item include the purchase of posts and signs for public rights of way. Public Works staff can make and customize signs for the Village using computerized sign-making equipment. The materials for sign blanks and the backing materials are included in this expenditure.

**GENERAL SERVICES - MAINTENANCE ($2,332,100)**

- ACCOUNT 44402 TREE PLANTING - $166,000 - Expenses under this item include seasonal plant displays and replacement plants and trees on public properties, including parkway trees. Finally, this line item provides for the 50/50 parkway tree program. The allocated funds will not wholly satisfy the current waiting list of tree replacements due to the emerald ash borer infestation. The 50/50 tree program only covers situations where a property owner wants an additional parkway tree. Any existing parkway tree that dies will be replaced 100% by the Village.

- ACCOUNT 44403 TREE TRIMMING AND REMOVAL—$190,000—The Village maintains trees in the parkway, but property owners are responsible for maintaining trees on their property.

- ACCOUNT 44420 VEHICLE MAINTENANCE - $317,000 - This item covers maintenance of all machinery and apparatus that are driven or towed, including trucks, vans, tractors, cars, riding mowers, or anything mounted to those pieces such as snowplows or salt spreaders.

- ACCOUNT 44421 EQUIPMENT MAINTENANCE - $238,000 - The equipment maintenance line item represents expenses that are performed or coordinated through Internal Services.

- ACCOUNT 44423 BUILDING MAINTENANCE - $195,700 – The building services maintenance line item represents expenses that are performed or coordinated through Internal Services.

- ACCOUNT 44428 STREET MAINTENANCE- $540,000 – This work was previously funded from the Motor Fuel Tax Fund. Work includes Crack Sealing, Pavement Marking, Street Sweeping, and Brick Paver Maintenance.

- ACCOUNT 44429 STREET LIGHT MAINTENANCE - $330,000 – This work was previously funded out of the Motor Fuel Tax Fund. Work includes maintenance of all Village-owned street lights.

- ACCOUNT 44430 TRAFFIC SIGNAL MAINTENANCE - $36,000 - These are set costs for the Village’s share of existing traffic signals shared with IDOT.

- ACCOUNT 44431 STORM SEWER MAINTENANCE—$143,000 –The storm sewer cleaning program was previously budgeted under the Motor Fuel Tax Fund. We are in year 3 of a 3-year contract with a contractor. This service is a requirement in our IEPA MS4 Stormwater Permit program. Services involve cleaning sediment and debris from our storm sewer catch basins, preventing this material from washing downstream and causing water quality and flooding issues.

**GENERAL SERVICES - CAPITAL EXPENDITURES ($1,313,000)**

Expenditures include 2 11' snow plow replacements, Tip Deck Trailer Replacement #572, Trailer Mounted Graffiti unit, Sign Truck Replacement #531, Bucket Truck Replacement #631, Replacement Truck #500, Replacement Truck #601, Stump Grinder Replacement

#661, Leeboy Paver 1000G Replacement #567, Hot Box Replacement #548, and Liquid Tank for Anti Icing & All Liquid Route.

**GENERAL SERVICES – TRANSFERS ($282,700) AND OTHER CHARGES ($58,300)**
This line item is primarily used for uniform and safety items and a modest amount is budgeted for training.

- ACCOUNT 48005 TRANSFER TO POOL - $282,700 - This item includes the funds necessary to cover the balance of expenditures for the Lions-Armstrong Memorial Pool not covered by pool revenues.

- ACCOUNT 47740 TRAVEL TRAINING & DUES—$37,600 AND ACCOUNT 47760 UNIFORM & SAFETY—$19,200 These items are critical to personnel for strategic planning, training, safety equipment, and procedures for the correct and safe operation of equipment.

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**PUBLIC WORKS DEPARTMENT SUMMARY ($9,505,300)**
The divisions of the Public Works Department covered in the General Fund—
1) Public Works Administration, 2) General Services—together comprise approximately 29.6% of the General Fund Budget, 2.6% and 27%, respectively.

Unlike the Police Department where personnel costs consist of 84% of the department's budget, the expenditures for these divisions of Public Works usually require more capital investment of materials and equipment to assist in the physical improvement of streets and parks, including the upkeep and maintenance of the Village's public infrastructure, such as public buildings, grounds, and municipal vehicles. The budget for these divisions includes a decrease in the number of employees. It is committed to the continued increased efficiency and high quality of maintenance over the past several years with the purchase of strategic equipment to assist existing personnel with efficiently executing their responsibilities.

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**MULTI-DEPARTMENTAL EXPENDITURES ($4,104,700)**
Multi-Departmental expenses cross over to all departments and divisions of the Village. The professional services for employee assistance and computer network improvements are included in the Multi-Departmental expenses. Multiple significant computer software improvements ($566,900) that cross over to all departments are covered in Account 43333. The annual liability insurance premium for the General Fund is in Account 42236 ($747,600). Transfers to the Park Improvement Fund ($2,500,000) are also reflected here.

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**GENERAL FUND BUDGET SUMMARY**
The General Fund is the primary operating fund for the Village, and it has retained a sound financial base. Maintaining a sufficient cash reserve is essential to the solid financial operation of any Village that will be kept in this fiscal year by fully implementing this proposed budget and maintaining revenue projections. Staff feels this proposed budget attempts to implement many of the goals established by the Village Board. All employees accomplish the quality of the development and services in the Village, and elected officials

are involved in the decision-making process. The projected expenditures outlined in this General Fund not only maintain the current service delivery level to all of our residents but hopefully go further to accomplish goals of improved quality standards desired and expected in this village. The projected revenues and expenditures are conservative, yet realistic, and the implementation of the budget is results-based for effective and efficient services for our residents

Improving municipal services by budgeting for outcomes is a commitment that has been made in recent budgets. It is hoped that elected officials and the public can recognize the progress made in serving the public interest over the past years through careful implementation of the Village's budget. This progress and momentum are being built on in this proposed budget so that the Village can provide a higher level of service in future years.

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Budget | % Change Y-T-Y |
|---|---|---|---|---|---|---|---|---|---|
| **Sales Tax** | | | | | | | | | |
| 01000500 | 31010 | Sales Tax | $ 9,268,930.80 | $ 9,777,706.50 | $ 10,964,668.45 | $ 5,756,200.42 | $ 10,500,000.00 | $ 12,500,000.00 | |
| 01000500 | 31011 | Home Rule Sales Tax | - | - | 375,447.89 | 811,934.63 | 1,475,800.00 | 1,785,000.00 | |
| **Subtotal** | | | $ 9,268,930.80 | $ 9,777,706.50 | $ 11,340,116.34 | $ 6,568,135.05 | $ 11,975,800.00 | $ 14,285,000.00 | 19.28% |
| **Income Tax** | | | | | | | | | |
| 01000500 | 31020 | Income Tax | $ 6,071,695.45 | $ 6,029,522.03 | $ 5,984,708.06 | $ 3,095,667.06 | $ 6,050,000.00 | $ 5,500,000.00 | |
| 01000500 | 31590 | State Replacement Tax - Twp. | 18,073.47 | 25,456.46 | 8,367.38 | 1,212.26 | 15,000.00 | 10,000.00 | |
| 01000500 | 31591 | State Replacement Tax - State | 186,340.09 | 134,739.16 | 82,728.10 | 45,650.70 | 90,000.00 | 70,000.00 | |
| **Subtotal** | | | $ 5,657,933.03 | $ 6,276,109.01 | $ 6,075,803.54 | $ 3,142,530.02 | $ 6,182,000.00 | $ 5,580,000.00 | -9.74% |
| **Community Development Fees** | | | | | | | | | |
| 01000100 | 32070 | Planning/Zoning/Annex. | $ 102,576.40 | $ 26,921.22 | $ 29,332.41 | $ 17,143.44 | $ 25,000.00 | $ 25,000.00 | |
| 01000100 | 32100 | Building Permits | 1,134,946.87 | 1,339,143.31 | 1,033,647.35 | 745,514.08 | 600,000.00 | 600,000.00 | |
| 01000100 | 32101 | Site Development Fee | 14,646.27 | 738.84 | 4,185.90 | 180.00 | 1,500.00 | 1,500.00 | |
| 01000100 | 32102 | Public Art Impact Fee | 12,782.45 | 5,293.52 | 2,975.00 | 2,901.00 | 2,500.00 | - | |
| 01000100 | 34105 | Platting Fees | 74,954.00 | 16,547.50 | 79,268.00 | - | 15,000.00 | 10,000.00 | |
| 01000100 | 32110 | Outsourced Services Fees | 5,475.16 | 3,450.00 | 7,110.00 | 75.00 | 6,000.00 | 5,000.00 | |
| 01000100 | 35012 | Building Permit Fines | 880.00 | 505.00 | - | 45.00 | 1,000.00 | 500.00 | |
| **Subtotal** | | | $ 1,143,757.15 | $ 1,346,261.15 | $ 1,156,518.66 | $ 765,858.52 | $ 643,000.00 | $ 642,000.00 | -0.16% |
| **Police/Court Fines** | | | | | | | | | |
| 01000200 | 34020 | Police Accident Reports | $ 4,420.00 | $ 5,360.00 | $ 5,153.00 | $ 2,818.00 | $ 5,000.00 | $ 5,000.00 | |
| 01000200 | 34025 | Police Training Reimbursement | 36,618.88 | 29,600.00 | 24,671.00 | - | 25,000.00 | 25,000.00 | |
| 01000200 | 34018 | Truck Weight Permit | 9,350.00 | 17,200.00 | 17,150.00 | 3,675.00 | 10,000.00 | 15,000.00 | |
| 01000200 | 35050 | Police Fines | 66,982.00 | 65,844.00 | 60,208.50 | 26,555.00 | 55,000.00 | 60,000.00 | |
| 01000200 | 35053 | Municipal Court - Police Fines | 49,978.03 | 65,683.61 | 85,067.68 | 23,662.93 | 45,000.00 | 60,000.00 | |
| 01000200 | 35060 | County DUI Fines | 28,214.00 | 23,209.30 | 20,634.70 | 9,847.50 | 20,000.00 | 25,000.00 | |
| 01000200 | 35062 | County Court Fines | 151,262.99 | 143,115.04 | 121,815.48 | 61,454.91 | 130,000.00 | 120,000.00 | |
| 01000200 | 35063 | County Drug Fines | 185.00 | 667.50 | 1,032.00 | - | 200.00 | 300.00 | |
| 01000200 | 35064 | County Prosecution Fees | 208.00 | 137.00 | 50.00 | - | 200.00 | 100.00 | |
| 01000200 | 35065 | County Vehicle Fines | 40.00 | 40.00 | 20.00 | - | 100.00 | 100.00 | |
| 01000200 | 35066 | County Electronic Citation Fee | 3,372.00 | 3,789.00 | 3,445.50 | 1,454.00 | 3,000.00 | 3,500.00 | |
| 01000200 | 35067 | County Warrant Execution | 2,030.00 | 840.00 | 70.00 | - | 1,000.00 | 1,000.00 | |
| 01000200 | 35068 | County Auto Expungement | - | - | - | - | - | - | |
| 01000200 | 35085 | Administrative Towing & Storage | 38,819.00 | 38,729.25 | 30,040.21 | 15,050.00 | 36,000.00 | 32,000.00 | |
| 01000200 | 35090 | Traffic Light Enforcement | - | 45.00 | 475.47 | 315.00 | - | - | |
| 01000100 | 35095 | Municipal Court | 9,830.00 | 10,620.00 | 11,650.00 | 4,455.00 | 8,500.00 | 10,000.00 | |
| **Subtotal** | | | $ 322,276.04 | $ 401,309.90 | $ 381,483.54 | $ 149,287.34 | $ 307,000.00 | $ 357,000.00 | 16.29% |
| **Franchise & Telecommunication Fees** | | | | | | | | | |
| 01000500 | 31180 | Cable Franchise | $ 476,595.24 | $ 431,684.46 | $ 374,772.56 | $ 175,742.08 | $ 425,000.00 | $ 350,000.00 | |
| 01000500 | 31190 | Telecommunications Tax | 62,679.18 | 41,691.97 | - | | - | - | |
| **Subtotal** | | | $ 552,069.46 | $ 539,274.42 | $ 374,772.56 | $ 175,742.08 | $ 475,000.00 | $ 350,000.00 | -26.32% |
| **Real Estate Taxes** | | | | | | | | | |
| 01000500 | 31500 | Real Estate Tax - General Corporate | $ - | $ 1,348,691.44 | $ 1,651,663.59 | $ 1,823,557.85 | $ 1,850,000.00 | $ 1,895,000.00 | |
| 01000500 | 31510 | Real Estate Tax - Police | 2,416,138.85 | 2,497,573.78 | 2,496,644.08 | 2,563,121.56 | 2,600,000.00 | 2,600,000.00 | |
| 01000500 | 31520 | Real Estate Tax - IMRF | 299,526.05 | - | - | - | - | - | |
| 01000500 | 31530 | Real Estate Tax - Road & Bridge | 425,284.42 | 461,605.06 | 464,839.34 | 475,171.81 | 450,000.00 | 470,000.00 | |
| 01000500 | 31555 | Real Estate Tax - Parks | 87,861.67 | - | - | - | - | - | |
| 01000500 | 31560 | Real Estate Tax - Insurance | 399,364.62 | - | - | - | - | - | |
| 01000500 | 31568 | Real Estate Tax - TIF Surplus | - | - | 17,678.90 | - | - | 35,000.00 | |
| 01000500 | 31570 | Real Estate Tax - FICA | 411,341.52 | - | - | - | - | - | |
| 01000500 | 31580 | Real Estate Tax - Police Pension | 2,276,356.54 | 2,277,787.72 | 2,276,935.07 | 2,247,660.03 | 2,280,000.00 | 2,560,000.00 | |
| **Subtotal** | | | $ 6,229,896.38 | $ 6,315,873.67 | $ 6,907,760.98 | $ 7,109,511.25 | $ 6,870,000.00 | $ 7,560,000.00 | 10.04% |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Budget | % Change Y-T-Y |
|---|---|---|---|---|---|---|---|---|---|
| **Donations** | | | | | | | | | |
| 01001100 | 33025 | Donations - Recreation | $ 9,994.00 | $ 17,156.00 | $ 15,910.00 | $ 18,121.00 | $ 20,000.00 | $ 24,000.00 | |
| 01000100 | 33030 | Donations - Operating-General Govt. | 221,395.22 | 169,488.48 | 286,505.36 | 19,003.89 | 100,000.00 | 100,000.00 | |
| 01000200 | 33031 | Donations - Operating-Public Safety | 55,212.96 | 16,415.10 | 72,203.72 | 13,273.53 | 30,000.00 | 20,000.00 | |
| 01000300 | 33032 | Donations - Operating-Public Works | 29,636.47 | 28,575.61 | 29,139.21 | 25,765.73 | 25,000.00 | 5,000.00 | |
| 01000300 | 33052 | Donations - Capital-Public Works | - | - | - | - | - | - | |
| 01000100 | 33100 | Donation - Makeup Tax | 25,027.23 | 20,000.00 | 20,000.00 | 10,000.00 | 20,000.00 | 20,000.00 | |
| **Subtotal** | | | $ 421,330.97 | $ 341,265.88 | $ 423,758.29 | $ 86,164.15 | $ 180,000.00 | $ 169,000.00 | -6.11% |
| **Grants** | | | | | | | | | |
| 01000100 | 33230 | Grants - Operating General Govt. | $ - | $ - | $ - | $ - | $ - | $ - | |
| 01000200 | 33231 | Grants - Operating Public Safety | 38,531.44 | 36,607.23 | 35,031.00 | 21,480.02 | - | - | |
| 01000300 | 33232 | Grants - Operating Public Works | - | - | - | - | - | - | |
| 01000200 | 33251 | Grants - Capital Public Safety | 22,652.00 | 47,609.28 | 31,254.00 | - | - | - | |
| **Subtotal** | | | $ 4,584,792.89 | $ 61,183.44 | $ 66,285.00 | $ 21,480.02 | $ - | $ - | 0.00% |
| **Interest** | | | | | | | | | |
| 01000500 | 36001 | Interest | $ 952.75 | $ 6,741.11 | $ 19,174.84 | $ 22,432.61 | $ 5,000.00 | $ 5,000.00 | |
| 01000500 | 36002 | Interest - Insurance | 31.16 | 0.24 | 0.18 | - | - | - | |
| 01000500 | 36020 | Interest - LGIP | 196,818.00 | 442,795.61 | 521,074.71 | 214,547.31 | 320,000.00 | 315,000.00 | |
| 01000500 | 36050 | Investment Income - Fixed Income | 23,564.44 | 236,118.80 | 337,288.05 | 99,930.28 | 150,000.00 | 180,000.00 | |
| **Subtotal** | | | $ (189,287.99) | $ 221,366.35 | $ 877,537.78 | $ 336,910.20 | $ 405,000.00 | $ 500,000.00 | 23.46% |
| **Other** | | | | | | | | | |
| 01000100 | 32080 | Liquor Licenses | $ 123,049.00 | $ 144,476.00 | $ 149,280.00 | $ 160,601.00 | $ 135,000.00 | $ 145,000.00 | |
| 01000100 | 32085 | Licenses | 77,037.79 | 67,150.00 | 87,932.00 | 6,890.00 | 70,000.00 | 75,000.00 | |
| 01000100 | 33008 | Intergovernmental - General Govt. | 14,703.00 | 3,480.00 | 174.00 | - | 2,500.00 | - | |
| 01000200 | 33010 | Intergovernmental - Police | 502,680.30 | 486,987.64 | 507,357.14 | 55,420.65 | 500,000.00 | 500,000.00 | |
| 01000300 | 33012 | Intergovernmental - Public Works | - | - | - | - | - | - | |
| 01000100 | 34010 | Historical Commission | - | 550.00 | 1,995.00 | - | - | - | |
| 01000100 | 34012 | Reports/Maps/Ordinances | 1,066.00 | 997.76 | 988.00 | 902.00 | 500.00 | 1,000.00 | |
| 01000100 | 34100 | Rental Income | 51,900.96 | 63,845.18 | 52,568.33 | 54,519.68 | 59,000.00 | 60,000.00 | |
| 01000100 | 34101 | Facility Rental Fees | 3,671.50 | 2,434.50 | 5,112.50 | 1,275.00 | 4,000.00 | 4,000.00 | |
| 01000300 | 34102 | Park Rental Fees | 10,147.75 | 9,932.00 | 8,750.00 | 9,705.00 | 14,000.00 | 22,000.00 | |
| 01000300 | 34230 | Signage Billings | - | 5,588.67 | 58.24 | - | - | - | |
| 01000100 | 34410 | Recreation Programs | 61,561.41 | 71,238.70 | 82,365.43 | 54,798.00 | 90,000.00 | 90,000.00 | |
| 01000200 | 34720 | Administrative Fees | - | - | - | 5.00 | - | - | |
| 01000200 | 35080 | Forfeited Funds | - | 12,720.74 | - | - | - | - | |
| 01000200 | 37100 | Restitution - Public Safety | 3,517.22 | 95.00 | 2,180.30 | 2,063.97 | - | - | |
| 01000300 | 37100 | Restitution - Public Works | 35,003.95 | 46,159.00 | 105,222.89 | - | - | - | |
| 01000500 | 37110 | Insurance Claims | 9,019.67 | 198,291.31 | 13,852.49 | 68,716.00 | - | - | |
| 01000500 | 37900 | Miscellaneous Revenue | 379.26 | - | - | 22,568.57 | - | - | |
| 01000500 | 37902 | IPBC - Change in Terminal Reserve | (31,023.00) | 25,700.00 | 81,426.00 | - | - | - | |
| 01000100 | 37905 | Sale of Surplus Property | 86,605.64 | 171,445.63 | 144,982.43 | 38,746.63 | 140,000.00 | 100,000.00 | |
| 01000500 | 38016 | Transfer from Special Revenue - Hotel | 30,000.00 | 35,000.00 | 35,000.00 | - | 45,000.00 | 50,000.00 | |
| **Subtotal** | | | $ 1,320,152.84 | $ 979,320.45 | $ 1,279,244.75 | $ 476,211.50 | $ 960,500.00 | $ 1,047,000.00 | 9.01% |
| | | | | | | | | | |
| **General Fund Total (less Transfers from Fund Balance)** | | | **$ 28,996,233.71** | **$ 25,750,895.07** | **$ 28,883,281.44** | **$ 18,831,830.13** | **$ 25,462,500.00** | **$ 30,490,000.00** | **19.74%** |
| **Transfers from Fund Balance** | | | | | | | | | |
| | | Public Art Fund | $ - | $ - | $ - | | | | |
| | | Vehicle Replacement Fund | $ - | $ - | $ - | | | | |
| | | Liability Insurance Fund | $ - | $ - | $ - | | | | |
| | | Cash and Investments | $ - | $ - | $ - | | 2,581,700.00 | 1,297,500.00 | |
| **General Fund Total (including Transfers from Fund Balance)** | | | **$ 28,996,233.71** | **$ 25,750,895.07** | **$ 28,883,281.44** | **$ 18,831,830.13** | **$ 27,716,000.00** | **$ 31,787,500.00** | |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 YTD | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget | % Change Y-T-Y |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Personnel** | | | | | | | | | | | |
| 01100100 | 41103 | IMRF | $ 115,777.74 | $ 115,917.74 | $ 123,111.06 | $ 60,955.91 | $ 158,000.00 | $ 177,000.00 | $ 170,000.00 | $ - | |
| 01100100 | 41104 | FICA | 97,229.17 | 103,372.96 | 112,123.31 | 51,547.37 | 134,500.00 | 141,000.00 | 138,000.00 | - | |
| 01100100 | 41105 | Unemployment Tax | 2,108.39 | 2,635.83 | 2,585.43 | 72.56 | 3,500.00 | 3,500.00 | 3,400.00 | - | |
| 01100100 | 41106 | Health Insurance | 171,803.13 | 182,148.52 | 208,840.06 | 92,224.54 | 214,000.00 | 265,000.00 | 259,000.00 | - | |
| 01100100 | 41110 | Salaries | 1,296,148.63 | 1,368,805.32 | 1,485,721.10 | 675,816.74 | 1,638,000.00 | 1,646,000.00 | 1,610,000.00 | - | |
| 01101100 | 41113 | Salary - Recreation Instructors | - | - | - | - | 1,000.00 | 4,500.00 | 4,500.00 | - | |
| 01100100 | 41130 | Salary - Elected Officials | 57,000.00 | 57,000.00 | 57,625.00 | 28,500.00 | 57,000.00 | 57,000.00 | 57,000.00 | - | |
| 01100100 | 41140 | Overtime | 1,664.30 | 2,671.61 | 3,405.01 | 1,357.58 | 3,600.00 | 3,500.00 | 7,500.00 | - | |
| **Subtotal** | | | $ 1,741,731.36 | $ 1,832,551.98 | $ 1,993,410.97 | $ 910,474.70 | $ 2,209,600.00 | $ 2,297,500.00 | $ 2,249,400.00 | $ - | 1.80% |
| **Contractual Services** | | | | | | | | | | | |
| 01100100 | 42210 | Telephone | $ 21,548.61 | $ 16,326.95 | $ 18,893.87 | $ 9,462.98 | $ 22,100.00 | $ 20,780.00 | $ 20,800.00 | $ - | |
| 01100100 | 42211 | Natural Gas | 5,291.68 | 1,962.57 | - | - | - | - | - | - | |
| 01100100 | 42225 | Bank Processing Fees | 588.90 | 929.65 | 860.45 | 496.39 | 700.00 | 1,000.00 | 1,000.00 | - | |
| 01100100 | 42228 | Investment Management | 5,428.00 | 5,609.00 | 5,914.00 | 3,064.00 | 6,500.00 | 7,000.00 | 7,000.00 | - | |
| 01100100 | 42230 | Legal Services | 43,322.17 | 48,826.26 | 43,517.39 | 16,065.50 | 50,000.00 | 50,000.00 | 50,000.00 | - | |
| 01100100 | 42231 | Audit Services | 29,368.50 | 31,325.00 | 29,610.00 | 19,999.00 | 33,000.00 | 37,500.00 | 37,500.00 | - | |
| 01100100 | 42234 | Professional Services | 187,476.36 | 134,286.85 | 175,640.58 | 83,687.33 | 178,900.00 | 272,065.00 | 272,100.00 | - | |
| 01100100 | 42242 | Publications | 1,726.91 | 1,661.59 | 541.80 | 541.80 | 2,200.00 | 1,000.00 | 1,000.00 | - | |
| 01100100 | 42243 | Printing & Advertising | 7,766.26 | 4,930.72 | 4,531.94 | 1,801.56 | 6,500.00 | 6,000.00 | 6,000.00 | - | |
| 01100100 | 42245 | Village Communications | 18,862.15 | 20,588.39 | 20,387.53 | 6,838.31 | 24,000.00 | 26,800.00 | 26,800.00 | - | |
| 01100100 | 42260 | Physicals & Screenings | - | - | - | - | - | - | - | - | |
| 01100100 | 42272 | Lease Payments | 13,298.79 | 15,856.08 | 18,368.43 | 9,196.81 | 16,800.00 | 18,400.00 | 18,400.00 | - | |
| 01100100 | 42305 | Municipal Court | 4,410.00 | 4,252.50 | 5,920.50 | 3,192.00 | 6,500.00 | 8,500.00 | 8,500.00 | - | |
| **Subtotal** | | | $ 339,088.33 | $ 286,555.56 | $ 324,186.49 | $ 154,345.68 | $ 347,200.00 | $ 449,045.00 | $ 449,100.00 | $ - | 29.35% |
| **Supplies & Materials** | | | | | | | | | | | |
| 01100100 | 43308 | Office Supplies | $ 6,455.72 | $ 6,244.74 | $ 5,669.89 | $ 1,499.41 | $ 7,500.00 | $ 7,500.00 | $ 7,500.00 | $ - | |
| 01100100 | 43317 | Postage | 7,290.38 | 7,999.92 | 9,027.17 | 8,140.06 | 9,000.00 | 10,000.00 | 10,000.00 | - | |
| 01100100 | 43320 | Tools, Equipment & Supplies | - | 184.99 | 466.73 | - | 500.00 | 500.00 | 500.00 | - | |
| 01100100 | 43332 | Office Furniture & Equipment | 4,555.71 | 28,681.17 | 18,370.41 | 250.00 | 1,000.00 | 1,000.00 | 1,000.00 | - | |
| 01100100 | 43333 | IT Equipment | 12,650.96 | 23,167.75 | 22,726.06 | 16,174.75 | 17,900.00 | 13,800.00 | 13,800.00 | - | |
| 01100100 | 43340 | Fuel | 513.61 | 733.82 | 479.99 | 279.10 | 500.00 | 600.00 | 600.00 | - | |
| **Subtotal** | | | $ 31,466.38 | $ 67,012.39 | $ 56,740.25 | $ 26,343.32 | $ 36,400.00 | $ 33,400.00 | $ 33,400.00 | $ - | -8.24% |
| **Maintenance** | | | | | | | | | | | |
| 01100100 | 44420 | Vehicle Maintenance (S) | $ 824.44 | $ 2,062.36 | $ 1,666.43 | $ 1,972.59 | $ 3,400.00 | $ 2,700.00 | $ 2,700.00 | $ - | |
| 01100100 | 44423 | Building Services (S) | 116,866.50 | 94,432.09 | 148,557.70 | 87,378.83 | 147,000.00 | 159,000.00 | 159,000.00 | - | |
| 01100100 | 44426 | Office Equipment Maintenance | 3,324.71 | 2,806.04 | 2,765.65 | 2,748.45 | 5,300.00 | 5,300.00 | 5,300.00 | - | |
| **Subtotal** | | | $ 121,015.65 | $ 99,300.49 | $ 152,989.78 | $ 92,099.87 | $ 155,700.00 | $ 167,000.00 | $ 167,000.00 | $ - | 7.26% |
| **Capital Expenditures** | | | | | | | | | | | |
| 01100100 | 45590 | Capital Purchase | $ - | $ 76,119.00 | $ - | $ 85,867.50 | $ 119,000.00 | $ - | $ 60,000.00 | $ - | |
| **Subtotal** | | | $ - | $ 76,119.00 | $ - | $ 85,867.50 | $ 119,000.00 | $ - | $ 60,000.00 | $ - | -49.58% |
| **Other Charges** | | | | | | | | | | | |
| 01101100 | 47701 | Recreation Programs | $ 128,687.13 | $ 157,688.46 | $ 154,190.08 | $ - | $ 211,000.00 | $ 224,940.00 | $ 229,500.00 | $ - | |
| 01100100 | 47740 | Travel/Training/Dues | 44,724.35 | 22,541.34 | 31,621.47 | 13,801.22 | 42,500.00 | 36,000.00 | 36,000.00 | - | |
| 01100100 | 47741 | Elected Officials - Expenses | 300.00 | 600.00 | 765.00 | 550.00 | 1,500.00 | 1,500.00 | 1,500.00 | - | |
| 01100100 | 47745 | President's Expenses | 1,049.42 | 2,401.30 | 3,470.58 | 330.48 | 2,500.00 | 3,500.00 | 3,500.00 | - | |
| 01100100 | 47750 | Historic Commission | 1,118.11 | 404.91 | 8,766.31 | 1,691.79 | 3,000.00 | 5,500.00 | 5,500.00 | - | |
| 01100100 | 47760 | Uniforms & Safety Items | 30.00 | 75.00 | 1,771.00 | 337.92 | 1,500.00 | 2,000.00 | 2,000.00 | - | |
| 01100100 | 47765 | Sales Tax Rebate Expense | 12,822.80 | 719,190.60 | 362,788.48 | 60,901.83 | 400,000.00 | 375,000.00 | 375,000.00 | - | |
| 01100600 | 47790 | Interest Expense | 3,179.80 | 4,222.73 | 4,133.99 | 1,490.99 | 4,600.00 | 3,720.00 | 3,800.00 | - | |
| **Subtotal** | | | $ 191,911.61 | $ 907,124.34 | $ 567,506.91 | $ 79,104.23 | $ 666,600.00 | $ 652,160.00 | $ 656,800.00 | $ - | -1.47% |
| | | | | | | | | | | | |
| **General Services Administration Total** | | | **$ 2,425,213.33** | **$ 3,268,663.76** | **$ 3,094,834.40** | **$ 1,348,235.30** | **$ 3,534,500.00** | **$ 3,599,105.00** | **$ 3,615,700.00** | **$ -** | **2.30%** |

(S) indicates those line items that reimburse the Internal Service Funds. Grounds Maintenance is now covered under Building Services.

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 YTD | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget | % Change Y-T-Y |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Personnel** | | | | | | | | | | | |
| 01200200 | 41103 | IMRF | $ 33,130.40 | $ 31,667.10 | $ 32,970.54 | $ 17,181.82 | $ 42,000.00 | $ 43,000.00 | $ 43,000.00 | $ - | |
| 01200200 | 41104 | FICA | 429,095.04 | 447,954.22 | 460,526.91 | 222,592.68 | 495,000.00 | 470,000.00 | 470,000.00 | - | |
| 01200200 | 41105 | Unemployment Tax | 7,775.18 | 9,015.61 | 9,483.22 | 694.44 | 9,800.00 | 9,800.00 | 9,800.00 | - | |
| 01200200 | 41106 | Health Insurance | 748,623.65 | 794,637.24 | 804,320.90 | 401,738.15 | 825,000.00 | 915,000.00 | 940,000.00 | - | |
| 01200200 | 41110 | Salaries | 366,667.73 | 405,773.31 | 396,414.66 | 190,014.28 | 430,000.00 | 425,000.00 | 425,000.00 | - | |
| 01200200 | 41120 | Salary - Sworn Officers | 5,130,258.87 | 5,340,806.24 | 5,451,340.18 | 2,666,234.32 | 6,100,000.00 | 5,900,000.00 | 5,900,000.00 | - | |
| 01200200 | 41122 | Salary - Crossing Guards | 28,050.00 | 28,035.00 | 23,737.50 | 9,542.50 | 40,300.00 | 40,000.00 | 40,000.00 | - | |
| 01200200 | 41140 | Overtime | 287,334.02 | 258,953.47 | 304,922.29 | 166,117.95 | 310,000.00 | 300,000.00 | 300,000.00 | - | |
| 01200200 | 41102 | Pension Contribution Expense | 2,280,000.00 | 2,280,000.00 | 2,280,000.00 | 2,247,660.03 | 2,280,000.00 | 2,560,000.00 | 2,560,000.00 | - | |
| **Subtotal** | | | $ 9,310,934.89 | $ 9,596,842.19 | $ 9,763,716.20 | $ 5,921,776.17 | $ 10,532,100.00 | $ 10,662,800.00 | $ 10,687,800.00 | $ - | 1.48% |
| **Contractual Services** | | | | | | | | | | | |
| 01200200 | 42210 | Telephone | $ 31,636.37 | $ 23,103.67 | $ 26,989.92 | $ 13,684.91 | $ 34,400.00 | $ 36,880.00 | $ 36,900.00 | $ - | |
| 01200200 | 42211 | Natural Gas | - | - | - | - | - | - | - | - | |
| 01200200 | 42212 | Electric | 313.56 | 317.30 | 336.12 | 141.17 | - | - | 400.00 | - | |
| 01200200 | 42215 | Radio Communications | 33,088.20 | 31,954.77 | 33,608.47 | 17,692.00 | 34,800.00 | 57,650.00 | 57,700.00 | - | |
| 01200200 | 42225 | Bank Processing Fees | 1,209.20 | 966.14 | 1,477.69 | 460.80 | 900.00 | 1,600.00 | 1,600.00 | - | |
| 01200200 | 42230 | Legal Services | 100,097.69 | 83,655.28 | 136,960.28 | 41,403.00 | 151,500.00 | 120,000.00 | 120,000.00 | - | |
| 01200200 | 42234 | Professional Services | 67,550.46 | 67,063.18 | 149,253.53 | 51,920.00 | 145,600.00 | 152,729.00 | 152,800.00 | - | |
| 01200200 | 42242 | Publications | - | 69.99 | 148.99 | 109.95 | 500.00 | 500.00 | 500.00 | - | |
| 01200200 | 42243 | Printing & Advertising | 1,771.15 | 2,045.27 | 2,128.14 | 218.78 | 3,200.00 | 2,150.00 | 2,200.00 | - | |
| 01200200 | 42250 | SEECOM | 537,851.92 | 577,518.92 | 566,700.64 | 296,225.74 | 596,000.00 | 605,000.00 | 605,000.00 | - | |
| 01200200 | 42260 | Physical Exams | 903.00 | 992.00 | 2,540.00 | 841.00 | 3,000.00 | 4,800.00 | 4,800.00 | - | |
| 01200200 | 42270 | Equipment Rental | 30.99 | 9,201.84 | 45.96 | 19.34 | 800.00 | 720.00 | 800.00 | - | |
| 01200200 | 42272 | Lease Payments | 10,328.12 | 14,139.67 | 11,491.24 | 5,479.27 | 13,500.00 | 14,200.00 | 14,200.00 | - | |
| **Subtotal** | | | $ 784,780.66 | $ 811,028.03 | $ 931,680.98 | $ 428,195.96 | $ 984,200.00 | $ 996,229.00 | $ 996,900.00 | $ - | 1.29% |
| **Supplies & Materials** | | | | | | | | | | | |
| 01200200 | 43308 | Office Supplies | $ 4,179.30 | $ 11,665.69 | $ 5,539.17 | $ 2,494.10 | $ 6,300.00 | $ 5,300.00 | $ 5,300.00 | $ - | |
| 01200200 | 43309 | Materials | 30,041.89 | 40,161.24 | 29,077.58 | 4,970.27 | 50,000.00 | 22,450.00 | 22,500.00 | - | |
| 01200200 | 43317 | Postage | 2,812.96 | 2,112.14 | 2,435.74 | 1,112.74 | 3,000.00 | 3,000.00 | 3,000.00 | - | |
| 01200200 | 43320 | Tools, Equipment & Supplies | 30,061.11 | 52,097.00 | 12,710.33 | 35,615.09 | 35,500.00 | 27,703.00 | 27,700.00 | - | |
| 01200200 | 43332 | Office Furniture & Equipment | 1,609.98 | 49,571.46 | 51,082.08 | 2,027.05 | 27,100.00 | 2,600.00 | 12,700.00 | - | |
| 01200200 | 43333 | IT Equipment | 83,938.29 | 100,358.02 | 44,833.00 | 27,890.04 | 75,400.00 | 60,192.00 | 60,200.00 | - | |
| 01200200 | 43340 | Fuel (S) | 103,482.42 | 91,492.19 | 77,316.73 | 35,607.12 | 98,000.00 | 89,000.00 | 89,000.00 | - | |
| 01200200 | 43364 | D.A.R.E./Community Programs | 4,423.97 | 11,968.56 | 11,679.63 | 3,658.21 | 17,100.00 | 12,050.00 | 12,100.00 | - | |
| **Subtotal** | | | $ 260,549.92 | $ 359,426.30 | $ 234,674.26 | $ 113,374.62 | $ 312,400.00 | $ 222,295.00 | $ 232,500.00 | $ - | -25.58% |
| **Maintenance** | | | | | | | | | | | |
| 01200200 | 44420 | Vehicle Maintenance (S) | $ 136,743.28 | $ 140,286.62 | $ 146,533.81 | $ 86,657.01 | $ 152,000.00 | $ 167,000.00 | $ 167,000.00 | $ - | |
| 01200200 | 44421 | Equipment Maintenance (S) | 3,557.95 | 3,747.97 | 2,409.87 | 1,102.28 | 23,000.00 | 26,000.00 | 26,000.00 | - | |
| 01200200 | 44422 | Radio Maintenance | 550.00 | 5,674.80 | 211.25 | - | 3,000.00 | 2,000.00 | 2,000.00 | - | |
| 01200200 | 44423 | Building Services (S) | 192,489.93 | 302,265.77 | 324,406.41 | 211,560.47 | 255,000.00 | 271,000.00 | 271,000.00 | - | |
| 01200200 | 44426 | Office Equipment Maintenance | 2,021.91 | 2,280.21 | 3,526.41 | 3,866.98 | 4,000.00 | 4,000.00 | 4,000.00 | - | |
| **Subtotal** | | | $ 335,363.07 | $ 454,255.37 | $ 477,087.75 | $ 303,186.74 | $ 437,000.00 | $ 470,000.00 | $ 470,000.00 | $ - | 7.55% |
| **Capital Expenditures** | | | | | | | | | | | |
| 01200200 | 43335 | Vehicles & Equipment | $ 8,514.00 | $ 20,403.82 | $ 85,034.53 | $ 90,561.16 | $ 101,800.00 | $ - | $ - | $ - | |
| 01200200 | 45590 | Capital Purchase | 344,961.99 | 285,063.09 | 497,521.21 | 62,735.00 | 40,000.00 | 122,000.00 | 122,000.00 | - | |
| 01200200 | 45597 | Capital Lease Payments | - | - | - | - | - | - | - | - | |
| **Subtotal** | | | $ 353,475.99 | $ 305,466.91 | $ 582,555.74 | $ 153,296.16 | $ 141,800.00 | $ 122,000.00 | $ 122,000.00 | $ - | -13.96% |
| **Other Charges** | | | | | | | | | | | |
| 01200200 | 47720 | Board of Police Commissioners | $ 1,260.00 | $ 21,430.84 | $ 6,421.50 | $ 5,237.00 | $ 7,100.00 | $ 26,720.00 | $ 26,800.00 | $ - | |
| 01200200 | 47740 | Travel/Training/Dues | 63,767.01 | 98,018.45 | 69,766.89 | 19,245.05 | 118,600.00 | 106,519.00 | 106,600.00 | - | |
| 01200200 | 47760 | Uniforms & Safety Items | 41,348.39 | 60,093.92 | 57,846.83 | 23,494.81 | 72,800.00 | 85,300.00 | 85,300.00 | - | |
| 01200200 | 47770 | Investigations | 1,497.10 | 1,040.70 | 261.63 | 280.46 | 1,000.00 | 1,000.00 | 1,000.00 | - | |
| 01200600 | 47790 | Interest Expense | 3,234.01 | 5,491.47 | 3,543.48 | 1,456.25 | 3,700.00 | 2,400.00 | 2,400.00 | - | |
| **Subtotal** | | | $ 111,106.51 | $ 186,075.38 | $ 137,840.33 | $ 49,713.57 | $ 203,200.00 | $ 221,939.00 | $ 222,100.00 | $ - | 9.30% |
| | | | | | | | | | | | |
| **Police Total** | | | **$ 11,156,211.04** | **$ 11,713,094.18** | **$ 12,127,555.26** | **$ 6,969,543.22** | **$ 12,610,700.00** | **$ 12,695,263.00** | **$ 12,731,300.00** | **$ -** | **0.96%** |

(S) indicates those line items that reimburse the Internal Service Funds.

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 YTD | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget | % Change Y-T-Y |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Personnel** | | | | | | | | | | | |
| 01300100 | 41103 | IMRF | $ 83,638.02 | $ 69,960.49 | $ 66,998.46 | $ 39,184.65 | $ 92,000.00 | $ 95,000.00 | $ 95,000.00 | $ - | |
| 01300100 | 41104 | FICA | 67,774.02 | 66,205.88 | 62,458.92 | 32,720.57 | 75,000.00 | 73,000.00 | 73,000.00 | - | |
| 01300100 | 41105 | Unemployment Tax | 1,679.48 | 1,780.54 | 1,814.57 | 326.90 | 2,100.00 | 1,800.00 | 2,000.00 | - | |
| 01300100 | 41106 | Health Insurance | 123,185.09 | 162,502.23 | 156,301.64 | 72,261.70 | 165,000.00 | 148,000.00 | 135,000.00 | - | |
| 01300100 | 41110 | Salaries | 891,355.81 | 879,282.77 | 830,958.43 | 432,876.45 | 944,000.00 | 915,000.00 | 920,000.00 | - | |
| 01300100 | 41132 | Salary - Planning/Zoning | 2,000.00 | 2,000.00 | 2,105.00 | 930.00 | 2,000.00 | 2,000.00 | 2,000.00 | - | |
| 01300100 | 41140 | Overtime | 1,919.19 | 1,086.57 | 2,434.38 | 1,468.18 | 2,000.00 | 2,000.00 | 2,000.00 | - | |
| **Subtotal** | | | $ 1,171,551.61 | $ 1,182,818.48 | $ 1,123,071.40 | $ 579,768.45 | $ 1,282,100.00 | $ 1,236,800.00 | $ 1,229,000.00 | $ - | -4.14% |
| **Contractual Services** | | | | | | | | | | | |
| 01300100 | 42210 | Telephone | $ 16,830.92 | $ 13,666.91 | $ 14,515.46 | $ 6,569.62 | $ 15,800.00 | $ 16,330.00 | $ 16,400.00 | $ - | |
| 01300100 | 42211 | Natural Gas | 6,356.12 | 3,829.87 | 3,800.22 | 1,422.17 | 5,000.00 | 4,000.00 | 4,000.00 | - | |
| 01300100 | 42212 | Electric | 4,403.60 | 4,405.75 | 3,431.21 | 1,602.17 | 5,000.00 | 5,000.00 | 5,000.00 | - | |
| 01300100 | 42225 | Bank Processing Fees | 6,655.86 | 7,326.82 | 5,430.73 | 2,342.87 | 7,000.00 | 5,000.00 | 5,000.00 | - | |
| 01300100 | 42230 | Legal Services | 27,760.95 | 37,232.95 | 16,844.96 | 6,820.45 | 30,000.00 | 30,000.00 | 30,000.00 | - | |
| 01300100 | 42234 | Professional Services | 146,333.47 | 310,536.80 | 263,374.27 | 115,906.23 | 290,100.00 | 220,100.00 | 220,100.00 | - | |
| 01300100 | 42242 | Publications | 712.29 | 859.29 | 457.18 | 175.00 | 800.00 | 595.00 | 600.00 | - | |
| 01300100 | 42243 | Printing & Advertising | 1,238.46 | 2,089.69 | 1,667.92 | 589.45 | 3,200.00 | 2,250.00 | 2,300.00 | - | |
| 01300100 | 42260 | Physicals & Screenings | - | - | - | - | - | - | - | - | |
| 01300100 | 42272 | Lease Payments | 24,165.19 | 23,608.90 | 24,725.82 | 12,806.56 | 24,700.00 | 26,100.00 | 26,100.00 | - | |
| **Subtotal** | | | $ 234,456.86 | $ 403,556.98 | $ 334,247.77 | $ 148,234.52 | $ 381,600.00 | $ 309,375.00 | $ 309,500.00 | $ - | -18.89% |
| **Supplies & Materials** | | | | | | | | | | | |
| 01300100 | 43308 | Office Supplies | $ 5,465.89 | $ 3,445.50 | $ 5,295.45 | $ 609.69 | $ 6,700.00 | $ 5,400.00 | $ 5,400.00 | $ - | |
| 01300100 | 43317 | Postage | 551.54 | 786.91 | 1,277.47 | 533.98 | 1,000.00 | 1,500.00 | 1,500.00 | - | |
| 01300100 | 43320 | Tools, Equipment & Supplies | 488.69 | 969.09 | 133.85 | 203.11 | 2,000.00 | 1,000.00 | 1,000.00 | - | |
| 01300100 | 43332 | Office Furniture & Equipment | 2,311.49 | 3,789.90 | 4,701.78 | 3,062.06 | 5,000.00 | 4,000.00 | 4,000.00 | - | |
| 01300100 | 43333 | IT Equipment | 26,888.46 | 18,845.20 | 13,890.19 | 9,100.00 | 9,100.00 | 1,510.00 | 1,600.00 | - | |
| 01300100 | 43340 | Fuel (S) | 5,384.66 | 4,825.06 | 4,029.68 | 2,131.64 | 5,500.00 | 5,500.00 | 5,500.00 | - | |
| 01300100 | 43362 | Public Art | 24,507.14 | 23,567.07 | 23,434.18 | - | - | - | - | - | |
| **Subtotal** | | | $ 65,597.87 | $ 56,228.73 | $ 52,762.60 | $ 15,640.48 | $ 29,300.00 | $ 18,910.00 | $ 19,000.00 | $ - | -35.15% |
| **Maintenance** | | | | | | | | | | | |
| 01300100 | 44420 | Vehicle Maintenance (S) | $ 10,984.04 | $ 5,715.37 | $ 5,396.18 | $ 3,462.20 | $ 8,800.00 | $ 9,000.00 | $ 9,000.00 | $ - | |
| 01300100 | 44423 | Building Services (S) | 40,346.25 | 35,281.24 | 42,504.06 | 31,145.82 | 51,000.00 | 53,000.00 | 53,000.00 | - | |
| 01300100 | 44426 | Office Equipment Maintenance | 1,646.10 | 1,575.15 | 1,681.25 | 597.64 | 2,100.00 | 2,100.00 | 2,100.00 | - | |
| **Subtotal** | | | $ 52,976.39 | $ 42,571.76 | $ 49,581.49 | $ 35,205.66 | $ 61,900.00 | $ 64,100.00 | $ 64,100.00 | $ - | 3.55% |
| **Capital Expenditures** | | | | | | | | | | | |
| 01300100 | 43335 | Vehicles & Equipment | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| 01300100 | 45590 | Capital Purchase | - | - | - | 17,580.00 | - | - | 105,000.00 | - | |
| **Subtotal** | | | $ - | $ - | $ - | $ 17,580.00 | $ - | $ - | $ 105,000.00 | $ - | 0.00% |
| **Other Charges** | | | | | | | | | | | |
| 01300100 | 47710 | Economic Development | $ 14,630.70 | $ 35,822.42 | $ 20,416.67 | $ 19,824.26 | $ 41,400.00 | $ 60,425.00 | $ 60,500.00 | $ - | |
| 01300100 | 47740 | Travel/Training/Dues | 41,891.93 | 25,032.57 | 19,670.08 | 7,146.39 | 31,100.00 | 36,391.55 | 36,400.00 | - | |
| 01300100 | 47760 | Uniforms & Safety Items | 1,694.83 | 3,366.58 | 2,122.92 | 644.49 | 3,000.00 | 2,000.00 | 2,000.00 | - | |
| 01300100 | 47769 | Miscellaneous Expense | - | - | - | - | - | - | - | - | |
| 01300600 | 47790 | Interest Expense | 8,767.98 | 9,880.12 | 7,045.92 | 2,907.02 | 7,600.00 | 4,915.00 | 5,000.00 | - | |
| **Subtotal** | | | $ 66,985.44 | $ 74,101.69 | $ 49,255.59 | $ 30,522.16 | $ 83,100.00 | $ 103,731.55 | $ 103,900.00 | $ - | 25.03% |
| | | | | | | | | | | | |
| **Community Development Total** | | | **$ 1,591,568.17** | **$ 1,759,277.64** | **$ 1,608,918.85** | **$ 826,951.27** | **$ 1,838,000.00** | **$ 1,732,916.55** | **$ 1,830,500.00** | **$ -** | **-0.41%** |
| **Non Budgeted Expenses** | | | | | | | | | | | |
| 01300100 | 47779 | A/R Write-Off Expense | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| **Subtotal** | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 0.00% |
| | | | | | | | | | | | |
| **Community Development Total** | | | **$ 1,591,568.17** | **$ 1,759,277.64** | **$ 1,608,918.85** | **$ 826,951.27** | **$ 1,838,000.00** | **$ 1,732,916.55** | **$ 1,830,500.00** | **$ -** | **-0.41%** |
| | | | | | | | | | | | |
| (S) indicates those line items that reimburse the Internal Service Funds. | | | | | | | | | | | |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 YTD | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget | % Change Y-T-Y |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Personnel** | | | | | | | | | | | |
| 01400300 | 41103 | IMRF | $ 32,733.75 | $ 32,147.43 | $ 41,364.10 | $ 20,575.55 | $ 56,000.00 | $ 55,000.00 | $ 56,000.00 | $ - | |
| 01400300 | 41104 | FICA | 21,652.49 | 31,471.40 | 39,946.26 | 18,555.77 | 43,000.00 | 40,000.00 | 43,000.00 | - | |
| 01400300 | 41105 | Unemployment Tax | 657.28 | 610.44 | 851.61 | 55.78 | 800.00 | 700.00 | 800.00 | - | |
| 01400300 | 41106 | Health Insurance | 32,873.56 | 52,589.18 | 66,231.80 | 25,237.16 | 70,000.00 | 60,000.00 | 75,000.00 | - | |
| 01400300 | 41110 | Salaries | 300,242.41 | 416,278.03 | 528,272.22 | 242,865.47 | 560,000.00 | 495,000.00 | 510,000.00 | - | |
| 01400300 | 41140 | Overtime | 322.33 | 492.84 | 551.92 | 164.41 | 500.00 | 600.00 | 600.00 | - | |
| **Subtotal** | | | $ 388,481.82 | $ 533,589.32 | $ 677,217.91 | $ 307,454.14 | $ 730,300.00 | $ 651,300.00 | $ 685,400.00 | $ - | -6.15% |
| **Contractual Services** | | | | | | | | | | | |
| 01400300 | 42210 | Telephone | $ 7,538.86 | $ 7,138.50 | $ 9,154.02 | $ 3,246.20 | $ 10,500.00 | $ 10,475.71 | $ 10,500.00 | $ - | |
| 01400300 | 42211 | Natural Gas | 9,279.58 | 4,778.64 | - | - | - | - | - | - | |
| 01400300 | 42215 | Radio Communications | 9,241.00 | 6,795.06 | 2,360.95 | 1,577.98 | 3,700.00 | 4,020.00 | 4,100.00 | - | |
| 01400300 | 42230 | Legal Services | 1,202.50 | 9,157.50 | 2,000.00 | 600.00 | 1,200.00 | 2,000.00 | 2,000.00 | - | |
| 01400300 | 42232 | Engineering Services | - | 637.26 | - | - | - | | - | - | |
| 01400300 | 42234 | Professional Services | - | 443.00 | 66.00 | 1,085.98 | - | - | - | - | |
| 01400300 | 42242 | Publications | 437.80 | - | - | - | - | - | - | - | |
| 01400300 | 42243 | Printing & Advertising | 2,862.51 | 1,955.00 | 387.48 | 437.57 | 500.00 | 600.00 | 600.00 | - | |
| 01400300 | 42260 | Physicals & Screenings | - | - | - | - | 300.00 | 300.00 | 300.00 | - | |
| 01400300 | 42270 | Equipment Rental | 198.24 | 252.55 | 359.70 | 24.43 | 700.00 | 700.00 | 700.00 | - | |
| 01400300 | 42272 | Lease Payments | 5,215.05 | 4,869.81 | 7,629.66 | 4,611.07 | 11,300.00 | 11,800.00 | 11,800.00 | - | |
| **Subtotal** | | | $ 35,975.54 | $ 36,027.32 | $ 21,957.81 | $ 11,583.23 | $ 28,200.00 | $ 29,895.71 | $ 30,000.00 | $ - | 6.38% |
| **Supplies & Materials** | | | | | | | | | | | |
| 01400300 | 43308 | Office Supplies | $ 1,020.13 | $ 1,077.89 | $ 1,047.25 | $ 800.00 | $ 900.00 | $ 1,500.00 | $ 1,500.00 | $ - | |
| 01400300 | 43317 | Postage | 547.73 | 784.70 | 518.20 | 99.91 | 1,000.00 | 1,000.00 | 1,000.00 | - | |
| 01400300 | 43320 | Tools, Equipment & Supplies | - | - | - | - | - | 2,000.00 | 2,000.00 | - | |
| 01400300 | 43332 | Office Furniture & Equipment | 7,670.20 | 2,594.83 | 794.03 | - | - | 7,000.00 | 7,000.00 | - | |
| 01400300 | 43333 | IT Equipment | 11,576.03 | 16,390.43 | 14,566.45 | 17,364.63 | 21,900.00 | 12,228.00 | 12,300.00 | - | |
| 01400300 | 43340 | Fuel (S) | 896.99 | 1,407.37 | 1,763.11 | 993.99 | 700.00 | 2,500.00 | 1,400.00 | - | |
| **Subtotal** | | | $ 21,711.08 | $ 22,255.22 | $ 18,689.04 | $ 19,258.53 | $ 24,500.00 | $ 26,228.00 | $ 25,200.00 | $ - | 2.86% |
| **Maintenance** | | | | | | | | | | | |
| 01400300 | 44420 | Vehicle Maintenance (S) | $ 5,251.10 | $ 5,847.22 | $ 5,398.44 | $ 3,448.44 | $ 3,800.00 | $ 6,500.00 | $ 6,000.00 | $ - | |
| 01400300 | 44423 | Building Services (S) | 43,865.97 | 33,731.27 | 38,782.50 | 16,804.90 | 49,000.00 | 49,000.00 | 49,000.00 | - | |
| 01400300 | 44426 | Office Equipment Maintenance | 140.17 | 140.40 | 175.48 | 56.89 | - | 500.00 | 500.00 | - | |
| **Subtotal** | | | $ 49,257.24 | $ 39,718.89 | $ 44,356.42 | $ 20,310.23 | $ 52,800.00 | $ 56,000.00 | $ 55,500.00 | $ - | 5.11% |
| **Capital Expenditures** | | | | | | | | | | | |
| 01400300 | 43335 | Vehicles & Equipment | $ 45,268.00 | $ - | $ 4,594.75 | $ - | $ 10,800.00 | $ - | $ - | $ - | |
| 01400300 | 45590 | Capital Purchase | - | - | - | - | 42,500.00 | - | - | - | |
| **Subtotal** | | | $ 45,268.00 | $ - | $ 4,594.75 | $ - | $ 53,300.00 | $ - | $ - | $ - | -100.00% |
| **Transfers** | | | | | | | | | | | |
| 01400500 | 48099 | Transfer/Debt Service Fund | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| **Subtotal** | | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 0.00% |
| **Other Charges** | | | | | | | | | | | |
| 01400300 | 47740 | Travel, Training & Dues | $ 11,310.17 | $ 11,075.05 | $ 16,257.86 | $ 9,963.72 | $ 16,300.00 | $ 17,000.00 | $ 17,000.00 | $ - | |
| 01400300 | 47760 | Uniforms & Safety Items | 2,243.79 | 1,026.09 | 744.86 | 873.23 | 1,200.00 | 1,500.00 | 1,500.00 | - | |
| 01400600 | 47790 | Interest Expense | 564.32 | 1,202.17 | 1,481.82 | 1,081.74 | 3,400.00 | 2,915.00 | 3,000.00 | - | |
| **Subtotal** | | | $ 14,118.28 | $ 13,303.31 | $ 18,484.54 | $ 11,918.69 | $ 20,900.00 | $ 21,415.00 | $ 21,500.00 | $ - | 2.87% |
| | | | | | | | | | | | |
| **Public Works Administration Total** | | | **$ 554,811.96** | **$ 644,894.06** | **$ 785,300.47** | **$ 370,524.82** | **$ 910,000.00** | **$ 784,838.71** | **$ 817,600.00** | **$ -** | **-10.15%** |
| | | | | | | | | | | | |
| (S) indicates those line items that reimburse the Internal Service Funds. Grounds Maintenance is now covered under Building Services. | | | | | | | | | | | |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 YTD | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget | % Change Y-T-Y |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Personnel** | | | | | | | | | | | |
| 01500300 | 41103 | IMRF | $ 142,427.65 | $ 136,199.71 | $ 144,060.36 | $ 76,640.76 | $ 170,000.00 | $ 183,000.00 | $ 193,000.00 | $ - | |
| 01500300 | 41104 | FICA | 124,601.98 | 127,936.60 | 133,765.72 | 69,304.79 | 142,000.00 | 140,000.00 | 160,000.00 | - | |
| 01500300 | 41105 | Unemployment Tax | 3,662.68 | 3,723.28 | 3,965.31 | 1,004.10 | 4,500.00 | 3,800.00 | 4,200.00 | - | |
| 01500300 | 41106 | Health Insurance | 299,281.74 | 301,720.58 | 322,580.47 | 156,581.15 | 375,000.00 | 405,000.00 | 425,000.00 | - | |
| 01500300 | 41110 | Salaries | 1,614,624.37 | 1,656,114.73 | 1,733,595.18 | 900,321.62 | 1,855,000.00 | 1,820,000.00 | 2,009,000.00 | - | |
| 01500300 | 41140 | Overtime | 64,915.51 | 58,380.82 | 58,929.04 | 19,660.65 | 75,000.00 | 80,000.00 | 80,000.00 | - | |
| **Subtotal** | | | $ 2,249,513.93 | $ 2,284,075.72 | $ 2,396,896.08 | $ 1,223,513.07 | $ 2,621,500.00 | $ 2,631,800.00 | $ 2,871,200.00 | $ - | 9.53% |
| **Contractual Services** | | | | | | | | | | | |
| 01500300 | 42210 | Telephone | $ 22,677.59 | $ 18,974.40 | $ 20,929.90 | $ 8,649.87 | $ 29,000.00 | $ 33,435.71 | $ 33,500.00 | $ - | |
| 01500300 | 42211 | Natural Gas | 213.51 | 89.15 | - | - | - | - | - | - | |
| 01500300 | 42212 | Electric | 212,807.50 | 238,006.54 | 257,146.06 | 113,676.29 | 251,700.00 | 325,000.00 | 325,000.00 | - | |
| 01500300 | 42215 | Radio Communications | 9,241.00 | 6,795.06 | 2,360.95 | 1,577.98 | 3,700.00 | 4,020.00 | 4,100.00 | - | |
| 01500300 | 42230 | Legal Services | 277.50 | 1,711.25 | 1,050.00 | 1,300.00 | 1,500.00 | 1,500.00 | 1,500.00 | - | |
| 01500300 | 42232 | Engineering Services | 2,544.75 | 8,379.04 | 796.25 | 5,800.00 | 7,500.00 | 7,500.00 | 7,500.00 | - | |
| 01500300 | 42234 | Professional Services | 752,437.55 | 890,847.46 | 739,663.51 | 541,293.78 | 692,100.00 | 858,320.00 | 708,400.00 | - | |
| 01500300 | 42243 | Printing & Advertising | 92.91 | 293.33 | 50.00 | 36.88 | 200.00 | 150.00 | 200.00 | - | |
| 01500300 | 42253 | Community Events | 977.52 | 414.99 | 374.99 | - | 1,000.00 | 1,000.00 | 1,000.00 | - | |
| 01500300 | 42260 | Physicals & Screenings | 526.38 | 578.70 | 670.10 | 781.00 | 1,400.00 | 1,400.00 | 1,400.00 | - | |
| 01500300 | 42264 | Snow Removal | 1,532.00 | 1,807.68 | 1,941.24 | 77.09 | 152,000.00 | 162,000.00 | 162,000.00 | - | |
| 01500300 | 42270 | Equipment Rental | 1,750.82 | 718.75 | 184.00 | 2,309.25 | 2,500.00 | 2,500.00 | 2,500.00 | - | |
| 01500300 | 42272 | Principal Lease Payments | 5,306.48 | 6,115.09 | 6,230.50 | 3,121.69 | 6,200.00 | 6,500.00 | 6,500.00 | - | |
| **Subtotal** | | | $ 1,010,385.51 | $ 1,174,731.44 | $ 1,031,397.50 | $ 678,623.83 | $ 1,148,800.00 | $ 1,403,325.71 | $ 1,253,600.00 | $ - | 9.12% |
| **Supplies & Materials** | | | | | | | | | | | |
| 01500300 | 43308 | Office Supplies | $ 89.07 | $ 116.29 | $ - | $ - | $ 300.00 | $ 300.00 | $ 300.00 | $ - | |
| 01500300 | 43309 | Materials | 22,149.36 | 18,418.16 | 167,479.46 | 77,924.55 | 331,100.00 | 353,600.00 | 353,600.00 | - | |
| 01500300 | 43317 | Postage | 187.07 | 142.68 | - | - | 200.00 | 200.00 | 200.00 | - | |
| 01500300 | 43320 | Tools, Equipment & Supplies | 33,955.20 | 36,588.95 | 46,079.51 | 20,437.17 | 45,300.00 | 49,300.00 | 49,300.00 | - | |
| 01500300 | 43332 | Office Furniture & Equipment | 16,744.81 | 317.34 | 2,767.68 | - | - | 7,000.00 | 7,000.00 | - | |
| 01500300 | 43333 | IT Equipment | 17,416.44 | 22,055.64 | 31,606.80 | 17,135.26 | 24,200.00 | 29,066.00 | 27,900.00 | - | |
| 01500300 | 43340 | Fuel (S) | 104,817.24 | 91,219.38 | 71,501.07 | 30,082.42 | 95,000.00 | 77,000.00 | 77,000.00 | - | |
| 01500300 | 43360 | Park Upgrades | 98,755.03 | 64,596.29 | 21,880.00 | 1,420.63 | 200.00 | 1,000.00 | 1,000.00 | - | |
| 01500300 | 43366 | Sign Program | 51,698.36 | 50,700.36 | 50,667.86 | 56,631.45 | 78,900.00 | 60,500.00 | 60,500.00 | - | |
| **Subtotal** | | | $ 345,812.58 | $ 284,155.09 | $ 391,982.38 | $ 203,631.48 | $ 575,200.00 | $ 577,966.00 | $ 576,800.00 | $ - | 0.28% |
| **Maintenance** | | | | | | | | | | | |
| 01500300 | 44402 | Tree Planting | $ 3,627.04 | $ 15,220.53 | $ 12,106.28 | $ 2,552.90 | $ 5,500.00 | $ 16,000.00 | $ 166,000.00 | $ - | |
| 01500300 | 44403 | Tree Trimming & Removal | - | - | - | - | 272,000.00 | 190,000.00 | 190,000.00 | - | |
| 01500300 | 44420 | Vehicle Maintenance (S) | 221,765.16 | 273,860.59 | 263,380.90 | 131,376.37 | 300,000.00 | 317,000.00 | 317,000.00 | - | |
| 01500300 | 44421 | Equipment Maintenance (S) | 186,377.17 | 193,776.73 | 192,405.32 | 100,070.10 | 209,000.00 | 238,000.00 | 238,000.00 | - | |
| 01500300 | 44423 | Building Maintenance (S) | 159,621.36 | 162,379.67 | 192,554.37 | 110,858.45 | 185,000.00 | 195,700.00 | 195,700.00 | - | |
| 01500300 | 44425 | Open Space Maintenance | - | - | - | 98,249.75 | 160,000.00 | 175,000.00 | 175,000.00 | - | |
| 01500300 | 44426 | Office Equipment Maintenance | 820.94 | 779.81 | 371.76 | 292.16 | 600.00 | 1,400.00 | 1,400.00 | - | |
| 01500300 | 44427 | Curb & Sidewalk Program | 9,500.00 | - | - | - | - | - | - | - | |
| 01500300 | 44428 | Street Maintenance | - | - | 9,936.00 | 164,297.36 | 530,000.00 | 540,000.00 | 540,000.00 | - | |
| 01500300 | 44429 | Street Light Maintenance | - | - | 81,369.72 | 103,164.78 | 350,000.00 | 330,000.00 | 330,000.00 | - | |
| 01500300 | 44430 | Traffic Signal Maintenance | 21,629.97 | 24,691.20 | 41,237.96 | 12,352.19 | 34,000.00 | 36,000.00 | 36,000.00 | - | |
| 01500300 | 44431 | Storm Sewer Maintenance | 9,811.47 | 13,000.00 | 13,000.00 | 4,442.25 | 163,000.00 | 143,000.00 | 143,000.00 | - | |
| **Subtotal** | | | $ 613,153.11 | $ 683,708.53 | $ 806,362.31 | $ 727,656.31 | $ 2,209,100.00 | $ 2,182,100.00 | $ 2,332,100.00 | $ - | 5.57% |
| **Capital Expenditures** | | | | | | | | | | | |
| 01500300 | 43335 | Vehicles & Equipment | $ 147,649.46 | $ 56,836.00 | $ 67,730.75 | $ 63,711.27 | $ 130,500.00 | $ - | $ 102,000.00 | $ - | |
| 01500300 | 45590 | Capital Purchase | - | 349,830.10 | 744,276.00 | 269,055.00 | 686,700.00 | - | 1,211,000.00 | - | |
| **Subtotal** | | | $ 147,649.46 | $ 406,666.10 | $ 812,006.75 | $ 332,766.27 | $ 817,200.00 | $ - | $ 1,313,000.00 | $ - | 60.67% |
| **Transfers** | | | | | | | | | | | |
| 01500500 | 48005 | Transfer to Swimming Pool Fund | $ 232,673.71 | $ 297,589.56 | $ 211,682.46 | $ 224,575.00 | $ 248,500.00 | $ 260,000.00 | $ 282,700.00 | | |
| **Subtotal** | | | $ 232,673.71 | $ 297,589.56 | $ 211,682.46 | $ 224,575.00 | $ 248,500.00 | $ 260,000.00 | $ 282,700.00 | $ - | 13.76% |
| **Other Charges** | | | | | | | | | | | |
| 01500300 | 47740 | Travel/Training/Dues | $ 9,979.83 | $ 10,916.27 | $ 23,362.60 | $ 9,527.01 | $ 25,200.00 | $ 37,600.00 | $ 37,600.00 | $ - | |
| 01500300 | 47760 | Uniforms & Safety Items | 14,095.27 | 17,349.81 | 16,068.53 | 14,266.24 | 18,500.00 | 19,200.00 | 19,200.00 | - | |
| 01500600 | 47790 | Interest Lease Expense | 2,268.88 | 2,550.03 | 2,041.14 | 850.01 | 2,400.00 | 1,500.00 | 1,500.00 | - | |
| **Subtotal** | | | $ 26,343.98 | $ 30,816.11 | $ 41,472.27 | $ 24,643.26 | $ 46,100.00 | $ 58,300.00 | $ 58,300.00 | $ - | 26.46% |
| | | | | | | | | | | | |
| **Public Works General Services Total** | | | **$ 4,625,532.28** | **$ 5,161,742.55** | **$ 5,691,799.75** | **$ 3,415,409.22** | **$ 7,666,400.00** | **$ 7,113,491.71** | **$ 8,687,700.00** | **$ -** | **13.32%** |
| | | | | | | | | | | | |
| (S) indicates those line items that reimburse the Internal Service Funds. Grounds Maintenance is now covered under Building Services. | | | | | | | | | | | |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget | % Change Y-T-Y |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 01900100 | 42234 | Professional Services | $ 20,367.40 | $ 174,689.19 | $ 28,912.40 | $ 17,469.00 | $ 30,300.00 | $ 30,700.00 | $ 80,700.00 | $ - | |
| 01900100 | 42236 | Insurance | 654,401.50 | 665,588.93 | 658,987.68 | 637,002.50 | 723,000.00 | 747,600.00 | 747,600.00 | - | |
| 01900100 | 43309 | Materials | - | 3,720.48 | - | - | - | - | - | - | |
| 01900100 | 43333 | Computer Network | 342,781.23 | 398,659.92 | 411,054.89 | 337,380.25 | 489,800.00 | 566,861.60 | 566,900.00 | - | |
| 01900100 | 44445 | Outsourced Building Maintenance | - | - | - | - | - | - | 153,000.00 | - | |
| 01900100 | 45590 | Capital Purchase | 52,352.00 | - | - | 26,564.00 | 291,000.00 | - | 45,000.00 | - | |
| 01900300 | 45593 | Capital Improvement | - | - | - | - | - | - | - | - | |
| 01900100 | 47740 | Travel, Training, & Dues | 1,534.55 | 3,650.64 | 3,824.16 | 1,618.24 | 9,000.00 | 11,500.00 | 11,500.00 | - | |
| 01900500 | 48002 | Transfer to Cemetery Fund | - | 10,756.09 | 198,675.32 | - | 134,800.00 | | | | |
| 01900500 | 48004 | Transfer to Street Imp. Fund | 3,317,607.44 | 5,200,000.00 | 2,325,000.00 | - | 1,000,000.00 | | | | |
| 01900500 | 48006 | Transfer to Park Imp. Fund | 1,162,000.00 | - | - | 1,000,000.00 | 1,800,000.00 | 2,500,000.00 | 2,500,000.00 | | |
| 01900500 | 48026 | Transfer to Nat. Area Imp. Fund | 1,325,000.00 | - | 385,000.00 | - | - | | | | |
| **Multidepartmental Total** | | | **$ 6,876,044.12** | **$ 6,457,065.25** | **$ 4,011,454.45** | **$ 2,020,033.99** | **$ 4,477,900.00** | **$ 3,856,661.60** | **$ 4,104,700.00** | **$ -** | **-8.33%** |
| **Non Budgeted Expense** | | | | | | | | | | | |
| 01900100 | 47768 | Write-Off Expense | $ - | $ 44.04 | | $ - | $ - | $ - | $ - | $ - | |
| **Multidepartmental Total (Audited)** | | | **$ 6,876,044.12** | **$ 6,457,109.29** | **$ 4,011,454.45** | **$ 2,020,033.99** | **$ 4,477,900.00** | **$ 3,856,661.60** | **$ 4,104,700.00** | **$ -** | |

# VILLAGE OF ALGONQUIN

*GENERAL SERVICES ADMINISTRATION*

**– M E M O R A N D U M –**

DATE: March 2, 2026

TO: Tim Schloneger, Village Manager

FROM: Michael Kumbera, Deputy Village Manager/Chief Financial Officer

SUBJECT: *Proposed Budget - 2026/2027 Other Funds*

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Attached are the proposed budgets for the following funds, which will complete the Fiscal Year 2026-2027 Budget review:

1. Development Fund
2. Village Construction Fund
3. Downtown TIF Fund
4. Longmeadow and Randall TIF Fund
5. Police Pension Fund
6. Debt Service Fund

## Development Fund

This Development Fund manages finances for Hotel Tax and Cul-de-Sac categories, as described below:

**Hotel Tax** revenues are generated through hotel room billing taxes per the municipal ordinance. The revenue budget anticipates $105,000 in hotel tax receipts and $4,000 in investment income. Expenditures are budgeted at $66,000, including $16,000 for regional marketing and $50,000 for transfer to the General Fund. Any Hotel Tax surplus will be applied to the fund balance.

**Cul-de-Sac** revenues of $1,000 are interest only due to the limited new subdivision development with cul-de-sacs in the village. Expenditures of $50,000 are for contracted snow plowing services in certain cul-de-sacs. The proposed level of expense reflects continued service, including an additional pass by the contractor during the snow event and after snow has ceased.

Due to expenditures outpacing revenues (lower development rate and increased level of service), this fund cannot be sustained over the long-term and service delivery will require a different source of revenue (new or existing) in the coming year. As of January 31, 2026, the Cul-de-Sac Fund had a cash balance of $69,873.

## Village Construction Fund

The Village Construction Fund accounts for the construction costs of municipal buildings other than those used for waterworks and wastewater utilities. With ongoing development,

donations are budgeted at $2,000 from municipal facility fees, and an additional $1,000 is anticipated from interest income.

There are no planned expenditures for FY 26/27.

## Downtown TIF Fund

In the fall of 2014, the Village established a tax increment financing (TIF) district to support redevelopment in downtown Algonquin. The Downtown TIF Fund is designated to track income and spending within the redevelopment area. Revenues are projected conservatively, with $1,730,000 in real estate tax revenues and $6,000 from interest income.

Proposed expenditures are budgeted at $238,400. Expenditure details for redevelopment efforts are recorded in the relevant financing fund. At year-end, a journal entry will be made to allocate these expenses to the Downtown TIF Fund. The FY 26/27 budget reflects a $1,450,000 advancement for redevelopment activities from the Street Improvement Fund. Additionally, the Village must distribute a surplus payment to all taxing bodies of eight (8) percent beginning during the year, according to an intergovernmental agreement between the Village and School District 300 (2014-R-33).

## Longmeadow and Randall TIF Fund

In 2021, the Village established the Longmeadow and Randall TIF District (Ordinance 2021-O-41) to encourage development in the Algonquin Corporate Campus with NorthPoint Development. Projected revenues for FY 26/27 include $1,824,000 in real estate taxes and $1,000 in interest income. Per the redevelopment agreement (2021-O-42, et al.) and an intergovernmental agreement (2021-R-87), 60% of the real estate tax increment is allocated to NorthPoint Development for eligible project cost reimbursement, while 40% is declared surplus and distributed to all taxing bodies. Accordingly, the FY 26/27 budget includes $1,095,000 for reimbursement and $730,000 for surplus distribution.

## Police Pension Fund

Budgeted revenues for the Police Pension Fund total $7,689,600, including employee contributions of $560,000, investment income of $4,569,600, and employer contributions of $2,560,000, which is higher than recommended by an independent actuarial valuation.

The fund’s budgeted expenses total $2,873,400. Many of these expenses include retiree benefits/employee contribution refunds, which total $2,781,000. There are currently four (4) annuitants on disability and 28 on retirement, an increase of four (4) from last year.

Additionally, administrative expenses for the Police Pension Fund are budgeted at $92,400.

In 2020, the **Illinois Police Officers’ Pension Investment Fund** (IPOPIF) was established under Public Act 101-0610 to consolidate and manage the pension assets of Illinois' suburban and downstate police pension funds, aiming to streamline investments and cut administrative costs. Funds from Algonquin's Police Pension Fund were transferred to the IPOPIF in June 2022.

## Debt Service Fund

In 2024, the Village issued General Obligation Bonds to fund the construction of Towne Park, Presidential Park, and road improvements in the Willoughby Farms Park Subdivision. Revenues include $1,710,200 in transfers from the Street Improvement Fund and Park Improvement Fund. Expenditures include $1,000,000 for bond principal, $709,750 for bond interest, and $500 in bond fees. The bonds will mature in December 2036.

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|
| **Taxes** | | | | | | | | |
| 16000500 | 31496 | Hotel Tax Receipts | $ 79,076.87 | $ 90,696.79 | $ 107,423.06 | $ 66,266.22 | $ 100,000.00 | $ 105,000.00 |
| **Subtotal** | | | $ 79,076.87 | $ 90,696.79 | $ 107,423.06 | $ 66,266.22 | $ 100,000.00 | $ 105,000.00 |
| **Investment Income** | | | | | | | | |
| 16000500 | 36001 | Interest | $ - | $ - | $ - | $ 49.11 | $ - | $ - |
| 16000500 | 36015 | Interest - Cul de Sac | 5,043.11 | 6,618.28 | 4,469.94 | 1,666.73 | 2,000.00 | 1,000.00 |
| 16000500 | 36016 | Interest - Hotel Tax | 4,272.66 | 9,654.51 | 10,233.71 | 3,115.04 | 8,000.00 | 4,000.00 |
| **Subtotal** | | | $ 9,315.77 | $ 16,272.79 | $ 14,703.65 | $ 4,830.88 | $ 10,000.00 | $ 5,000.00 |
| | | | | | | | | |
| **Development Fund Total** | | | **$ 88,392.64** | **$ 106,969.58** | **$ 122,126.71** | **$ 71,097.10** | **$ 110,000.00** | **$ 110,000.00** |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|---|---|
| **Cul de Sac** | | | | | | | | | | |
| 16230300 | 42264 | Snow Removal | $ 63,182.31 | $ 54,231.50 | $ 22,343.28 | $ - | $ 70,000.00 | $ 50,000.00 | $ 50,000.00 | |
| **Subtotal** | | | $ 63,182.31 | $ 54,231.50 | $ 22,343.28 | $ - | $ 70,000.00 | $ 50,000.00 | $ 50,000.00 | $ - |
| **Hotel Tax** | | | | | | | | | | |
| 16260100 | 42252 | Regional/Marketing | $ 15,850.64 | $ 15,239.78 | $ 13,908.38 | $ 13,034.00 | $ 16,000.00 | $ 16,000.00 | $ 16,000.00 | |
| 16260100 | 47710 | Economic Development | - | - | - | - | - | - | - | |
| 16260500 | 48001 | Transfer to General Fund | 30,000.00 | 35,000.00 | 35,000.00 | - | 45,000.00 | 50,000.00 | 50,000.00 | |
| 16230500 | 48004 | Transfer to Street Improvement | - | - | - | - | - | - | - | |
| **Subtotal** | | | $ 45,850.64 | $ 50,239.78 | $ 48,908.38 | $ 13,034.00 | $ 61,000.00 | $ 66,000.00 | $ 66,000.00 | $ - |
| | | | | | | | | | | |
| **Development Fund Total** | | | **$ 109,032.95** | **$ 104,471.28** | **$ 71,251.66** | **$ 13,034.00** | **$ 131,000.00** | **$ 116,000.00** | **$ 116,000.00** | **$ -** |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|
| 24000500 | 36001 | Interest | $ 3.51 | $ 1.28 | $ - | $ 2,000.00 | $ - | $ - |
| 24000500 | 36020 | Interest - Investment Pools | 682.12 | 1,550.05 | - | 592.22 | 1,000.00 | 1,000.00 |
| 24000100 | 33050 | Donations - Capital - Gen. Gov. | 1,300.00 | 35,500.00 | 37,000.00 | 523.15 | 15,000.00 | 2,000.00 |
| **Village Construction Fund Total** | | | **$ 1,985.63** | **$ 37,051.33** | **$ 37,000.00** | **$ 3,115.37** | **$ 16,000.00** | **$ 3,000.00** |

# Village Construction Fund

## Expenditures

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|---|---|
| 24900300 | 42234 | Professional Services | $ - | $ 22,408.99 | $ - | $ - | $ - | $ - | $ - | $ - |
| 24900100 | 43332 | Office Furniture & Equipment | - | - | - | - | - | - | - | - |
| 24900100 | 43335 | Vehicles & Equipment | - | - | - | - | - | - | - | - |
| 24900300 | 44445 | Outsourced Building Maint. | - | 48,200.00 | - | - | - | - | - | - |
| 24900300 | 45593 | Capital Improvements | - | - | - | - | - | - | - | - |
| **Village Construction Fund Total** | | | **$ -** | **$ 70,608.99** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** |
| Note: Restricted reserves are used for budgeted expenditures. | | | | | | | | | | |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|
| 32000100 | 33050 | Donations-Capital-General Govt. | $ - | $ - | $ - | $ - | $ - | $ - |
| 32000500 | 31565 | Real Estate Tax Downtown TIF | 877,578.19 | 1,013,653.98 | 1,278,206.47 | 1,481,489.53 | 1,570,000.00 | 1,730,000.00 |
| 32000500 | 36001 | Interest | 12,420.56 | 40,189.70 | 37,119.44 | 9,463.34 | 10,000.00 | 6,000.00 |
| **Downtown TIF Fund Total** | | | **$ 889,998.75** | **$ 1,053,843.68** | **$ 1,315,325.91** | **$ 1,490,952.87** | **$ 1,580,000.00** | **$ 1,736,000.00** |

# Downtown TIF Fund

## Expenditures

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|---|---|
| 32900100 | 42230 | Legal Services | $ 185.00 | $ - | $ - | $ - | $ - | $ - | $ - | |
| 32900100 | 42232 | Engineering/Design Services | 60,828.86 | 78,407.12 | - | - | 150,000.00 | 75,000.00 | 75,000.00 | |
| 32900100 | 42234 | Professional Services | - | - | - | - | - | - | - | |
| 32900100 | 43317 | Postage | - | - | - | - | - | - | - | |
| 32900100 | 43370 | Infrastructure Maintenance | - | - | - | - | - | - | - | |
| 32900100 | 45593 | Capital Improvements | 5,912,929.44 | 3,765,919.07 | 6,094,627.32 | - | 500,000.00 | - | - | |
| 32900100 | 45595 | Land Acquisition | 52,011.25 | 290,457.06 | - | - | - | 25,000.00 | 25,000.00 | |
| 32900100 | 47716 | TIF Surplus Distribution | - | - | - | - | 126,000.00 | 138,400.00 | 138,400.00 | |
| 32900100 | 48001 | Transfer to General Fund | - | - | - | - | - | - | - | |
| **Downtown TIF Fund Total** | | | **$ 6,025,954.55** | **$ 4,134,783.25** | **$ 6,094,627.32** | **$ -** | **$ 1,210,000.00** | **$ 238,400.00** | **$ 238,400.00** | **$ -** |
| **Balance Sheet Adjustement** | | | | | | | | | | |
| 32 | 25400 | Advance From Street Impr. | $ 3,150,000.00 | $ - | | | $ 1,700,000.00 | $ 1,450,000.00 | $ 1,450,000.00 | |
| **Downtown TIF Fund Total** | | | **$ 9,175,954.55** | **$ 4,134,783.25** | **$ 6,094,627.32** | **$ -** | **$ 2,910,000.00** | **$ 1,688,400.00** | **$ 1,688,400.00** | **$ -** |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|
| 33000100 | 33050 | Donations-Capital-General Govt. | $ - | $ - | $ - | $ - | $ - | $ - |
| 33000500 | 31567 | Real Estate Tax NorthPoint TIF | - | - | 677,287.81 | 1,104,224.96 | 1,150,000.00 | 1,824,000.00 |
| 33000500 | 36001 | Interest | - | - | 5,239.88 | 117.83 | 1,000.00 | 1,000.00 |
| **Longmeadow and Randall TIF Fund Total** | | | **$ -** | **$ -** | **$ 682,527.69** | **$ 1,104,342.79** | **$ 1,151,000.00** | **$ 1,825,000.00** |

# Longmeadow and Randall TIF Fund

## Expenditures

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|---|---|
| 33900100 | 47715 | Redevelopment Agreement | $ - | $ - | $ 405,279.20 | $ - | $ 690,000.00 | $ 1,095,000.00 | $ 1,095,000.00 | |
| 33900100 | 47716 | TIF Surplus Distribution | - | - | 270,324.22 | - | 460,000.00 | 730,000.00 | 730,000.00 | |
| **Village Construction Fund Total** | | | **$ -** | **$ -** | **$ 675,603.42** | **$ -** | **$ 1,150,000.00** | **$ 1,825,000.00** | **$ 1,825,000.00** | **$ -** |
| | | | | | | | | | | |
| Note: Restricted reserves are used for budgeted expenditures. | | | | | | | | | | |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| 53 | 37010 | Employee Contributions | $ 501,104.75 | $ 522,811.74 | $ 523,474.56 | $ 216,798.79 | $ 555,000.00 | $ 560,000.00 |
| 53 | 36000 | Investment Income Total | 423,618.57 | 4,308,663.54 | 4,811,506.47 | 6,910,593.27 | 4,020,000.00 | 4,569,600.00 |
| 53 | 37020 | Employer Contributions | 2,280,000.00 | 2,280,000.00 | 2,280,000.00 | 2,208,765.45 | 2,280,000.00 | 2,560,000.00 |
| 53 | 37030 | Prior Year Contributions | 41,681.91 | - | 36,452.22 | - | - | - |
| 53 | 37031 | Other Member Revenue | 7,120.39 | - | 52,089.16 | - | - | - |
| 53 | 37032 | Interest from Members | 34,093.10 | - | - | - | - | - |
| 53 | 37900 | Miscellaneous Revenue | 156.52 | 107.39 | 393.26 | 5,972.50 | - | - |
| | | | | | | | | |
| **Police Pension Fund Total** | | | **$ 3,287,775.24** | **$ 7,111,582.67** | **$ 7,703,915.67** | **$ 9,342,130.01** | **$ 6,855,000.00** | **$ 7,689,600.00** |

# Police Pension Fund

## Expenses

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |
| 53900000 | 41195 | Benefits & Refunds | $ 1,626,242.62 | $ 1,803,232.30 | $ 2,352,629.38 | $ 1,111,957.07 | $ 2,550,000.00 | $ 2,781,000.00 | $ 2,781,000.00 | |
| 53900000 | 42200 | Administration | 77,101.98 | 53,603.21 | 59,509.98 | 34,098.03 | 73,500.00 | 92,400.00 | 92,400.00 | |
| | | | | | | | | | | |
| **Police Pension Fund Total** | | | **$ 1,837,175.63** | **$ 1,703,344.60** | **$ 2,412,139.36** | **$ 1,146,055.10** | **$ 2,623,500.00** | **$ 2,873,400.00** | **$ 2,873,400.00** | **$ -** |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| 99000500 | 36001 | Interest | $ - | $ - | $ - | $ - | $ - | $ 5,000.00 |
| 99000500 | 38004 | Transfer from Street Imp. Fund | - | - | 229,359.34 | - | 536,980.00 | 537,000.00 |
| 99000500 | 38006 | Transfer from Park Imp. Fund | - | - | 501,084.41 | - | 1,173,120.00 | 1,173,200.00 |
| | | | | | | | | |
| **Debt Service Fund Total** | | | **$ -** | **$ -** | **$ 730,443.75** | **$ -** | **$ 1,710,100.00** | **$ 1,715,200.00** |

| | | | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 Actual | FY 25/26 Q2 | FY 25/26 Budget | FY 26/27 Dept. | FY 26/27 Manager | FY 26/27 Budget |
|---|---|---|---|---|---|---|---|---|---|---|
| 99900100 | 46680 | Bond Principal | $ - | $ - | $ - | $ - | $ 610,000.00 | 1,000,000.00 | 1,000,000.00 | |
| 99900600 | 46681 | Bond Interest | - | - | - | - | 1,100,100.00 | 709,750.00 | 709,750.00 | |
| 99900600 | 46682 | Bond Fees | - | - | - | - | 500.00 | 500.00 | 500.00 | |
| **Debt Service Fund Total** | | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 1,710,600.00** | **$ 1,710,250.00** | **$ 1,710,250.00** | **$ -** |
| | | | | | | | | | | |
| Note: Debt service on Series 2024 | | | | | | | | | | |

# VILLAGE OF ALGONQUIN

*GENERAL SERVICES ADMINISTRATION*

**– M E M O R A N D U M –**

DATE: March 5, 2026

TO: Tim Schloneger, Village Manager

FROM: Michael Kumbera, Deputy Village Manager/Chief Financial Officer

SUBJECT: *Merit Compensation Plan for FY 26/27*

---

In accordance with Section 2.3.2 of the Village Personnel Policy Manual, staff is presenting proposed updates to the Merit Compensation Plan for the upcoming fiscal year for the Board's consideration and approval.

The Merit Compensation Plan establishes salary ranges for each position classification. Approval of these ranges does not authorize individual pay adjustments; rather, it establishes the framework for compensation decisions through the annual budget and performance evaluation processes.

As part of this annual review, staff evaluated the compensation structure to ensure ranges remain externally competitive, internally consistent, and aligned with the Village's compensation philosophy. The proposed updates maintain appropriate relationships between classifications while refining the ranges to reflect current conditions. The following two changes are reflected in this year's Merit Compensation Plan:

- Add Permit Technician (Grade 5) position for Community Development.
- Add Utility Billing Manager (Grade 7) position for General Services Administration.

**Recommendation**

Staff recommends approval of the FY 26/27 Merit Compensation Plan as presented. Please feel free to contact staff with any questions or for additional information regarding the proposed updates.

## Existing Merit Compensation Plan - FY26

| | | MONTHLY WAGES | | |
|---|---|---|---|---|
| **GRADE** | **JOB CLASSIFICATION** | **MIN** | **CONTROL** | **MAX** |
| 1 | Office Clerk I - Receptionist I - Custodian | $4,148.05 | $4,898.86 | $5,649.67 |
| 2 | Receptionist II - Account Clerk | $4,397.53 | $5,186.50 | $5,975.47 |
| 3 | Account Clerk I - Permit Clerk | $4,678.54 | $5,509.64 | $6,340.75 |
| 4 | Account Clerk II - Social Worker Advocate | $4,972.49 | $5,847.76 | $6,723.04 |
| 5 | Administrative Specialist I - Account Clerk III | $5,247.06 | $6,163.45 | $7,079.83 |
| 6 | Property Maintenance Inspector - Administrative Specialist II - Utility Billing Coordinator - Accounts Payable Specialist | $5,552.10 | $6,513.52 | $7,474.95 |
| 7 | Administrative Assistant - Recreation Manager - Engineer Technician | $5,876.00 | $6,886.30 | $7,896.60 |
| 8 | Planner - Management Analyst - Human Resources Generalist - Innovation Analyst - Executive Assistant/Deputy Clerk - Laboratory Technician - Engineer I | $6,308.22 | $7,383.93 | $8,459.63 |
| 9 | Building Inspector - Accountant - Asst. Innovation Coordinator - Innovation and Technology Officer I | $6,837.08 | $8,123.23 | $9,409.38 |
| 10 | Plumbing Inspector - Electrical Inspector - Senior Accountant - Innovation Coordinator | $7,353.33 | $8,586.34 | $9,819.35 |
| 11 | Asst. to the Village Manager - Asst. Bldg. Commissioner - PW Supervisor - Recreation Superintendent - Senior Planner - Accounting Manager - Assistant Innovation Officer - Engineer II | $8,197.41 | $9,517.12 | $10,836.82 |
| 12 | Chief Utility Operator - Chief Ecologist/Horticulturist | $8,756.64 | $10,290.98 | $11,825.31 |
| 13 | PW Superintendent - Police Sergeant - Recreation Director - Community Development Deputy Director | $9,428.61 | $11,189.69 | $12,950.76 |
| 14 | Assistant PW Director - Building Commissioner - Deputy Chief Financial Officer | $9,974.15 | $11,682.62 | $13,391.10 |
| 15 | Human Resources Director - Deputy Police Chief - Engineer III/Capital Projects Manager | $10,693.45 | $12,587.05 | $14,480.65 |
| 16 | Chief Innovation Officer - Assistant Village Manager - Community Development Director - Deputy Director/Village Engineer | $11,492.46 | $13,405.05 | $15,317.63 |
| 17 | Deputy Village Manager/Chief Financial Officer - Police Chief - Deputy Village Manager/Public Works Director | $12,257.31 | $14,577.12 | $16,896.93 |

## Proposed Merit Compensation Plan - FY27

| | | MONTHLY WAGES | | |
|---|---|---|---|---|
| GRADE | JOB CLASSIFICATION | MIN | CONTROL | MAX |
| 1 | Office Clerk I - Receptionist I - Custodian | $4,189.53 | $4,976.10 | $5,762.67 |
| 2 | Receptionist II - Account Clerk | $4,441.51 | $5,268.24 | $6,094.97 |
| 3 | Account Clerk I - Permit Clerk | $4,725.33 | $5,596.44 | $6,467.56 |
| 4 | Account Clerk II - Social Worker Advocate | $5,022.21 | $5,939.86 | $6,857.50 |
| 5 | Administrative Specialist I - Account Clerk III - **Permit Technician** | $5,299.53 | $6,260.48 | $7,221.43 |
| 6 | Property Maintenance Inspector - Administrative Specialist II - Utility Billing Coordinator - Accounts Payable Specialist | $5,607.62 | $6,616.03 | $7,624.45 |
| 7 | Administrative Assistant - Recreation Manager - Engineer Technician - **Utility Billing Manager** | $5,934.76 | $6,994.64 | $8,054.53 |
| 8 | Planner - Management Analyst - Human Resources Generalist - Innovation Analyst - Executive Assistant/Deputy Clerk - Laboratory Technician - Engineer I | $6,371.31 | $7,500.06 | $8,628.82 |
| 9 | Building Inspector - Accountant - Asst. Innovation Coordinator - Innovation and Technology Officer I | $6,905.45 | $8,251.51 | $9,597.57 |
| 10 | Plumbing Inspector - Electrical Inspector - Senior Accountant - Innovation Coordinator | $7,426.86 | $8,798.88 | $10,170.89 |
| 11 | Asst. to the Village Manager - Asst. Bldg. Commissioner - PW Supervisor - Recreation Superintendent - Senior Planner - Accounting Manager - Assistant Innovation Officer - Engineer II | $8,279.39 | $9,806.81 | $11,334.23 |
| 12 | Chief Utility Operator - Chief Ecologist/Horticulturist | $8,844.21 | $10,525.74 | $12,207.27 |
| 13 | PW Superintendent - Police Sergeant - Recreation Director - Community Development Deputy Director | $9,522.90 | $11,398.71 | $13,328.92 |
| 14 | Assistant PW Director - Building Commissioner - Deputy Chief Financial Officer | $10,073.89 | $12,042.50 | $14,011.10 |
| 15 | Human Resources Director - Deputy Police Chief - Engineer III/Capital Projects Manager | $10,800.38 | $12,906.24 | $15,012.09 |
| 16 | Chief Innovation Officer - Assistant Village Manager - Community Development Director - Deputy Director/Village Engineer | $11,607.39 | $13,873.02 | $16,138.66 |
| 17 | Deputy Village Manager/Chief Financial Officer - Police Chief - Deputy Village Manager/Public Works Director | $12,379.89 | $14,849.62 | $17,319.35 |

# VILLAGE OF ALGONQUIN

*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 10, 2026

TO: Tim Schloneger, Village Manager

FROM: Cliff Ganek, Deputy Director of Public Works/Village Engineer

SUBJECT: Recommendation to Approve an In-House Engineering Contract Extension with Christopher B. Burke Engineering, Ltd. for FY2026-27

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The Public Works Department has been utilizing engineering staff from Christopher B. Burke Engineering Ltd. (CBBEL) since June 2019 due to the increase in project management workload. Since that time, the Capital Budget and the number of projects have increased significantly. Engineering staff continues to manage a substantial number of capital projects annually, consistent with recent fiscal years, and more than double the workload from 2019.

During FY2026/27 budget discussions, funds were allocated in the Water and Sewer Improvement and Street Improvement capital funds to continue utilizing CBBEL staff during this fiscal year; $54,000 in each Capital account for a total of $108,000. This represents an increase from last fiscal year's total of $100,000.

CBBEL has maintained an hourly billing rate of $120 per hour for the past three fiscal years despite ongoing inflationary pressures. For FY2026/27, the hourly rate will increase to $130 per hour, an 8% increase. This adjustment is well below the cumulative average rate increases experienced over the past three years and remains an extremely favorable rate when compared to typical outside consultant engineering service rates.

Staff has been very satisfied with the quality and responsiveness of the services provided by CBBEL. Their team continues to be a valuable extension of the Public Works Department and other Village departments.

Therefore, we recommend that the attached Task Order Amendment be moved forward by the Committee of the Whole to the Village Board for In-House Engineering Services with CBBEL in the amount of $108,000 for FY2026–2027, beginning May 1, 2026.

In-house Engineering Services
Revised August 6, 2019
Amendment 1 November 18, 2019
Amendment 2 May 13, 2020
Amendment 3 May 26, 2021
Amendment 4 April 19, 2022
Amendment 5 March 28, 2023
Amendment 6, April 1, 2024
Amendment 7, October 24, 2025

**Consulting Engineering**
**Master Agreement Work Order Form**

## I. Incorporation of Master Agreement

All terms and conditions contained within the Village Engineer Master Agreement executed between the parties shall be applicable to the work to be performed under this Work Order and shall be deemed to be fully incorporated as if fully set forth herein.

## II. Project Understanding

### A. General Understanding/Assumptions

CBBEL understands that the Village is looking to supplement their current in-house Public Works staff by utilizing the services of an outside consulting firm. We understand that the Village wishes to extend the existing agreement until April 30, 2027.

## III. Scope of Services

### A. Engineering Services

CBBEL will provide General Engineering Assistance as directed by Public Works Staff.
Contract Engineering (In-house Engineering)
$ 54,000 - Water/Sewer Capital
$ 54,000 - Street Capital

## IV. Staff-Hour & Fee Summary

We will bill you on a time and materials basis at the rate of $130 per hour for a not-to-exceed fee of $108,000.

VILLAGE OF ALGONQUIN

Accepted by: _____

Title: _____

Date: _____

CHRISTOPHER B. BURKE ENGINEERING, LTD.

Accepted by:

Title: President

Date: 10/24/2025

N:\PROPOSALS\ADMIN\2025\Algonquin In-House Engineering Services Amendment 7.102725.docx

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

**– M E M O R A N D U M –**

DATE: March 10, 2026

TO: Tim Schloneger, Village Manager

FROM: Cliff Ganek, P.E., Village Engineer

SUBJECT: Request for Approval for the Souwanas Trail and Schuett Street Improvements Change Order Number 1

---

The purpose of this memo is to request approval of Change Order No. 1 for the Souwanas Trail and Schuett Street Improvements project. The original contract amount for this project was $8,448,000. Change Order No. 1 reflects an increase of $63,615.06, resulting in a final contract amount of $8,511,615.06.

This project was competitively bid through the State of Illinois and was awarded $1.5 million in federal funding through the Surface Transportation Program (STP). Construction took place between June 2023 and September 2024.

Following completion of the physical work, project closeout was significantly delayed due to a claim submitted by the General Contractor, Benchmark Construction. The claim pertained to compensation for temporary patching over deep sanitary sewer trenches and storm sewer crossings to make the road safe throughout the winter months. Benchmark's original claim requested an additional $130,938.

Over the course of multiple meetings involving Benchmark Construction, Village staff, and the Illinois Department of Transportation (IDOT), the matter was reviewed and evaluated. Despite staff's best efforts arguing against the claim, IDOT ultimately determined that a settlement amount of $97,400 was appropriate. This determination resulted in the net contract increase summarized in this memo.

The total contract overage represents less than 1% of the original awarded contract amount and is well within the range of expected adjustments for a project of this size and complexity. Staff recommends approval of Change Order No. 1 and requests that the Committee of the Whole forward this item to the Village Board for final approval.

## Acceptance and Release

Benchmark Construction, Inc. hereby accepts the offer of settlement of its claim and in consideration of the payment of the sum of $ 97,400.00 , in accordance with the payment provisions of the contract, does hereby release and discharge the State of Illinois from any and all claims, demands, damages, actions and causes of action whatsoever arising from contract 61H80, including such as have arisen on account of or which have grown out of its claim filed with the Department of Transportation.

In accepting this settlement, Benchmark Construction, Inc., and their attorneys, agents and representatives, agree that the terms and conditions of this agreement and any terms discussed in settlement negotiations shall remain confidential, may not be filed in any court, and may not be disclosed to any person except as necessary to enforce the terms of this agreement or as expressly required by law. The parties agree that this confidentiality provision is a material term of this agreement, that damages for breach are uncertain and not easily quantifiable, and that therefore, liquidated damages in the amount of $10,000.00 shall be paid for any improper disclosure.

Dated: 12/22/25 By: _____

Title: President

Attest: _____

## Refusal

Benchmark Construction, Inc. hereby refuses the offer to settle its claim.

Dated: _____ By: _____

Title: _____

Attest: _____

# 2023 - R - 44

A Resolution for approving an Amendment to the Intergovernmental Agreement with the State of Illinois and the Village of Algonquin Appropriating Funds for the Souwanas Trail, Oceola Drive, and Schuett Street Improvements

Section No. 17-00092-00-PV

Job No. C-91-098-22

Project No. 9132(817)

**WHEREAS**, the Village of Algonquin is proposing to improve Souwanas Trail, a portion of Oceola Drive and Schuett Street generally consisting of modified pavement reconstruction, storm sewers, sidewalks, curb & gutter, non-participating watermain and non-participating sanitary sewers.

**WHEREAS**, the above state improvement will necessitate the use of funding provided through the Illinois Department of Transportation (IDOT); and signee

**WHEREAS**, the use of these funds requires a joint funding agreement (hereinafter "AGREEMENT") with IDOT; and

**WHEREAS**, the improvement requires matching funds; and

**NOW, THEREFORE**, be it resolved by the Village of Algonquin:

**Section 1**: The Village of Algonquin hereby appropriates $6,948,000.00 or as much as may be needed to match the required funding to complete the proposed improvement known as MFT Section Number 17-0092-00-PV and furthermore agree to pass a supplemental resolution if necessary to appropriate additional funds for completion of the project.

**Section 2**: The Village of Algonquin is hereby authorized to execute an AGREEMENT with IDOT for the above-mentioned project.

**Section 3**: This resolution will become Attachment 3 of the AGREEMENT.

**Section 4**: The Village Clerk of Algonquin is directed to transmit 3 (three) copies of the AGREEMENT and Resolution to IDOT District 1 Bureau of Local Roads and Streets.

I, Fred Martin, Village Clerk in and for Algonquin, Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the forgoing to be a true, perfect and complete copy of the resolution approved by the Village President and its Board of Trustees at its meeting on the 18th day of April, 2023.

IN TESTIMONY WEREOF; I have unto set my hand and seal, at my office, this 18th day of April, 2023.

VILLAGE OF ALGONQUIN (seal) 1890

APPROVED:

Debby Sosine, Village President

ATTEST:

Fred Martin, Village Clerk

RESOLUTION No: 2023-R-44

**A Resolution for approving an amendment to the intergovernmental agreement with the State of Illinois and the Village of Algonquin appropriating funds for the Souwanas Trail, Oceola Drive, and Schuett Street improvements.**

Section No. 17-00092-00-PV

Job No. C-91-098-22

Project No. 9132(817)

**WHEREAS**, the Village of Algonquin is proposing to improve Souwanas Trail, a portion of Oceola Drive and Schuett Street generally consisting of modified pavement reconstruction, storm sewers, sidewalks, curb & gutter, non-participating watermain and non-participating sanitary sewers.

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IN TESTIMONY WEREOF; I have unto set my hand and seal, at my office, this 18th day of April, 2023.

Illinois Department of Transportation

**Local Public Agency Amendment # 1**

## LOCAL PUBLIC AGENCY

| Local Public Agency | County | Section Number |
|---|---|---|
| Village of Algonquin | McHenry | 17-00092-00-PV |

| Fund Type | ITEP, SRTS, HSIP Number(s) | MPO Name | MPO TIP Number |
|---|---|---|---|
| STP | | CMAP | 11-21-0008 |

☒ Construction on State Letting ☐ Construction Local Letting ☐ Day Labor ☐ Local Administered Engineering ☐ Right-of-Way

| Construction | | Engineering | | Right of Way | |
|---|---|---|---|---|---|
| Job Number | Project Number | Job Number | Project Number | Job Number | Project Number |
| C-91-098-22 | 9132(817) | | | | |

Reason for modification of original Agreement

Increased amount of LPA participation

This amended Agreement, hereinafter referred to as "**Amendment**" is made and entered to in between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "**STATE**". The **LPA** and **STATE** agree to revise the original Agreement by execution of this **Amendment**.

## LOCATION

| Local Street/Road Name | Key Route | Length | Stationing From | Stationing To |
|---|---|---|---|---|
| Souwanas Trail | 4004 | 0.53 MI | 0.00 | 0.53 |

Location Termini: Scott Street to Sandbloom Road

| Current Jurisdiction | Existing Structure Number(s) | |
|---|---|---|
| LPA | NA | Add Location / Remove |

## LOCATION

| Local Street/Road Name | Key Route | Length | Stationing From | Stationing To |
|---|---|---|---|---|
| Souwanas Trail | 1905 | 0.20 MI | 0.00 | 0.20 |

Location Termini: Oceola Drive to Scott Street

| Current Jurisdiction | Existing Structure Number(s) | |
|---|---|---|
| LPA | NA | Add Location / Remove |

## LOCATION

| Local Street/Road Name | Key Route | Length | Stationing From | Stationing To |
|---|---|---|---|---|
| Oceola Drive | 1193 | 0.06 MI | 0.16 | 0.22 |

Location Termini: Oceola End to Souwanas Trail

| Current Jurisdiction | Existing Structure Number(s) | |
|---|---|---|
| LPA | NA | Add Location / Remove |

## LOCATION

| Local Street/Road Name | Key Route | Length | Stationing From | Stationing To |
|---|---|---|---|---|
| Schuett Street | 4003 | 0.29 MI | 0.40 | 0.69 |

Location Termini

Hubbard Street to Scott Street

| Current Jurisdiction | Existing Structure Number(s) | |
|---|---|---|
| LPA | NA | Add Location / Remove |

## LOCAL PUBLIC AGENCY APPROPRIATION

**For Amendments Increasing the LPA share:** By execution of this **Amendment**, the LPA attests that additional moneys have been appropriated or reserved by resolution or ordinance to fund the additional share of **LPA** project costs. A copy of the resolution or ordinance is attached as an addendum (**required for increases to state-let contracts only**).

## ADDENDA

Additional information and/or stipulations are hereby attached and identified below as being a part of this **Amendment**.

| | | |
|---|---|---|
| ☐ | ☒ | 1. Location Map |
| ☐ | ☒ | 2. Division of Cost |
| ☐ | ☒ | 3. Resolution |

BE IT MUTUALLY AGREED that all remaining provisions of the original agreement not altered by the **Amendment** shall remain in full force and effect and the **Amendment** shall be binding upon the inure to the benefit of the parties hereto, their successor and assigns.

The **LPA** further agrees as a condition of payment, that it accepts and will comply with the application provisions set forth in this **Amendment** and all addenda indicated above.

## APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Debby Sosine

Title of Official

Village President

Signature & Date

Debby Sosine 4-18-2023

The above signature certifies the agency's TIN number is

366005766 conducting business as a Governmental Entity.

DUNS Number 070161971

UEI HSV9ZCZJBNF7

## APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation Signature & Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets Signature & Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer Signature & Date

Yangsu Kim, Chief Counsel Signature & Date

Vicki Wilson, Chief Fiscal Officer Signature & Date

**NOTE: if the LPA signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.**

# Souwanas Trail and Schuett Street Project

## ADDENDA NUMBER 2

| Local Public Agency | County | Section Number |
|---|---|---|
| Village of Algonquin | McHenry | 17-00092-00-PV |

| Construction | | Engineering | | Right of Way | |
|---|---|---|---|---|---|
| Job Number | Project Number | Job Number | Project Number | Job Number | Project Number |
| C-91-098-22 | 9132(817) | | | | |

### ORIGINAL DIVISION OF COST (ODC)

| | Federal Funds | | | State Funds | | | Local Public Agency Funds | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Type of Work | Fund Type | Amount | % | Fund Type | Amount | % | Fund Type | Amount | % | Totals |
| Participating Construction | STU | $419,017.00 | 80% | | | | Local | $1,715,411.00 | * | $2,134,428.00 |
| Non-Participating Construction | | | | | | | Local | $1,698,325.00 | 100% | $1,698,325.00 |
| Participating Construction | | $1,080,983.00 | 80% | | | | Local | $1,715,410.00 | * | $2,796,393.00 |
| ODC Federal Funds | | $1,500,000.00 | | ODC State Funds | | | ODC LPA Funds | $5,129,146.00 | Total | $6,629,146.00 |

### AMENDMENT # 1

| | Federal Funds | | | State Funds | | | Local Public Agency Funds | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Type of Work | Fund Type | Amount | % | Fund Type | Amount | % | Fund Type | Amount | % | Work Totals |
| Non-Participating Construction | | | | | | | Local | $1,818,854.00 | 100% | $1,818,854.00 |
| Federal Funds Amendment # 1 | | | | State Funds Amendment # 1 | | | LPA Funds Amendment # 1 | $1,818,854.00 | Total | $1,818,854.00 |

Add Amendment | Remove Amendment

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Total Federal Funds** | $1,500,000.00 | **Total State Funds** | | **Total LPA Funds** | $6,948,000.00 | **TOTAL** | $8,448,000.00 |

### CUMULATIVE DIVISION OF COST (CDC)

| | Federal Funds | | | State Funds | | | Local Public Agency Funds | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Type of Work | Fund Type | Amount | % | Fund Type | Amount | % | Fund Type | Amount | % | Totals |
| Participating Construction | STU | $419,017.00 | 80% | | | | Local | $1,715,411.00 | * | $2,134,428.00 |
| Non-Participating Construction | | | | | | | Local | $3,517,179.00 | 100% | $3,517,179.00 |
| Participating Construction | | $1,080,983.00 | 80% | | | | Local | $1,715,410.00 | * | $2,796,393.00 |
| CDC Federal Funds | | $1,500,000.00 | | CDC State Funds | | | CDC LPA Funds | $6,948,000.00 | Total | $8,448,000.00 |

## ADDENDA NUMBER 2

| Local Public Agency | County | Section Number |
|---|---|---|
| Village of Algonquin | McHenry | 17-00092-00-PV |

| Construction | | Engineering | | Right of Way | |
|---|---|---|---|---|---|
| Job Number | Project Number | Job Number | Project Number | Job Number | Project Number |
| C-91-098-22 | 9132(817) | | | | |

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*Maximum FHWA (STU) participation 80%. STP-U maximum NTE is $419,017. Other funding is CRRSAA funding. CRRSAA funding NTE is $1,083,983.

**NOTE**: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

# RESOLUTION NO. 2026 – R – ___

A RESOLUTION APPROVING CHANGE ORDER NUMBER 1 TO THE CONSTRUCTION CONTRACT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE SOUWANAS TRAIL AND SCHUETT STREET IMPROVEMENTS AND AUTHORIZING THE EXPENDITURE STREET IMPROVEMENT FUNDS TO PAY FOR SUCH CHANGE ORDER WORK

**WHEREAS,** the President and Board of Trustees of the Village of Algonquin (the "Corporate Authorities"), operating as a home rule municipality, have all of the powers and authority granted to such municipalities pursuant to Article VII, Section 6 of the Illinois Constitution of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS,** in 2023, the Corporate Authorities approved a Construction Contract with Illinois Department of Transportation (the "IDOT") for Souwanas Trail and Schuett Street Improvements ("Project") ("Project Contract"). The original Project Contract amount was $8,448,000. A copy of the Project Contract and Resolution is incorporated herein by reference and made a part hereof; and

**WHEREAS,** in 2023/2024, additional construction work and activities as determined by the Construction Manager in the amount of $63,615.06 was necessary for the performance of the Contract, but was not contemplated in the original Project Contract. Such additional cost and work are set forth in Change Order Number 1. Copies of Change Order Number 1 is attached hereto as **Exhibit "A".** Upon approval of Change Order Number 1, the original Contract Price for the Project shall be increased to $8,511,615.06 (the "Amended Project Contract Price"); and

**WHEREAS,** the Corporate Authorities of the Village agree to authorize and approve the additional Project costs by approving Change Order Number 1 for the Project. The source of funding for the Project is the Street Improvement Fund; and

**WHEREAS,** based on the recommendation of the Village Public Works Director, the Corporate Authorities make the following findings and determinations (see bolded text) in accordance with 720 ILCS 5/33E-9 (Criminal Code; Change Order Statute) regarding changes to the Construction Contract:

1. Change Order Number 1 attached hereto as **Exhibit "A"**, and made a part hereof, increases the contract sum by more than $10,000.00**;**
2. The Change Order Number 1 (a) is made necessary by circumstances not foreseeable at the time the Construction Contract was signed; (b) is germane to the Construction Contract as originally signed; and (c) is in the best interests of the Village**.**

In addition, the Corporate Authorities make the following finding and determination pursuant to Section 5 of the Public Works Contract Change Order Act (SO ILCS 525/5): the amount of Change Order 1 does not increase the original contract price by 50% or more of the original contract price and thus the Village is not obligated to re-bid the additional work proposed under the Change Order.

**BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** Each Whereas paragraph set forth above is incorporated by reference into this Section 1.

**SECTION 2:** The Corporate Authorities of the Village of Algonquin approve Change Order Number 01 to the Project Contract in the amount of $63,615.06 payable to Illinois Department of Transportation, the Contractor, in accordance with Change Order Number 1, copies of which are attached hereto as **Exhibit "A".** The Corporate Authorities also authorize the expenditure of $63,615.06 of Street Improvement Funds to pay for the work covered by Change Order Number 1.

**SECTION 3:** The Corporate Authorities of the Village of Algonquin authorize and directs the Village President, the Village Clerk, the Village Treasurer, the Village Manager and the Village Public Works Director, or their designees, to execute, process and deliver the necessary checks, wire transactions, change order documents and such other instruments necessary to comply with the authorization and direction set forth in this Resolution.

**SECTION 4:** Each section, paragraph, clause, and provision of this Resolution is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Resolution, nor any part thereof, other than that part affected by such decision.

**SECTION 5:** This Resolution shall be in full force and effect from and after its adoption, approval and publication in the manner provided by law.

**Dated** this ___ day of _____, 2026

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED:**

(seal)

_____

Debby Sosine, Village President

**ATTEST:** _____

Fred Martin, Village Clerk

**Exhibit "A"**

**Change Order Number**
**01**

(attached)

# VILLAGE OF ALGONQUIN

*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 10, 2026

TO: Tim Schloneger, Village Manager

FROM: Cliff Ganek, P.E., Deputy Director of Public Works/Village Engineer

SUBJECT: Recommendation to Approve Phase III Construction Oversight Agreement with Christopher B. Burke Engineering, LTD. for Boyer Road Improvements

---

The Boyer Road Improvements project includes roadway reconstruction from the Village limits north of County Line Road, widening between Wendt Street and Loren Lane to a 36-foot urban section with a flush median, and milling and resurfacing from just north of Longmeadow Parkway to the Village limits. Improvements also include installation of a new 12-inch water main from County Line Rd to south of Corporate Pkwy, drainage enhancements, culvert improvements, and associated incidental work.

Construction is anticipated to be let in April 2026, with work occurring from June 2026 through the spring of 2027. The estimated construction cost is $4,300,000 and includes $1.45 million in Surface Transportation Program (STP) funding. The remaining costs are budgeted and split between the Street Improvement and Water/Sewer Improvement funds.

Christopher B. Burke Engineering, Ltd. (CBBEL) has submitted a proposal to provide Phase III services, including preconstruction coordination, shop drawing review, full-time construction inspection, traffic control inspection, materials QA coordination, construction documentation, and project closeout in accordance with IDOT requirements. The total proposed fee for Phase III services is $425,830, which is just under 10% of the estimated construction cost. Due to the State requirements for inspection and documentation, the amount is more than reasonable, especially considering a winter traffic control phase.

**Summary**

1. This project is critical to vehicular, pedestrian, and water distribution on the west side of the Village, and the road is in dire need of replacement.
2. Sufficient funds are proposed in the Capital Program for FY2026/27.
3. CBBEL has a deep staff to handle the oversight and complex documentation requirements of IDOT for this project.

Therefore, we recommend that the Committee of the Whole move this matter forward to the Village Board for approval of the agreement with Christopher B. Burke Engineering, Ltd., for construction oversight services for Boyer Road Improvements, in the amount of $425,830.

**Consulting Engineering**
**Master Agreement Work Order Form**

## I. Incorporation of Master Agreement

All terms and conditions contained within the Village Engineer Master Agreement executed between the parties shall be applicable to the work to be performed under this Work Order and shall be deemed to be fully incorporated as if fully set forth herein.

## II. Project Understanding

### A. General Understanding/Assumptions

The Village of Algonquin is requesting Phase III Engineering services for the reconstruction of Boyer Road from the Village limit north of County Line Road maintaining existing intersection channelization. Widening between Wendt Street and Loren Lane from 28-foot two lane urban cross section roadway to 36 -foot two lane urban roadway with flush median. From just north of Longmeadow Parkway to the Village limit improvements include milling and resurfacing, shoulder shaping and embankment grading to improve roadside drainage. The milling and resurfacing will maintain the existing two lane rural cross section roadway to the unincorporated Dundee Township. The existing closed drainage system located in the curb section of Boyer Road within the corporate limits will be maintained keeping the existing outlets at Woods Creek and the County Line Road storm system which discharges to Woods Creek. The existing culvert crossing of Woods Creek will be improved with new parallel pipe culverts and outlet weir structure, The existing open drainage system through the unincorporated area of Dundee Township will be maintained keeping four existing outlets in their present condition along with all incidental and collateral work necessary to complete the project as shown in the plans and as described herein.

It is our understanding that the project is 120 working days and will be let in April 2026. Construction, including punch list, is expected to take place between June 2026 to December 2026, and is expected to continue for one month in 2027. The estimated construction cost is $4,300.000.00 and includes STP funds.

### B. Design Criteria

IDOT and Village Standards

## III. Scope of Services

1. Preconstruction Services
   - Review of Bidding/Contract Documents and Engineering Drawings; Advise the Village of potential conflicts or problems, so that solutions can be developed prior to construction.
   - Attend Pre-Construction Meeting with Contractor, Village Staff, IDOT, Utility Company Representatives; CBBEL shall prepare a project contact list, including 24-hour emergency numbers, for distribution with the meeting minutes. Obtain from the contractor a list of proposed suppliers and subcontractors.
   - Attend and participate in Village Administered Project Informational Meeting with Impacted Property Owners and other Project Stakeholders (if required).

- Review the construction schedule submitted by the contractor for compliance with the contract.
- CBBEL shall document all existing conditions with digital photographs and videotapes to ensure that all disrupted areas have been restored per the plan or existing conditions.
- Review the Inspector's Checklists provided through IDOT for contract line items including Erosion Control, Hot-Mix Asphalt, Storm Sewers, Earth Excavation and Embankment.

2. Shop Drawing Review

- Review of all submittals to ensure conformance with the requirements set forth in the Contract Documents and Engineering Drawings.
- Shop Drawings and Contractor Submittals:
  - Record data received, maintain a file of drawings and submissions, and check construction for compliance with them.
  - Notify the Village of any deviations or substitutions. With the notification, provide the Village with a recommendation for acceptance or denial, and request directions from the Village regarding the deviation or substitution.
  - Alert the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the Village when it is necessary to disapprove work as failing to conform to the Contract Documents.

3. Construction Observation

CONSTRUCTION OBSERVATION

- Develop and distribute regular Project Notifications (letters to impacted residents, businesses, schools, refuse and delivery companies, etc.).
- Full-Time Construction Inspection of all Contract Work to ensure improvements are constructed safely with minimal impact on the public and in accordance with the project specifications; CBBEL shall keep the Village informed of the progress of the work and advise the Village of all observed deficiencies of the work and disapprove all work failing to conform to the Contract Documents.
- Answering of questions and resolving issues and concerns from impacted property owners.
- Ensure that Construction Completion Schedule is adhered to; Review contractor's progress on a bi-weekly basis and update the progress schedule. Compare actual progress to the contractor's approved schedule. If the project falls 14 calendar days behind schedule, work with the contractor to determine the appropriate course of action to get back on schedule.
- Conduct Weekly Progress Meetings, as necessary.
- Provide Weekly Progress Updates to Village Staff.
- Alert the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the Village when it is necessary to disapprove work as failing to conform to the Contract Documents.
- Discuss the truck routes with the Contractor and monitor that the identified routes are being used.
- All CBBEL personnel and their sub-consultants will comply with the Village's current safety guidelines.
- Enforcement of Storm-water Pollution Prevention Plan (SWPPP) to ensure compliance with IEPA NPDES Permit if applicable.

TRAFFIC CONTROL INSPECTION

- Perform Traffic Control Inspection as outlined in Section 700: Work Zone Traffic Control of IDOT's Construction Manual. At a minimum, CBBEL shall perform the following in accordance with STP procedures:
- One detailed daytime inspection per week and two detailed nighttime inspections per month. These inspections shall be recorded on Form BC 726, Traffic Control Inspection Report.
- In addition, the Resident Engineer will drive through the jobsite daily and document the drive through in the project diary.
- If traffic control is in place during project suspensions, two drive-throughs per week will be performed.

If major deficiencies are observed, the Resident Engineer will notify the contractor immediately and document when the contractor takes the appropriate actions as outlined in the contract documents.

4. Construction Documentation

- CBBEL shall follow all IDOT guidelines and procedures for Construction Engineering, including, but not limited to, IDOT Construction Manual and IDOT Project Procedures Guide as follows:
  - Maintain Daily Project Diary, Daily Inspection Reports, Field Books, Quantity Books, and all other Pertinent Records.
  - Contract Administration/Documentation.
  - Quantity Measurements.
  - Maintain and update CMMS.
  - Review/Process Contractor Progress Pay Requests (review schedule submittal, waivers of lien, and have contractor revise documents as necessary) and provide Village Staff with a Recommendation for Payment.
  - Develop and Process Change Orders as necessary including a Final Balancing Change Order.
  - Respond to any Requests for Information from the Contractor.

5. Materials QA

- Performance of Quality Assurance Material Testing in conformance with IDOT requirements for QC/QA Material Testing.
- CBBEL will utilize Rubino Engineering for the material testing portions of this contract. Rubino will provide Quality Assurance (QA) testing as outlined by IDOT's Bureau of Material and Physical Research, and further described in the Construction Manual.
- The Resident Engineer provided by CBBEL will be familiar with the frequency of QA testing as required by IDOT as outlined in their Project Procedures Guide. The Resident Engineer will coordinate the QA material testing and review all required reports submitted by both the contractor's QC sub-contractor and Rubino Engineering for compliance with the project specifications.

6. Closeout

- Develop and ensure completion of punch list.
- Prepare final pay estimate and change order for the Village's approval.
- Verify all necessary material inspection has been received and documented.
- Coordinate final documentation and submit the job box to IDOT with all pertinent project information.

## IV. Man-Hour & Fee Summary

**A. Phase III Engineering**

| | | | |
|---|---|---|---|
| Task A.1 Preconstruction Services | | | |
| Engineer IV | 80 hrs x $175/hr | = | $14,000 |
| Engineer III | 120 hrs x $157/hr | = | $18,840 |
| Task A.2 Shop Drawing Review | | | |
| Engineer IV | 50 hrs x $175/hr | = | $8,750 |
| Task A. 3 Construction Observation | | | |
| Engineer IV | 180 hrs x $175/hr | = | $31,500 |
| Engineer III | 1350 hrs x $157/hr | = | $211,950 |
| Task A.4 Construction Documentation / CMMS | | | |
| Engineer IV | 250 hrs x $175/hr | = | $43,750 |
| Task A.5 Material QA | | | |
| Rubino Engineering | | = | $20,000 |
| Task A.6 Project Closeout | | | |
| Engineer IV | 240 hrs x $175/hr | = | $42,000 |
| Engineer III | 120 hrs x $157/hr | = | $18,840 |
| Vehicle Usage | $90 per day - 180 days | = | $16,200 |
| | | **Total** | **$425,830** |

VILLAGE OF ALGONQUIN

Accepted by: _____

Title: _____

Date: _____

CHRISTOPHER B. BURKE ENGINEERING, LTD.

Accepted by: _____

Title: President

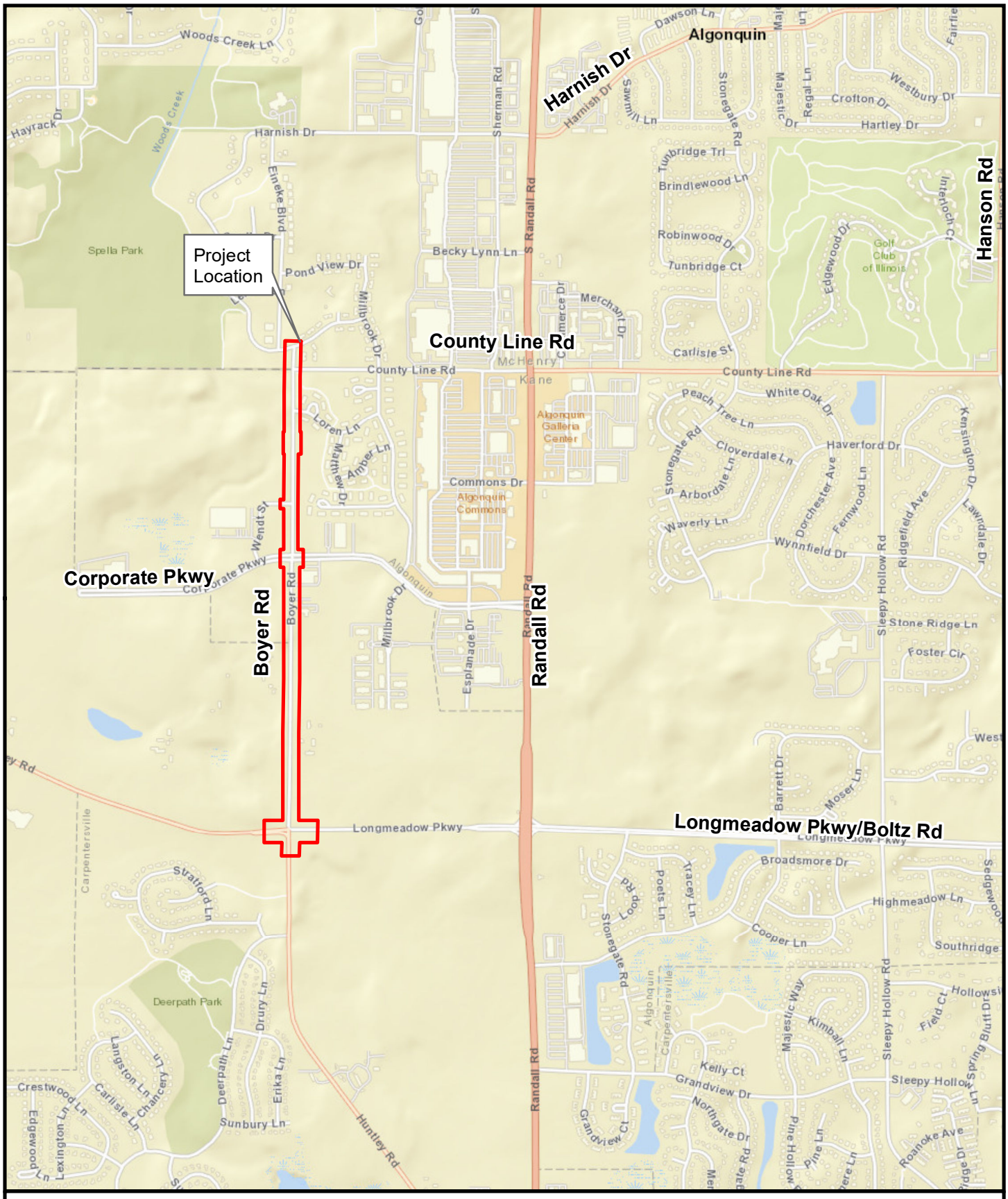
Date: 2/26/2026

N:\PROPOSALS\ADMIN\2026\Algonquin Boyer Road Phase III\Boyer Road_Phase III.022626.docx

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**
**STANDARD CHARGES FOR PROFESSIONAL SERVICES**
**VILLAGE OF ALGONQUIN**

| Personnel | Charges ($/Hr) |
|---|---|
| Engineer VI | 242 |
| Engineer V | 208 |
| Engineer IV | 175 |
| Engineer III | 157 |
| Engineer I/II | 135 |
| Survey V | 208 |
| Survey IV | 196 |
| Survey III | 179 |
| Survey II. | 140 |
| Survey I | 119 |
| Engineering Technician V | 191 |
| Engineering Technician IV | 170 |
| Engineering Technician III | 123 |
| Engineering Technician I/II | 95 |
| CAD Manager | 187 |
| CAD II | 136 |
| CAD I | 119 |
| GIS Specialist III | 157 |
| Landscape Architect II | 179 |
| Landscape Architect I | 157 |
| Landscape Designer III | 136 |
| Landscape Designer I/II | 106 |
| Environmental Resource Specialist V | 208 |
| Environmental Resource Specialist IV | 170 |
| Environmental Resource Specialist III | 145 |
| Environmental Resource Specialist I/II | 110 |
| Environmental Resource Technician | 123 |
| Bus Ops Department. | 120 |
| Engineering Intern | 81 |

Updated January 13, 2025




CHASTAIN & ASSOCIATES LLC
CONSULTING ENGINEERS

# Boyer Road
## Section #: 22-00093-00-PV
## Project Location Map
## Algonquin, Illinois

N
W E
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0 750 1,500 3,000
Feet

# VILLAGE OF ALGONQUIN

*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 10, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Nadim Badran, Deputy Village Manager/Director of Public Works

SUBJECT: Approval of an Intergovernmental Agreement with McHenry County for Construction, Construction Oversight, and Maintenance of the Shared Yard Project

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In August 2025, The Village entered into a Phase II IGA with McHenry County for detailed design services related to the shared Public Works Yard project after completion of the Phase I conceptual design. The County and Village have shared all costs thus far related to conceptual and detailed design work. The Phase II design is wrapping up and the Village and County are looking to advance the project to Phase III, which includes construction of the improvements and long-term operations and maintenance.

Attached is a draft Intergovernmental Agreement with McHenry County that details the expectations and requirements from each agency as it relates to the construction and future use of the site. Both the County and the Village have included funding for construction of the improvements in the appropriate fiscal year budget. Pursuant to the attached draft Phase III IGA, the County will be responsible for funding approximately 55% of the shared construction costs, with the Village covering the remainder. The cost sharing is different per line item (e.g., 75/25% for the salt dome, 65/35% for the Brine Farm, etc.) but ultimately averaged a 55/45% split, as many site improvements primarily benefit the Village since the County's use is primarily limited to winter operations. Additionally, there are elements the Village would be 100% responsible for as they are existing needed improvements the Village would plan to construct regardless of the County's participation, such as drainage remediation and site storage.

The IGA includes costs associated to construction, contingencies, construction oversight, and possible alternates. Since bids will not be opened until April, and the IGA must be executed in advance, the IGA will be executed in an amount not-to-exceed the engineer's estimate of $6,716,500. Of this total, expected hard construction costs are approximately $5.4 million. The remainder includes oversight costs, contingencies, and alternates. The Village's not-to-exceed share of this cost is $3,240,850, including alternates. Without alternates, the anticipated Village share is $2,934,850.

In addition to the construction costs, the draft IGA also covers the terms of access to the site including future maintenance, with a term of 40 years. Both parties will be responsible for

maintaining the improvements, with the Village taking the lead on coordination of maintenance items between the agencies. This IGA was drafted with coordination from each agency's legal representation, as this will be in effect for several decades.

**Summary**

1. The Phase II design is nearing completion, and approval of the Phase III Intergovernmental Agreement will allow the Village and McHenry County to advance the shared Public Works Yard project into construction and long-term operations.
2. Construction costs will be allocated based on a proportional benefit model, averaging a 55% County / 45% Village split.
3. The agreement will be executed in an amount not to exceed $6,716,500, inclusive of hard construction costs, contingencies, oversight, and alternates, in advance of April bid opening.
4. The IGA establishes a 40-year term for shared site access and maintenance responsibilities, with the Village leading coordination to ensure efficient long-term operations between both agencies.

**Recommendation**

Staff recommends the Village Board advance the attached IGA to the next Village Board meeting for approval so the agencies can continue the collaborative project into the next phase. Construction is anticipated to begin in May pending receipt of bids in April and subsequent Board approval.

**Attachments:**

1. Draft Phase III IGA (contains maps/exhibits)

**INTERGOVERNMENTAL AGREEMENT**
**BETWEEN THE VILLAGE OF ALGONQUIN AND THE COUNTY OF MCHENRY FOR CONSTRUCTION AND MAINTENANCE OF A SHARED SALT STORAGE FACILITY**

This Intergovernmental Agreement "AGREEMENT" is entered into this _____ day of _____, 2026, by and between the Village of Algonquin, a municipal corporation of the State of Illinois, hereinafter referred to as the "VILLAGE", and the County of McHenry, Illinois, a body politic and corporate of the State of Illinois, hereinafter referred to as the "COUNTY". The VILLAGE and the COUNTY are sometimes collectively referred to as the "PARTIES" and individually as a "PARTY".

**WITNESSETH**

**WHEREAS,** the COUNTY and the VILLAGE have jointly analyzed and explored smart design functions and operations while working to promote and create a highly effective and leaner government and organization where practicable; and

**WHEREAS,** the COUNTY and the VILLAGE have the desire to improve efficiency and encourage resource sharing to optimize the efficient use of public funds and explore ways to work together, as opposed to working independently, to eliminate inefficient or duplicative services, and to make use of existing facilities to achieve economies of scale; and

**WHEREAS,** the COUNTY and the VILLAGE have the desire to provide additional salt storage capabilities in order to protect public funds from dramatic swings in the price paid for salt due to unforeseeable and extreme climatic events; and

**WHEREAS,** a shared salt storage facility would allow for the ability to take delivery of a year's worth of salt at any given time in the year, with the added benefit of having a supply of salt available to draw from in the event that suppliers are unable to deliver salt due to weather or supply chain limitations; and

**WHEREAS,** having a supply of salt in the southeast part of the County will create a more efficient operation benefiting both agencies as well as the public at large as over 40% of the COUNTY's winter maintenance operations occur in the southeastern portion of the County; and

**WHEREAS,** the support for coordination regarding shared salt storage with the VILLAGE aligns with the COUNTY's 2025-2028 Strategic Plan - Leadership and Governance Goal 3; and

**WHEREAS,** the COUNTY and the VILLAGE desire to jointly construct improvements "IMPROVEMENTS" on the VILLAGE's existing Public Works Facility site located at 110 Mitchard Way, Algonquin, IL 60102, as shown on EXHIBIT A to this AGREEMENT, which is attached hereto and is hereby made a part hereof; and

**WHEREAS,** a concept plan of the proposed IMPROVEMENTS on the VILLAGE's existing Public Works Facility is generally depicted on EXHIBIT B to this AGREEMENT and more specifically described in EXHIBIT C, which are both attached hereto and are hereby made a part hereof; and

**WHEREAS,** the VILLAGE has contracted with Williams Architects, Christopher B. Burke Engineering, LTD., and Featherstone, Inc. to perform an engineering study which estimates the cost of the IMPROVEMENTS not to exceed $6,716,000; and

**WHEREAS,** the COUNTY and the VILLAGE have agreed to share the construction costs, construction management fee and contingency costs (design engineering and construction), for the IMPROVEMENTS as described in EXHIBIT C to this AGREEMENT, and for future maintenance of the IMPROVEMENTS, as described in EXHIBIT D to this AGREEMENT, which is attached hereto and is hereby made a part hereof; and

**WHEREAS,** the VILLAGE and the COUNTY are authorized by the terms and provisions of Section 10 of Article VII of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq*, and other applicable authority to enter into intergovernmental agreements, ventures, and undertakings to perform jointly any governmental purpose or undertaking any of them could do individually.

**NOW**, **THEREFORE**, in consideration of the mutual covenants contained herein, the PARTIES do hereby agree as follows:

## SECTION I
## Recitals/Headings

1. The foregoing preambles are incorporated herein as if fully set forth herein.

2. The "headings" contained in this AGREEMENT are for reference only, and the actual written provisions, paragraphs, and words of this AGREEMENT shall control.

## SECTION II
## COUNTY Commitments

1. The COUNTY shall reimburse the VILLAGE for the construction costs, construction management fee and contingency costs (design engineering and construction) associated with the IMPROVEMENTS in accordance with this AGREEMENT and as more particularly described in Paragraphs 2 and 3 of this Section II and EXHIBIT C to this AGREEMENT.

2. The COUNTY shall pay the VILLAGE an amount equal to $3,301,400.00, which is approximately ninety-five percent (95%) of the COUNTY's responsibility ($3,475,150) for the construction costs, construction management fee and contingency costs (design engineering and construction) associated with the IMPROVEMENTS in accordance with

this AGREEMENT and as more particularly described in EXHIBIT C to this AGREEMENT, after the VILLAGE awards the IMPROVEMENT and within thirty (30) days of receiving an invoice from the VILLAGE.

3. The COUNTY agrees to reimburse the VILLAGE for the balance of the COUNTY's responsibility for the construction costs, construction management fee and contingency costs (design engineering and construction), associated with the IMPROVEMENTS in accordance with this AGREEMENT and as more particularly described in EXHIBIT C to this AGREEMENT, based upon awarded unit prices, within thirty (30) days of receiving an invoice by the VILLAGE following substantial completion of the "IMPROVEMENTS". The PARTIES agree that "substantial completion" is defined as the point in time at which the construction is sufficiently complete so that the IMPROVEMENTS may be fully used, as determined by the VILLAGE, although punch list items remain to be completed. The COUNTY's balance is estimated to be $173,750.00 Should the COUNTY's initial payment to the VILLAGE pursuant to Paragraph 2 of this Section exceed the COUNTY's final payment obligation for the IMPROVEMENTS, the VILLAGE shall reimburse the COUNTY all surplus funds within sixty (60) days of substantial completion.

4. Subject to Section IV, Paragraph 7 of this AGREEMENT, the COUNTY agrees to pass a supplemental resolution to provide necessary funds for construction costs, construction management fee and contingency costs (design engineering and construction), if the amount appropriated for the COUNTY's obligation is insufficient.

5. The COUNTY agrees to reimburse the VILLAGE for future maintenance costs of the IMPROVEMENTS in accordance with this AGREEMENT and as more particularly described in EXHIBIT D to this AGREEMENT, within thirty (30) days of receiving an invoice from the VILLAGE.

6. The COUNTY shall be responsible for ordering and paying for salt and de-icing liquids needed for COUNTY operations.

7. The COUNTY shall provide at least two (2) staff members at least twice a year (once in the spring and once in the fall or as otherwise mutually agreed to by both PARTIES) to assist the VILLAGE staff with cleanup and maintenance of shared elements which are described in EXHIBIT D to this AGREEMENT.

8. The COUNTY shall, for itself and for those authorized by or through the COUNTY, and to the fullest extent permitted by law, hold harmless, indemnify and defend the VILLAGE, its commissioners, officers, agents, attorneys, employees, contractors and successors and assigns from and against any and all losses, liabilities, expenses, claims, costs, causes, actions, litigation costs, attorneys' fees, suits and damages relating to personal or bodily injuries, death or damages or injuries to property arising from, occurring, growing out of, incident to, relating to or otherwise resulting from any alleged negligent act or omission related to the construction, construction management and contingency costs (design

engineering and construction), and maintenance by the COUNTY, its employees and authorized agents, or any authorized COUNTY contractor, or any of their respective officers, agents, contractors, employee or representatives ("CLAIMS"), except to the extent any such CLAIMS arise from the negligent acts or willful or wanton misconduct of the VILLAGE.

## SECTION III
## VILLAGE Commitments

1. The VILLAGE shall cause the IMPROVEMENTS to be constructed and to perform, or cause to be performed, the construction management and contingency costs (design engineering and construction) for the IMPROVEMENTS in accordance with VILLAGE procedures and requirements.

2. The VILLAGE will bid and award the IMPROVEMENTS. The anticipated bid opening date for the IMPROVEMENTS is April 2, 2026. (The bid opening date is subject to change, dependent upon project readiness and the availability of project funding.)

3. The VILLAGE shall pay for all project costs of the IMPROVEMENTS, including construction, construction management, and contingency costs (design engineering and construction), subject to reimbursement from the COUNTY as described in Section II and EXHIBIT C of this AGREEMENT.

4. Subject to Section IV, Paragraph 7 of this AGREEMENT, the VILLAGE agrees to pass a supplemental resolution to provide necessary funds for the construction, construction management, and contingency costs (design engineering and construction) of the IMPROVEMENTS if the amount appropriated is insufficient.

5. The VILLAGE shall require the successful bidder to name the COUNTY as an additional insured on any liability coverage required under the VILLAGE's contract with the successful bidder.

6. Upon substantial completion of the IMPROVEMENTS, the VILLAGE shall own, operate, and maintain the IMPROVEMENTS. The PARTIES agree that "maintenance" is defined as any activity necessary to cause the IMPROVEMENTS to function in accordance with VILLAGE standards. The VILLAGE grants the COUNTY a license to enter onto the VILLAGE's property as shown on EXHIBIT A and utilize said IMPROVEMENTS as follows for the term of this AGREEMENT:

    - **Salt Dome:** The COUNTY shall have access to and utilize 75% of the total volume of the Salt Dome.
    - **Conveyor/Pit:** The COUNTY shall have access to and utilize the Conveyor/Pit when VILLAGE staff is not available for purposes of loading salt into the Salt Dome, unloading salt out of COUNTY trucks, and taking salt deliveries.

- **Brine Farm:** The COUNTY shall have access to and utilize 60% of the total volume of the Brine Farm.
- **Brine Maker:** The COUNTY shall have access to and utilize the Brine Maker when VILLAGE staff is not available to produce brine.
- **Front End Loader:** The COUNTY shall have access to and utilize the VILLAGE's Front End Loader when VILLAGE staff is not available for purposes of loading salt into COUNTY trucks, unloading salt out of COUNTY trucks, taking salt deliveries, and producing brine.
- **Wet Spoils Bin:** The COUNTY shall have access to and utilize the VILLAGE's wet spoils bin.

7. The VILLAGE shall be responsible for ordering and paying for salt and de-icing liquids needed for VILLAGE operations.

8. The VILLAGE shall be responsible for accepting salt and liquid de-icing material deliveries on behalf of the PARTIES, unless the COUNTY chooses to send staff to accept COUNTY deliveries. The VILLAGE shall provide load delivery tickets (or other means of load verification) for COUNTY salt and liquid de-icing material to the COUNTY within five (5) business days of a delivery.

9. The VILLAGE shall make all brine, supermix, and top off all liquid de-icing storage tanks for both PARTIES. Salt usage for brine making activities shall be tracked by the VILLAGE for each PARTY.

10. The VILLAGE shall be responsible for loading salt into both VILLAGE and COUNTY trucks. Salt usage shall be tracked by the VILLAGE for each PARTY.

11. The VILLAGE shall take the lead on emergency maintenance repairs and notify the COUNTY of the issue and the COUNTY's cost participation within five (5) business days of the repair.

12. Should the VILLAGE need to reconstruct the IMPROVEMENTS in the future, the VILLAGE and the COUNTY shall negotiate the need of future shared IMPROVEMENTS.

13. The VILLAGE shall, for itself and for those authorized by or through the VILLAGE, and to the fullest extent permitted by law, hold harmless, indemnify and defend the COUNTY, its commissioners, officers, agents, attorneys, employees, contractors and successors and assigns from and against any and all losses, liabilities, expenses, claims, costs, causes, actions, litigation costs, attorneys' fees, suits and damages relating to personal or bodily injuries, death or damages or injuries to property arising from, occurring, growing out of, incident to, relating to or otherwise resulting from any alleged negligent act or omission related to the construction, construction management, contingency costs (design engineering and construction), and maintenance by the VILLAGE, its employees and authorized agents, or any authorized VILLAGE contractor, or any of their respective officers, agents, contractors, employee or representatives ("CLAIMS"), except to the

extent any such CLAIMS arise from the negligent acts or willful or wanton misconduct of the COUNTY.

## SECTION IV
## Mutual Commitments

1. The COUNTY and VILLAGE agree that future routine seasonal maintenance less than $50,000 (the cost of which will increase annually beginning in April 2027 and be indexed to inflation via the Consumer Price Index) shall be shared by the COUNTY and the VILLAGE as described in EXHIBIT D to this AGREEMENT. Cost sharing for future routine seasonal maintenance costs larger than the threshold stated in this Paragraph shall be mutually agreed to by both PARTIES at the time of need. The cost share for any item for which the PARTIES cannot agree as provided herein, shall be shared at the ratio set forth in EXHIBIT D.

2. The COUNTY and VILLAGE shall collaborate and prepare a 5-Year Capital Improvement Program for the shared elements of the IMPROVEMENTS, which are described in EXHIBIT D to this AGREEMENT, so future repairs are budgeted for by each PARTY adequately.

3. The COUNTY and VILLAGE agree to review the 5-Year Capital Improvement Program annually and no later than October 15th.

4. The COUNTY and the VILLAGE agree to negotiate the cost sharing ratios for items in the 5-Year Capital Improvement Plan at the time of need. The cost share for any item for which a negotiated cost share ratio cannot be agreed upon by both PARTIES shall revert back to the cost share ratio in EXHIBIT D.

5. The COUNTY and VILLAGE agree to review this AGREEMENT every five (5) years from the effective date of this AGREEMENT.

6. The COUNTY and VILLAGE agree to pass future resolutions to provide the necessary appropriated funds for future maintenance costs of the shared elements described in EXHIBIT D.

7. The COUNTY and VILLAGE agree the term of this AGREEMENT shall be forty (40) years from substantial completion of the IMPROVEMENTS, as determined by the VILLAGE, unless terminated sooner as provided herein or extended by the mutual written agreement of the PARTIES. Following the receipt and review of the bids for the IMPROVEMENTS, either PARTY may terminate this AGREEMENT if the bid amounts exceed the Engineer's estimate. If neither PARTY terminates this AGREEMENT prior to the awarding of the bids, then both PARTIES agree that the term shall run the entire 40 years unless otherwise mutually agreed to in writing.

## SECTION V
## General Provisions

1. This AGREEMENT shall not be construed, in any manner or form, to limit the power or authority of the COUNTY or the COUNTY ENGINEER to maintain, operate, manage, improve, construct, reconstruct, repair, widen or expand COUNTY highways as best determined, as provided by law.

2. Nothing contained in this AGREEMENT is intended or shall be construed, in any manner or form, as creating or establishing a legal partnership or agency relationship between the PARTIES, or as establishing (i) the VILLAGE (including its elected officials, duly appointed officials, employees and agents) as the agent, representative or employee of the COUNTY, (ii) the COUNTY (including its elected officials, duly appointed officials, employees and agents) as the agent, representative or employee of the VILLAGE, for any purpose or in any manner, whatsoever. The PARTIES shall remain independent with respect to all rights exercised and obligations performed under this AGREEMENT.

3. Each person executing this AGREEMENT warrants and represents (i) that he or she has the full and complete right, power and authority to execute this AGREEMENT and to agree to the terms, provisions, and conditions set forth in this AGREEMENT on behalf of the party on whose behalf he or she is executing; (ii) that all legal actions necessary to authorize the execution and delivery of this AGREEMENT have been taken; and (iii) this AGREEMENT does not violate any presently existing provisions of law or any applicable order, writ, injunction or decree of any court or government department, commission, board, bureau, agency or instrumentality applicable to the party on whose behalf he or she is executing.

4. The Effective Date of this AGREEMENT will be the date upon which this AGREEMENT has been executed by all PARTIES.

5. The provisions of this AGREEMENT are severable. If any provision, paragraph, section, subdivision, clause, phrase or word of this AGREEMENT is for any reason held to be contrary to law, or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of this AGREEMENT.

6. No claim as a third-party beneficiary under this AGREEMENT by any person, firm, or corporation, or entity shall be made, or be valid, against the PARTIES.

7. This AGREEMENT supersedes all oral agreements and negotiations between the PARTIES hereto relating to the subject matter hereof.

8. Any alterations, amendments, deletions, or waivers of any provision of this AGREEMENT shall be valid only when expressed in writing and duly executed by all PARTIES.

9. Any notice or communication required or permitted to be given under this AGREEMENT shall be in writing and shall be delivered: (i) personally, (ii) overnight by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by electronic mail. Electronic mail notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this AGREEMENT, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. Mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the COUNTY shall be addressed to, and delivered at the following address:

McHenry County Division of Transportation
16111 Nelson Road
Woodstock, Illinois 60098
Attention: Director of Transportation/County Engineer

With a copy to:
McHenry County State's Attorney
2200 N. Seminary Avenue, Suite 150
Woodstock, IL 60098
Attention: Chief of the Civil Division

Notices and communications to the VILLAGE shall be addressed to, and delivered at, the following addresses:

Village of Algonquin
2200 Harnish Dr
Algonquin, IL 60102
Attention: Village Manager

With a copies to:
Village Public Works Director

ZRFM Law, LLC
50 N. Virginia Street
Crystal Lake, IL 60014
Attention: Village Attorney

The requirements of this Section shall not be deemed to invalidate any notice actually received.

10. This AGREEMENT shall be binding upon and inure to the benefit of the PARTIES hereto, their successors and assigns. None of the PARTIES hereto shall assign, transfer, sell, grant, convey, deed, cede or otherwise give over, in any manner or form, any of its duties, obligations and/or responsibilities as heretofore set forth in this AGREEMENT without first obtaining the expressed written consent and permission of the other party.

11. The PARTIES agree that this AGREEMENT has been executed and delivered in Illinois and that their relationship and any and all disputes, controversies or claims arising under this Agreement shall be governed by the lass of the State of Illinois, without regard to conflicts of laws principles. The PARTIES further agree that the exclusive venue for all such disputes shall be in the Circuit Court of the 22nd Judicial Circuit of McHenry County, Illinois, and the PARTIES hereby consent to the personal jurisdiction thereof.

12. This AGREEMENT may be executed in multiple identical counterparts, and all of said counterparts shall, individually and taken together, constitute this AGREEMENT.

13. Either party's failure to insist upon strict compliance with any provision hereof or its failure to enforce any rights or remedy in any instance shall not constitute or be deemed to be a waiver of any provision, right or remedy.

**IN WITNESS WHEREOF,** the PARTIES have executed this AGREEMENT on the dates indicated.

**VILLAGE OF ALGONQUIN**

ATTEST:

By: _____
Debby Sosine
Village President

_____
Fred Martin
Village Clerk

Date: _____

**COUNTY OF MCHENRY**

ATTEST:

By: _____
Michael Buehler
County Board Chairman

_____
Joseph Tirio
McHenry County Clerk

Date: _____

**EXHIBIT A**
**General Depiction of the VILLAGE's Public Works Site**

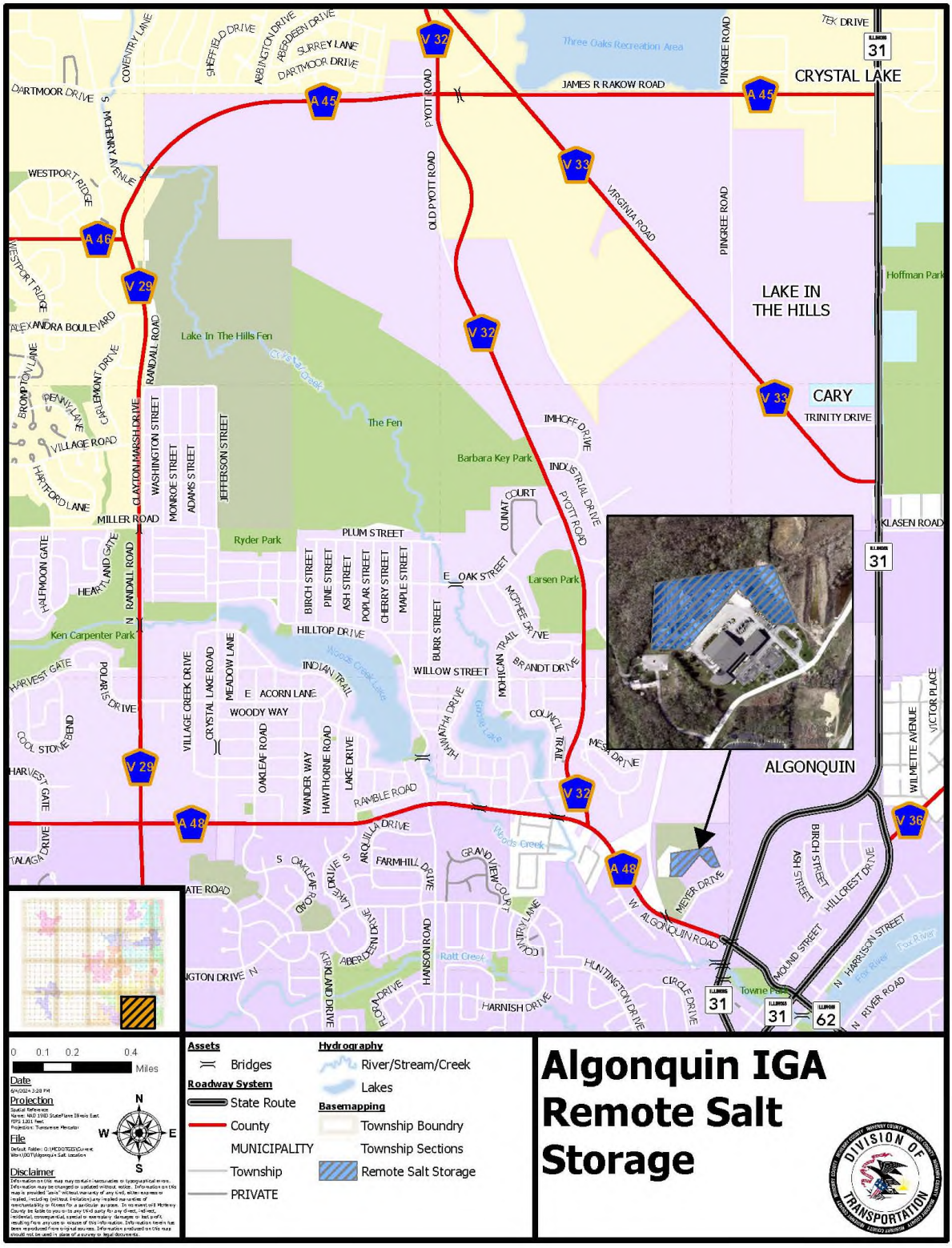

**EXHIBIT B (1 of 2)**
**General Depictions of the Proposed Improvements**

**Plan View of the IMPROVEMENTS**

**EXHIBIT B (2 of 2)**
**General Depictions of the Proposed Improvements**

**Rendering of the IMPROVEMENTS**

## EXHIBIT C
## Cost Participation – Construction and Engineering

| Item | Estimated Cost | Portion Attributable to the COUNTY | |
|---|---|---|---|
| | | Cost % | COUNTY Total |
| General Site Requirements | $178,000 | 50% | $89,000 |
| Site Work | $1,264,000 | 50% | $632,000 |
| Salt Dome, Conveyor & Conveyor Pit | $2,145,000 | 75% | $1,608,750 |
| Material Storage Structure | $703,000 | 0% | $0 |
| Brine Farm and Brine Maker | $976,000 | 65% | $634,400 |
| Front Parking Lot Resurfacing | $122,000 | 0% | $0 |
| Contingency (Design Engineering and Const.) | $555,000 | 50% | $277,500 |
| Construction Management Fee | $467,000 | 50% | $233,500 |
| Alternate #1 – Two Additional Material Storage Bins | $224,000 | 0% | $0 |
| Alternate #2 – Mitchard Way Detention Basin | $82,000 | 0% | $0 |
| **Project Totals** | **$6,716,000** | | **$3,475,150** |

| Item | Estimated Cost | Portion Attributable to the VILLAGE | |
|---|---|---|---|
| | | Cost % | VILLAGE Total |
| General Site Requirements | $178,000 | 50% | $89,000 |
| Site Work | $1,264,000 | 50% | $632,000 |
| Salt Dome, Conveyor & Conveyor Pit | $2,145,000 | 25% | $536,250 |
| Material Storage Structure | $703,000 | 100% | $703,000 |
| Brine Farm and Brine Maker | $976,000 | 35% | $341,600 |
| Front Parking Lot Resurfacing | $122,000 | 100% | $122,000 |
| Contingency (Design Engineering and Const.) | $555,000 | 50% | $277,500 |
| Construction Management Fee | $467,000 | 50% | $233,500 |
| Alternate #1 – Two Additional Material Storage Bins | $224,000 | 100% | $224,000 |
| Alternate #2 – Mitchard Way Detention Basin | $82,000 | 100% | $82,000 |
| **Project Totals** | **$6,716,000** | | **$3,240,850** |

Engineer's Estimate of Probable Cost by Featherstone Inc, Dated February 6, 2026

The COUNTY's Estimated Initial Payment at Contract Award (95%) = $3,301,400
The COUNTY's Estimated Final Payment at Substantial Completion (5%) = $173,750
**The COUNTY's Estimated Total Payment to the VILLAGE = $3,475,150**

**EXHIBIT C REFLECTS ESTIMATES OF COSTS. THE ACTUAL COSTS TO THE COUNTY SHALL BE BASED UPON AWARDED UNIT PRICES FOR THE ELEMENTS OF THE IMPROVEMENTS DETAILED ABOVE.**

**EXHIBIT D**
**Cost Participation – Future Maintenance**

| Item | Maintenance Cost Sharing | | |
|---|---|---|---|
| | VILLAGE % | COUNTY % | *YEARS OF SERVICE LIFE |
| Rear Parking Lot | 50% | 50% | 20 |
| Salt Dome Structure | 50% | 50% | 40 |
| Salt Dome Roofing | 50% | 50% | 20 |
| Salt Conveyor & Conveyor Pit | 50% | 50% | 20 |
| Wet Spoils Containment Site | 50% | 50% | 25 |
| Brine Farm | 50% | 50% | 25 |
| Brine Maker | 50% | 50% | 15 |
| Front End Loader | 80% | 20% | 15 |

***Years of Service Life begin following substantial completion of the IMPROVEMENTS.**

# VILLAGE OF ALGONQUIN

*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 10, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Patty Ham, Management Analyst

SUBJECT: Recommendation for an IDOT Emergency Right-of-Way Resolution

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**Background**

Under standard IDOT procedures, a permit and surety bond must be secured prior to performing work within the ROW. These requirements apply even in time-sensitive situations unless a valid emergency resolution is on file. The Village's previous resolution has expired and must be renewed. The resolution will be valid for two years (2026-2027) and require renewal in two years.

**Discussion**

The proposed resolution allows the Village to undertake emergency repairs within IDOT right-of-way without first obtaining a permit or posting a surety bond. Without an adopted resolution, the Village would be required to obtain IDOT authorization before mobilizing crews in the ROW. In urgent situations, this could delay response time, increase risk to public safety, and prolong service interruptions.

Emergency work may include, but is not limited to:

- Water main breaks
- Sanitary sewer failures
- Storm sewer collapses
- Traffic signal or safety-related infrastructure failures

**Staff Recommendation**

Staff recommends the Committee of the Whole forward the attached Resolution to the Village Board for approval at the March 17, 2026, meeting.

**Attachment**

IDOT Emergency Right-of-Way Resolution

RESOLUTION

VILLAGE OF ALGONQUIN
RESOLUTION NO. _____

WHEREAS, the Village of Algonquin, hereinafter referred to as MUNICIPALITY, located in the Counties of Kane & McHenry, State of Illinois, desires to undertake, in the years of 2026 and 2027, the location, construction, operation, and maintenance of driveways and street returns, watermains, sanitary and storm sewers, street light, traffic signals, sidewalks, landscaping, etc. On State highways and associated right-of-way, within said MUNICIPALITY, which by law and/or agreement come under the jurisdiction and control of the Illinois Department of Transportation of the State of Illinois, hereinafter referred to as DEPARTMENT, and,

Whereas, an individual working permit must be obtained from the DEPARTMENT prior to any of the aforesaid installations being constructed either by the MUNICIPALITY or by a private person or firm under contract and supervision of the MUNICIPALITY

NOW, THEREFORE, be it resolved by the Municipality:

FIRST: That MUNICIPLAITY hereby pledges its good father and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the DEPARTMENT, and to hold State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or otherwise by reason of work which it to be performed under the provision of said permit.

SECOND: That all authorized officials of the MUNICIPALITY are hereby instructed and authorized to sign said working permit on behalf of the MUNICIPALITY.

APPROVED by MUNICIPLAITY on this ____ day of _____, 2026.

Village President _____

ATTEST: Corporate Seal

Village Clerk _____

# VILLAGE OF ALGONQUIN

*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 10, 2026

TO: Tim Schloneger, Village Manager

FROM: Cliff Ganek, Deputy Director of Public Works/Village Engineer

SUBJECT: Recommendation to Approve the Design Engineering Services Agreement with Christopher B. Burke Engineering, Ltd. for Huntington Drive Resurfacing Improvements

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The proposed project consists of resurfacing Huntington Drive from Hanson Road to Circle Drive, a corridor approximately 1.16 miles in length. This section of roadway is classified as a Major Collector and is designated as Federal Aid Urban Route 4013.

The improvements will primarily consist of milling and resurfacing the existing asphalt pavement, spot curb and gutter and sidewalk replacement, drainage and utility structure adjustments, and ADA ramp upgrades to meet current accessibility standards. The project will also include the addition of marked on-street bicycle lanes utilizing the existing paved shoulders to improve connectivity to the Village's bicycle network, nearby parks, and Neubert Elementary School.

**Project Timeline**

The Phase I Report for this project received design approval on August 15, 2025. Completion of Phase II Engineering is anticipated to take approximately five months following authorization, which will result in the preparation of final construction plans, specifications, and cost estimates for the project.

The Village intends to pursue federal funding assistance through the Illinois Transportation Enhancement Program (ITEP) during the next application cycle, anticipated in the fall. If the project is successful in receiving grant funding, construction is anticipated to occur in late 2027 or early 2028, depending on the timing of IDOT approvals and agreements.

**Budget and Funding**

Christopher B. Burke Engineering (CBBEL) has submitted a proposal to complete Phase II Engineering services for a not-to-exceed fee of **$124,078**. This work includes surveying, geotechnical investigation, preparation of construction plans and specifications, coordination with IDOT, and stakeholder coordination.

Funding for these engineering services will be provided using Street Improvement Funds. Completing Phase II Engineering will position the project to be "shovel-ready," which is an important factor in competitive funding programs such as ITEP and other potential transportation funding opportunities through the McHenry County Council of Mayors.

**Summary**

1. The roadway is a major east-west connector and is in need of roadway and pedestrian improvements.
2. This project will close a major bikeway gap in the central part of the Village, providing additional access to downtown businesses and local parks.
3. The Street Improvement Fund has sufficient money to complete this project next fiscal year.

**Recommendation**

Staff recommends that the Committee of the Whole move this item to the Village Board for approval for **$124,078** to complete Phase II Engineering for the Huntington Drive Resurfacing project with Christopher B. Burke Engineering, Ltd.

**Consulting Engineering**
**Master Agreement Work Order Form**

## I. Project Understanding

### General Understanding/Assumptions

Christopher B. Burke Engineering, Ltd. (CBBEL) understands that the Village of Algonquin (Village) desires to improve a section of roadway within the Village that includes Huntington Drive (FAU 4013) from Hanson Road to Circle Drive, which has a total distance of approximately 6,100 feet (1.16 miles) (refer to Exhibit 1), in McHenry County, Illinois. The improvement need is based on the existing hot-mix asphalt pavement conditions, and to provide bicycle accommodation with a new, marked on-street bike lane to connect to the larger Village bicycle network, multiple public parks, and the Neubert Elementary School.

This section of roadway is classified as a Major Collector and is currently designated by the Illinois Department of Transportation (IDOT) and the Chicago Metropolitan Agency for Planning (CMAP) as Federal Aid Urban (FAU) Route # 4013. As a Major Collector roadway, FAU 4013 is eligible for federal funding participation. On this basis, the Village desires to advance the project from the Phase I Study, which received Design Approval on August 15, 2025. The scope of this project is to prepare Phase II Engineering contract documents in accordance with federal design guidelines, and following IDOT Bureau of Local Roads & Streets (BLRS) Manual Chapter 33 for 3R projects.

Project readiness is a key factor in the consideration of potential ITEP and STP-Local funding requests. Completing Phase II Engineering will ensure optimum project readiness for the future ITEP and/or STP funding applications through the McHenry County Council of Mayors (MCCOM). This document includes the required scope of services to complete all Phase II Engineering obligations based on federal project development procedures, as outlined in the IDOT Bureau of Local Roads and Streets (BLRS) Manual.

The typical existing roadway section along this section of FAU 4013 consists of one through lane in each direction, undivided. The roadway typically includes one 12-foot wide lane in each direction, with a 5-foot wide paved shoulder with type B-6.12 curb and gutter draining into the existing closed storm sewer system. Both sides of Huntington Drive include a turf grass parkway and a 4-foot wide P.C.C. sidewalk within a 66-foot wide right-of-way.

The scope of work includes a 2-inch hot-mix asphalt milling and resurfacing, spot curb and gutter removal and replacement, spot PCC sidewalk removal and replacement, drainage and utility structure adjustments, spot underground utility repairs, ADA ramp assessment and design to meet current PROWAG/ADA standards, and new on-street striped bicycle lanes per BLRS Chapter 42. This proposal assumes the existing 5-foot

wide paved shoulder will be utilized for the new striped bicycle lanes, with no pavement widening anticipated as part of the proposed improvements as approved in the Phase I Project Development Report (PDR).

The existing average daily traffic (ADT) volume along this section of roadway is relatively low for a major collector at approximately 1,600 to 2,100 vehicles per day (VPD). This ADT was used as a basis for the approved PDR. The existing intersections within the project limits are stop controlled on the minor legs, which will remain as such in proposed conditions.

Based on a review of the FEMA mapping, there are no designated floodways or 100-year floodplains that cross the roadway within the project limits. There are no bridges, culverts, or retaining wall structures within the project limits, and no proposed structures are anticipated that would require a separate hydraulic report or the preparation of a separate type, size, and location (TSL) drawings per IDOT requirements.

There are no tree removals proposed as part of this project.

The following tasks are excluded from the Phase II Engineering scope of services:

- There is existing street lighting at minor intersection legs throughout the corridor, which is anticipated to remain, with no existing continuous roadway lighting. There are no proposed roadway lighting improvements or photometric analysis included as part of this proposal.
- No right-of-way and/or temporary construction easements are anticipated and therefore all tasks associated with this work are not included in this proposal. If any type of easements are required or additional ROW acquisition, the Plat of Highways, legal description, easement exhibits, and all associated coordination efforts with IDOT will be completed as part of a separate proposal.
- It is our understanding that there are no existing flooding reports or existing drainage problems within the project corridor. It is assumed the existing drainage system will be utilized under proposed conditions, with no proposed storm sewers or major modifications to the existing drainage system. CBBEL will review and provide recommendations for minor drainage improvements within the project corridor, which may include the addition of pipe underdrains below proposed curblines, additional surface drainage inlet structures, or new frames and grates on existing drainage structures.
- Major intersection improvements at the Huntington Drive/Hanson Road and Huntington Drive/Circle Drive intersections are not included within the scope of the project, such as lighting, lane configurations, turn radii, and/or pavement widening. Minor intersection upgrades such as additional pavement marking for pedestrian crossings are assumed to be included. This scope of work does not include stop sign warrants for the stop controlled intersections along the route.
- Water main replacement or adjustments are not included within the scope of work. We understand that water main replacement will be completed as part of a separate project along Stoney Brook Court and crossing Huntington Drive. This

work is assumed to be fully constructed prior to the resurfacing of Huntington Drive.
- IEPA Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) is not anticipated to be required based on the proposed improvements, and therefore not included in the scope of work.

We understand that the Village will be collecting information on the existing sidewalks, curb and gutter, driveway aprons, and drainage and underground public utilities, and will provide an asset condition report with a list of locations for the repair, replacement, or rehabilitation of these facilities for incorporation into the plans.

Completion of the Phase II Plans will require approximately 5 months, including review time by the Village for various submittals. It is our understanding that the ITEP and/or STP-L application preparation shall be completed by the Village and therefore is excluded from this scope of work. The ITEP funding application is expected to be submitted in August/September of 2026 in the next application cycle, with Awards announced in Spring 2027. If awarded, construction is anticipated to be completed in the Fall of 2027 or the Spring of 2028, dependent on the processing time for IDOT agreements. This anticipated schedule is also subject to change based on the success of the grant.

## II. Scope of Services

### A. Data Collection and Analysis

The purpose of this task is to assemble a database for project development. This database will consist of obtaining existing roadway plans, utility atlases, maintenance records (as applicable), property data, land use information, other pertinent data from the Village, obtaining recent aerial photography, and any other information required to complete Phase II Engineering. The project database development includes the following:

- Prepare aerial mosaics of the project limits to be used for plans, exhibits, and presentations (if required).
- Retrieve record roadway plans as available
- Obtain available record geotechnical information from adjacent completed projects and available area soils maps
- Field Visits – CBBEL anticipates one field visit to the project area for project data collection and inspection.

  Note: Traffic projections are not required for 3R projects, therefore coordination with the Chicago Metropolitan Agency for Planning (CMAP) for projected traffic volumes is not included in the scope of this project. The project will be designed using existing available traffic data.

In addition, the PDR has cleared all environmental coordination through IDOT demonstrating no presence of wetlands, historic properties, biological or cultural resources through IDOT form BDE 2715 (Environmental Radius Report) within the project corridor.

**B. Surveying and Geotechnical Services**

**Task B.1 – ADA Survey**

The Survey within the Huntington Drive corridor consists of twelve (12) sidewalk ramp corners at three (3) intersection crossings for special ADA ramp design (Huntington Drive at Circle Drive, Harnish Drive, and Hanson Road) and completed in accordance with the attached ADA scope exhibit. No topographic survey will be performed for the North Huntington Drive right-of-way outside of the sidewalk ramp corners.

Horizontal and Vertical Control: Utilizing state plane coordinates, CBBEL will set recoverable primary control utilizing state of the art GPS equipment.

Topographic Survey: CBBEL will field locate all pavements, driveways, curb and gutters (curb, gutter flow line, and edge of pavement/ face of curb), pavement markings, signs, manholes or utility vaults on sidewalks and parkways and within 10 feet of pavement area adjacent to the curb, drainage structures, driveway culverts, cross road culverts, fences, traffic signals, signs, traffic cameras, parking meters, and pay boxes, trees (including DBH) & bushes, light and power poles , sidewalks (back and face of sidewalks) and pavement. Elevations shall be taken approximately every 10 feet along sidewalks, curbs, gutters, building or property line, doorway stoops or steps as applicable and shown on the attached exhibit. Elevations of roadway 5 feet from edge of pavement to be included.

Base Mapping: All of the above information will be compiled into one base map representative of existing conditions of the project corridor at a scale of 1"=20' for use in all design and engineering work.

**Task B.2 – JULIE Coordination**

CBBEL will coordinate with JULIE to retrieve atlas information for all applicable underground utilities including water main, gas, electric, cable, etc. CBBEL will compile all Utility Atlas information into the base map. Locations of existing utilities /obstructions / systems shown on the base map are the compilation of available utility plans provided by utility owners and JULIE Utility Coordination. All utilities / obstructions / systems may not be shown. Contractor shall be responsible for locating and protecting all underground utilities / obstructions / systems whether or not shown on base map. JULIE Utility Coordination Atlas information is typically isolated to Public Right-of-Way (off-site) & limited areas

adjacent to Public Right-of-Way. Identification & location of all private subsurface utilities within project area (on-site) is the responsibility of the client.

**Task B.3 – Geotechnical Investigation**

A Geotechnical Investigation will be performed by CBBEL's subconsultant, Rubino Engineering. The Geotechnical Investigation will include thirteen (13) pavement cores, at a maximum depth of 2 feet below grade, to determine the existing structure of the pavement and condition of subgrade materials.

In addition, Rubino will complete six (6) direct push samples, at a maximum depth of 2 feet below grade, to analyze soil constituents including pH testing, VOC's, SVOC's, and RCRA Metals.

The boring study will determine whether the associated laboratory analysis provide a basis for Rubino to sign IEPA Form LPC-663, Unincorporated Soil Certification by a Licensed Professional Engineer. A summary report will be prepared which describes the sampling procedures followed and presents results of the analytical laboratory testing. If all analytical results meet their respective MACs, Form LPC-663 will be filled out and signed by a Licensed Professional Engineer or Geologist. The report will be provided, and will be addressed to Christopher B. Burke Engineering, Ltd.

## C. Proposed Improvement Plans

CBBEL will complete Phase II Engineering to develop the proposed improvement plans based on field reconnaissance results, Village asset identifications, and other input from Village staff. The proposed improvement plans will be submitted to the Village and IDOT for review and approval.

The proposed improvement is anticipated to utilize the existing roadway alignment and the existing roadway pavement width. CBBEL will produce schematic exhibits consisting of the proposed improvement overlaid on aerial photography.

The project team will develop typical sections, identify right-of-way needs (none anticipated), and determine preliminary construction costs for the proposed improvement plan. Items completed will include:

Preparation of the proposed improvement plan (1" = 20' base maps) to include:

- Cover Sheet
- Index of Sheets and Index of IDOT Highway Standards and Details
- General Notes and Utility Matrix
- Summary of Quantities
- Alignment, Ties, and Benchmarks Plan
- Existing and Proposed Typical Sections
- Existing Conditions and Removal Plan
- Proposed Improvements Plan

- Pavement Marking and Signage Plan
- ADA Sidewalk Design Plans (up to 12 ADA ramps)
- Construction Details
- IDOT Highway Standards and IDOT District 1 Details

Note: Roadway Cross Sections are not anticipated as required due to the scope of the proposed resurfacing and restriping.

CBBEL will draft the Plan base sheets at a scale of 1"=20' for use during design. We anticipate three submittals as part of the process: Prefinal, Final Plan, and Issue for Bid Plan submittals. If additional submittals are required due to a delay in funding procurement, costs of this work shall be completed under a separate proposal.

Specifications will be produced in accordance with IDOT standards. An Engineer's Opinion of Probable Cost will be prepared for the proposed improvement plans for each milestone submittal.

It is anticipated that no detours will be required as part of the work. All construction will be completed while maintaining existing traffic on the milled roadway pavement.

**D. Stakeholder Coordination**

A Public Meeting is not required through IDOT as part of the Federal approval process. Therefore, a Public Meeting will not be held for the project improvements. However, since this project has the potential to have indirect impacts to adjacent properties, a Stakeholder Coordination Meeting will be held to present the proposed improvement plan for public comment, and also to provide opportunities for outreach and coordination with key project stakeholders throughout the Phase II Engineering process.

<u>Stakeholder Coordination Meeting</u>

The scope of work for the Stakeholder Coordination Meeting (SCM) includes the following tasks:

- CBBEL will assist the Village in preparing and sending public notifications for the SCM.
- CBBEL will develop and coordinate the publishing of advertisements or display ads for the SCM in advance of the meeting as coordinated with the Village.
- It has been assumed that the SCM will be held at the Village Hall or a comparable public location within the project proximity, with no cost involved.
- CBBEL will prepare a complete set of exhibits for the SCM at 1" = 20' scale of the proposed improvement plan. Other exhibits for the SCM may be prepared including project schedule, typical sections, or other exhibits required or desired.
- Meet with the Village to review the presentation prior to the SCM.

- The SCM will be held in an open house format, meaning no formal presentation. Interested stakeholders may arrive and leave the meeting at any time, with an open meeting window of three (3) hours in the evening after typical work hours.
- CBBEL will provide up to 3 staff members for the SCM and will maintain records of attendees, written comments received, and a summary of verbal discussions.

Coordination Meetings

Coordination meetings are also anticipated throughout design development. The estimated meetings and coordination are described below. Meeting summaries will be prepared for each meeting that occurs and documented for records.

- Village Staff Meetings (2 meetings)
- Village Board Presentation (1 meeting, if required)
- IDOT (2 meetings)

This task also includes the preparation of the agenda, meeting minutes, and revisions for all anticipated meetings listed herein.

IDOT Coordination

IDOT coordination is anticipated outside of the above listed meetings for compliance with Federal design policies and procedures. This task includes all coordination efforts during IDOT plan review, approval of proprietary items, form submission, and other anticipated IDOT coordination efforts.

### E. Project Administration & QAQC

This task includes overall project administration and management, as well as implementation of CBBEL's quality assurance procedures for Phase II Engineering. Project administration includes managing the day to day work effort on the project to ensure an efficient project development process including work force allocations, budget oversight, monthly progress reviews to ensure project milestones are being met and periodic progress coordination meetings.

## III. Staff-Hour & Fee Summary

### A. Data Collection and Analysis

| | | | |
|---|---|---|---|
| Engineer IV | 2 hrs x $175/hr | = | $ 350 |
| Engineer III | 4 hrs x $157/hr | = | $ 628 |
| Engineer I/II | 8 hrs x $135/hr | = | $1,080 |
| Engineering Intern | 8 hrs x $81/hr | = | $ 648 |
| | | | $2,706 |

**B. Surveying and Geotechnical Services**

**Task B.1 ADA Survey**

| | | | |
|---|---|---|---|
| Survey IV | 6 hrs x $196/hr | = | $ 1,176 |
| Survey III | 6 hrs x $179/hr | = | $ 1,074 |
| Survey II | 36 hrs x $140/hr | = | $ 5,040 |
| Survey I | 36 hrs x $119/hr | = | $ 4,284 |
| CAD Manager | 16 hrs x $187/hr | = | $ 2,992 |
| | | | $14,566 |

**Task B.2 JULIE Coordination**

| | | | |
|---|---|---|---|
| Survey III | 26 hrs x $179/hr | = | $ 4,654 |

**Task B.3 Geotechnical Investigation**

| | | | |
|---|---|---|---|
| Rubino Engineering, Inc. | | = | $ 8,995 |

**C. Proposed Improvement Plans**

| | | | |
|---|---|---|---|
| Engineer VI | 6 hrs x $242/hr | = | $ 1,452 |
| Engineer V | 28 hrs x $208/hr | = | $ 5,824 |
| Engineer IV | 90 hrs x $175/hr | = | $15,750 |
| Engineer III | 95 hrs x $157/hr | = | $14,915 |
| Engineer I/II | 108 hrs x $135/hr | = | $14,580 |
| Engineering Intern | 108 hrs x $81/hr | = | $ 8,748 |
| CAD Manager | 48 hrs x $187/hr | = | $ 8,976 |
| | | | $70,245 |

**D. Stakeholder Coordination**

| | | | |
|---|---|---|---|
| Engineer V | 4 hrs x $208/hr | = | $ 832 |
| Engineer IV | 24 hrs x $175/hr | = | $ 4,200 |
| Engineer III | 28 hrs x $157/hr | = | $ 4,396 |
| Engineer I/II | 16 hrs x $135/hr | = | $ 2,160 |
| CAD Manager | 4 hrs x $187/hr | = | $ 748 |
| GIS Specialist III | 8 hrs x $157/hr | = | $ 1,256 |
| | | | $13,592 |

**E. Project Administration & QAQC**

| | | | |
|---|---|---|---|
| Engineer VI | 4 hrs x $242/hr | = | $ 968 |
| Engineer V | 6 hrs x $208/hr | = | $ 1,248 |
| Engineer IV | 12 hrs x $175/hr | = | $ 2,100 |
| Engineer III | 12 hrs x $157/hr | = | $ 1,884 |
| Engineer I/II | 12 hrs x $135/hr | = | $ 1,620 |
| | | | $ 7,820 |

| | | |
|---|---|---|
| Subtotal | | $122,578 |
| Direct Costs | | $ 1,500 |
| **Not-to Exceed Fee** | **=** | **$124,078** |

VILLAGE OF ALGONQUIN

Accepted by: _____

Title: _____

Date: _____

CHRISTOPHER B. BURKE ENGINEERING, LTD.

Accepted by:

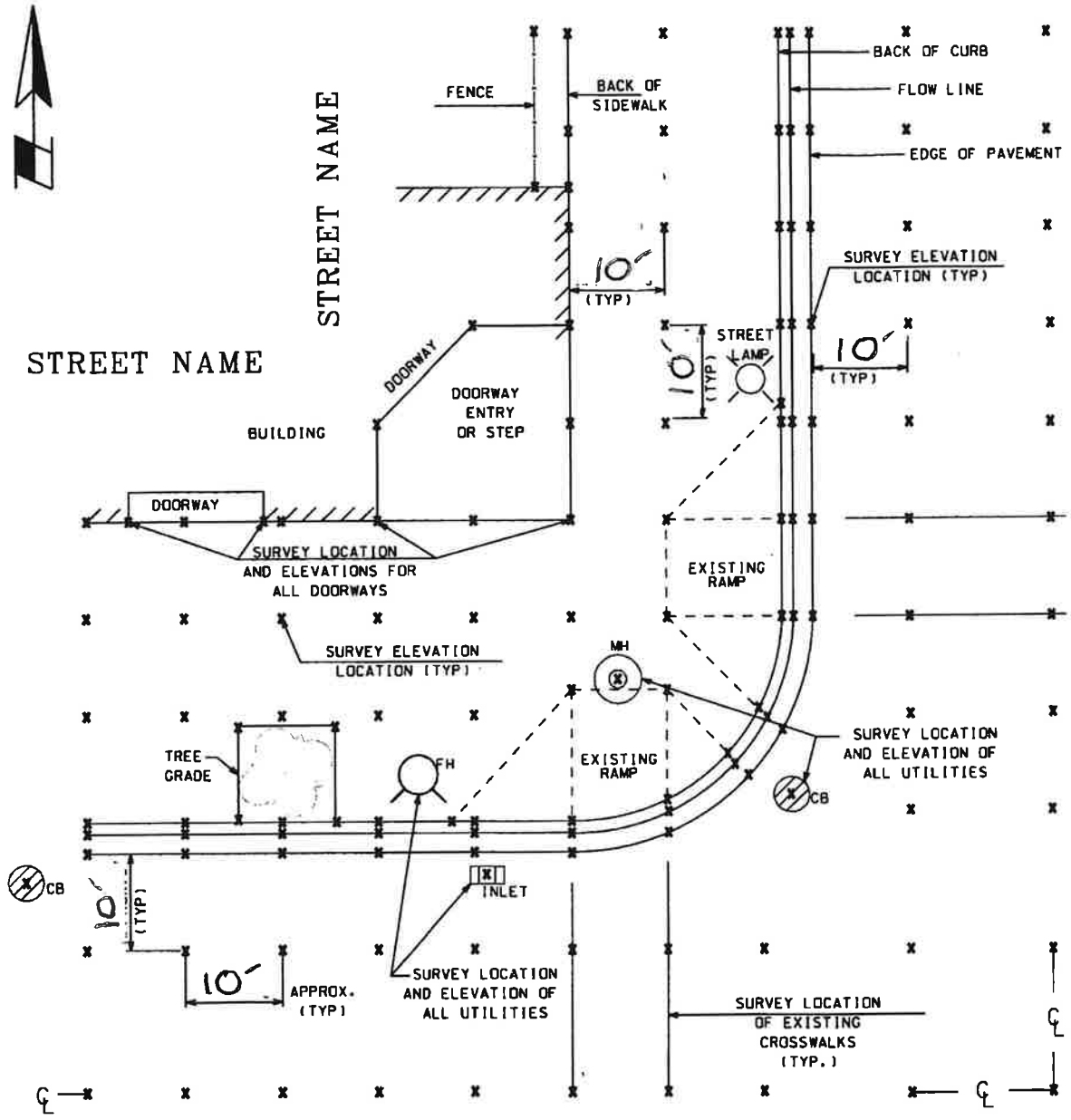
Title: President

Date: 2/25/2026

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**
**STANDARD CHARGES FOR PROFESSIONAL SERVICES**
**VILLAGE OF ALGONQUIN**

| Personnel | Charges ($/Hr) |
|---|---|
| Engineer VI | 242 |
| Engineer V | 208 |
| Engineer IV | 175 |
| Engineer III | 157 |
| Engineer I/II | 135 |
| Survey V | 208 |
| Survey IV | 196 |
| Survey III | 179 |
| Survey II. | 140 |
| Survey I | 119 |
| Engineering Technician V | 191 |
| Engineering Technician IV | 170 |
| Engineering Technician III | 123 |
| Engineering Technician I/II | 95 |
| CAD Manager | 187 |
| CAD II | 136 |
| CAD I | 119 |
| GIS Specialist III | 157 |
| Landscape Architect II | 179 |
| Landscape Architect I | 157 |
| Landscape Designer III | 136 |
| Landscape Designer I/II | 106 |
| Environmental Resource Specialist V | 208 |
| Environmental Resource Specialist IV | 170 |
| Environmental Resource Specialist III | 145 |
| Environmental Resource Specialist I/II | 110 |
| Environmental Resource Technician | 123 |
| Bus Ops Department | 120 |
| Engineering Intern | 81 |

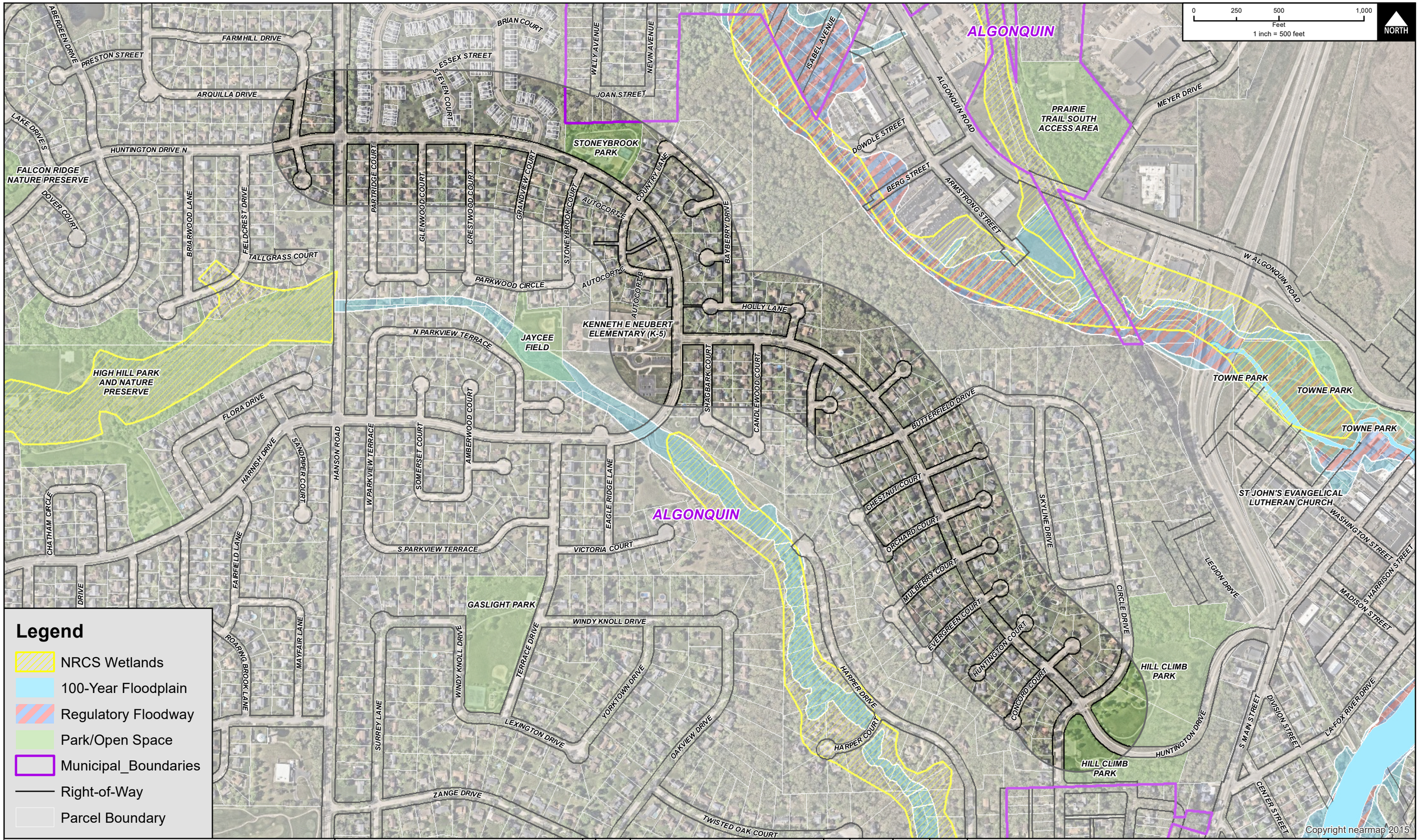
Updated January 13, 2025




# TYPICAL QUADRANT SURVEY CRITERIA FOR ADA RAMP DESIGN

ATTACHMENT #2

N.T.S.




**CHRISTOPHER B. BURKE** ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT: **VILLAGE OF ALGONQUIN**

| NO. | DATE | NATURE OF REVISION | CHKD. |
|---|---|---|---|
| | | | |

| | |
|---|---|
| DSGN. | |
| DWN: | DRW |
| CHKD. | |
| SCALE: | 1:6,000 |
| MODEL: | ArcGIS 10.6 |
| PLOT DATE | 5/28/2025 |
| FILE NAME | Environmental Resources Exhibit |
| PATH | N:\PROPOSALS\ADMIN\2025\Algonquin - Huntington Drive Resurfacing PH 1 - P250202\GIS\Exhibits\Environmental Resources Exhibit.mxd |

TITLE:

# ENVIRONMENTAL RESOURCES EXHIBIT

## HUNTINGTON DRIVE FROM HANSON RD TO CIRCLE DRIVE

| | |
|---|---|
| PROJ. NO. | 250202 |
| DATE: | 05/28/2025 |
| SHEET | 1 OF 1 |
| DRAWING NO. | EXH 1 |

# VILLAGE OF ALGONQUIN

*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 10, 2026

TO: Tim Schloneger, Village Manager

FROM: Cliff Ganek, PE, Deputy Director of Public Works/Village Engineer

SUBJECT: Recommendation to Award the Bid for the Willoughby Farms Park Reconstruction Project with Schwartz Construction Group, Inc.

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The purpose of this memo is to present the bid results and request approval of a contract award for the Willoughby Farms Park Reconstruction project. Staff is recommending the award of the base bid plus Alternate B to Schwartz Construction Group, Inc. (Schwartz) in the amount of $4,823,101.16.

**Project Overview**

The Willoughby Farms Park Reconstruction project consists of a comprehensive redevelopment of the existing park site located at 2001 Wynnfield Drive. The scope of work includes significant site and recreational improvements, including:

- Site demolition, earthwork, grading, and drainage improvements
- Installation of sanitary, water, and electrical services
- Concrete and asphalt paving
- Multi-use court and pickleball courts
- Nature-themed playground equipment with poured-in-place rubber surfacing and engineered wood fiber
- Interactive fountain (water feature)
- Site furnishings, park amenities, shelter structures, and a restroom building
- Native plantings, shoreline restoration, and landscape/turf restoration

**Bid Results**

Bids were publicly opened on February 24, 2026. A total of seven (7) contractors submitted bids for the project, with Schwartz providing the low bid with a Base Bid of $4,437,300.42 (as corrected). The bid tabulation is attached for reference, which includes a base bid and two alternates.

Two alternates were included in the bid package for the path east of the pond:

- Alternate A – Composite Boardwalk: $405,843.94
- **Alternate B – Concrete Boardwalk: $385,800.74**

Alternate B would provide a permanent path around the east side of the pond. Currently, the path is mown and heavily trafficked by students of Westview Community School and local residents. Staff recommends **Alternate B** due to its lower bid price and reduced maintenance and upkeep requirements. This brings the recommended contract total to $4,823,101.16.

**Project Funding**

Funding for this project includes:

- $600,000 OSLAD Grant Award
- Approximately $1.2 million in developer contributions from Lennar as part of the Algonquin Meadows Development
- Park Improvement Fund allocations budgeted in FY2026/27 to complete the majority of the work, with remaining funds to be proposed in FY2027/28 to complete final project elements.

The Village has not previously worked with Schwartz. However, after conducting numerous reference checks (see attached documentation), staff is comfortable proceeding with Schwartz for this project. The project is anticipated to begin construction in FY2026/27, with substantial completion targeted for early summer 2027. Construction oversight will be completed primarily through internal engineering services, with JSD, Inc. providing administrative support.

**Recommendation**

Staff recommends the Committee of the Whole move this item forward to the Village Board to award the contract for the Willoughby Farms Park Reconstruction project to Schwartz Construction Group, Inc. in the amount of **$4,823,101.16.**

The proposed improvements represent a significant reinvestment in the Willoughby Farms Park area and will provide expanded recreational amenities and long-term community benefits.

**Chicago Regional Office**
1400 East Touhy Avenue, Suite 215
Des Plaines, IL 60018
312.644.3379

March 4, 2026

Mr. Cliff Ganek
Village Engineer
Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102

Re: Willoughby Farms Park Letter of Recommendation

Dear Cliff,

Bids documents were opened on Tuesday, February 24, 2026, for the Willoughby Farms Park project. Seven bids were received, opened, read aloud, and included the following bidders: Clauss Brothers, Inc., Copenhaver Construction, Great Lakes Landscape Company, Innovation Landscape, Inc., Martam Construction, Inc., Schwartz Construction Group Inc., and Semper Fi Yard Service Inc. The low bid received was **$4,437,300.42** (as corrected) from **Schwartz Construction Group Inc.,** located in Countryside, IL.

Schwartz Construction Group did not acknowledge Addendum 7, which included the updated tree removal quantity; however, they have indicated that they will honor their bid as submitted. This results in a savings of $73,237.50 to the Village.

Two alternates were included in the bid documents, *Alternate A: Composite Boardwalk and Alternate B: Concrete Boardwalk.* After discussion with staff, the Village elects to accept Alternate B, in the amount of **$385,800.74** (as corrected).

JSD Professional Services has reviewed the qualifications of the low bid contractor and spoke with multiple references. We have found no evidence that would disqualify the low bidder from being awarded the contract. They appear to be a responsive and responsible bidder capable of performing the work. Attached are the Bid Tabulation Summary and references.

If the Village Board agrees, we hereby recommend that the contract for the Willoughby Farms Park project be awarded to **Schwartz Construction Group Inc.**, in the amount of **$4,823,101.16.** Please call should you have any questions or require additional information. We are excited to collaborate with the Village of Algonquin to achieve the successful completion of this project!

Sincerely,

Lori Vierow, PLA, ASLA
Landscape Architecture Practice Lead

Enc: Bid Tabulation Summary
Bid Opening Results
References

Cc: Sarah Dreier, JSD

*As Corrected

| Item / Description | Approx. Quantity | Unit | Schwartz Construction Group Inc. Unit Price | Subtotal |
|---|---|---|---|---|
| **GENERAL CONDITIONS** | | | | |
| 1. Contracting and General Requirements (maximum allowable 4%) | X | lump sum | $169,915.00 | $169,915.00 |
| 2. Construction layout and record drawings. | X | lump sum | $27,650.00 | $27,650.00 |
| **SUBTOTAL** | | | | **$197,565.00** |
| **A. SITE PREPARATION/DEMOLITION:** | | | | |
| 1. Furnish, install, and maintain temporary 6' link construction fencing to secure fence during construction. | 2,930 | linear feet | $8.64 | $25,315.20 |
| 2. Furnish and install silt fence & erosion control feature as shown on plan or as required by regulatory authorities. | 2,930 | linear feet | $3.37 | $9,874.10 |
| 3. Furnish and install construction entrance. | 224 | square yard | $21.70 | $4,860.80 |
| 4. Furnish and install tree protection fencing. | 4,153 | linear feet | $2.81 | $11,669.93 |
| 5. Furnish and install inlet sediment control device. | 13 | each | $307.80 | $4,001.40 |
| 6. Remove existing play apparatus, edging, engineered wood fiber surfacing, picnic tables, in-field mix, and chain link fencing, backstop (including footings). | X | lump sum | $17,081.00 | $17,081.00 |
| 7. Remove existing HMA parking lot, multi-use court, concrete curb, basketball standards and chain link fencing (including footings). Parking lot base to remain. | X | lump sum | $6,233.65 | $6,233.65 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| 8. Remove existing HMA bituminous path including base. Base to remain for HMA bituminous path south of the pond. | 1,646 | square yard | $3.57 | $5,876.22 |
| 9. Remove trees as noted on the plans including rootball and haul off site. | 16 | each | $2,362.50 | $37,800.00 |
| 10. Remove existing shelter, footings, concrete pad, precast block wall, geogrid, foundation and timber wall. | **X** | lump sum | $4,824.00 | $4,824.00 |
| 11. Dewater part of pond by an approved method. | **X** | lump sum | $38,791.00 | $38,791.00 |
| 12. Provide root pruning for trees as noted. | 13 | each | $378.00 | $4,914.00 |
| 13. Furnish and install coir logs for sediment control protection at flared end section. | **X** | lump sum | $594.00 | $594.00 |
| 14. Fire hydrant removal and subsequent termination as shown. Deliver fire hydrant to the Village. | 2 | each | $6,415.00 | $12,830.00 |
| 15. Water line abandonment cut, cap and fill. | 2 | each | $7,765.00 | $15,530.00 |
| **SUBTOTAL** | | | | **$200,195.30** |

**B. SITE GRADING AND EXCAVATION:**

Estimated quantities provided for contractors reference. Contractors to verify all estimated quantities.

| | | | | |
|---|---|---|---|---|
| 1. Topsoil strip and stockpile encountered during grading operations. | 5,000 | cubic yard | $5.78 | $28,900.00 |
| 2. Cut, place, and compact to accommodate improvements. | 7,000 | cubic yard | $6.98 | $48,860.00 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| 3. Topsoil respread. | 5,000 | cubic yard | $6.93 | $34,650.00 |
| 4. Surplus material hauled off site. | 400 | cubic yard | $69.48 | $27,792.00 |
| **SUBTOTAL** | | | | **$140,202.00** |
| **C. SITE DRAINAGE/UTILITIES:** | | | | |
| 1. Furnish and install cleanout for play area. | 5 | ea. | $513.00 | $2,565.00 |
| 2. Furnish and install underdrainage pipe transition. | 3 | ea. | $270.00 | $810.00 |
| 3. 6" Rigid, non perforated PVC-SDR-26 with porous granular backfill. | 43 | linear feet | $34.54 | $1,485.22 |
| 4. 6" dia. Perforated PVC-SDR-26 with washed gravel backfill, and soil separator and filter fabric sock on all perforated pipe. | 416 | linear feet | $30.75 | $12,792.00 |
| 5. 12" RCP storm sewer pipe with porous granular backfill. | 165 | linear feet | $88.24 | $14,559.60 |
| 6. 15" RCP storm sewer pipe with porous granular backfill. | 374 | linear feet | $80.55 | $30,125.70 |
| 7. 18" RCP storm sewer pipe. | 127 | linear feet | $114.89 | $14,591.03 |
| 8. 24" dia. catch basin | 1 | each | $3,118.00 | $3,118.00 |
| 9. POND: 24" dia. catch basin with removable orifice trash guards. | 1 | each | $3,388.00 | $3,388.00 |
| 10. 24" dia. curb inlet | 1 | each | $3,140.00 | $3,140.00 |
| 11. 48" dia. catch basin | 4 | each | $4,469.00 | $17,876.00 |
| 12. Connect to existing catch basin. | 1 | each | $2,842.00 | $2,842.00 |
| 13. Water line - 1.5" K Copper Pipe | 35 | linear feet | $77.32 | $2,706.20 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| 14. Water line - 4" PVC Pipe | 205 | linear feet | $44.75 | $9,173.75 |
| 15. DRINKING FOUNTAIN: Water line - 3/4" K Copper Pipe | 117 | linear feet | $98.59 | $11,535.03 |
| 16. Sanitary sewer connection including wye connection as noted. | 1 | each | $13,500.00 | $13,500.00 |
| 17. 48" dia. sanitary manhole | 1 | each | $15,650.00 | $15,650.00 |
| 18. Furnish and install 6" SDR 26 sanitary sewer pipe. | 515 | linear feet | $65.40 | $33,681.00 |
| 19. Flared end section with grate with riprap. | 2 | each | $1,865.00 | $3,730.00 |
| 20. 6" x 4" reducer. | 1 | each | $1,875.00 | $1,875.00 |
| 21. 4" x 3/4" water line tapping tee with valve. | 1 | each | $4,500.00 | $4,500.00 |
| 22. 4" x 3" reducer. | 1 | each | $1,875.00 | $1,875.00 |
| 23. Core drill and connect to existing sanitary structure by an approved method | 1 | each | $4,025.00 | $4,025.00 |
| 24. Provide RPZ with green metal enclosure and water connection. | x | lump sum | $6,525.00 | $6,525.00 |
| 25. Provide Buffalo Box. | 4 | each | $2,500.00 | $10,000.00 |
| 26. Furnish and install 4" drain line at drinking fountain. | 9 | linear feet | $95.35 | $858.15 |
| 27. 24" dia. sanitary structure | 1 | each | $8,650.00 | $8,650.00 |
| 28. Furnish and install sanitary cleanout. | 1 | each | $4,250.00 | $4,250.00 |
| 29. 4" x 4" tee | 1 | each | $1,200.00 | $1,200.00 |
| 30. Furnish and install drywell at drinking fountain. | **X** | lump sum | $8,500.00 | $8,500.00 |
| 31. 4" x 1.5" reducer | 1 | each | $1,100.00 | $1,100.00 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| 32. 6" 90° elbow | 1 | each | $1,950.00 | $1,950.00 |
| 33. 4" valve | 3 | each | $2,850.00 | $8,550.00 |
| 34. 1-1/2" valve | 1 | each | $1,450.00 | $1,450.00 |
| 35. Water line - 3" PVC Pipe | 10 | linear feet | $160.00 | $1,600.00 |
| **SUBTOTAL** | | | | **$264,176.68** |

**D. SITE ELECTRICAL & PLUMBING**

| | | | | |
|---|---|---|---|---|
| 1. Contractor shall install all electrical work for the site, including parking lot lights, restroom building, and interactive fountain. Contractor shall coordinate with ComEd for new service to power the panel in the restroom building The electrical system shall include all equipment and miscellaneous appurtenances to fulfill the intent of the plan, specifications and details. | **X** | lump sum | $80,406.00 | $80,406.00 |
| 2. Furnish and install all plumbing work per the plumbing plans and specifications for the site, including restroom building, interactive fountain and drinking fountain. Costs shall include water service connection, all valves, valve boxes, backflow preventor, RPZ, etc. as required to meet Village of Algonquin requirements. | **X** | lump sum | $39,500.00 | $39,500.00 |
| **SUBTOTAL** | | | | **$119,906.00** |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| **E. EXTERIOR LIGHTING** | | | | |
| 1. Furnish and install parking lot lights. | 2 | each | $20,433.00 | $40,866.00 |
| **SUBTOTAL** | | | | **$40,866.00** |
| **F. CONCRETE/PAVEMENT :** | | | | |
| 1. SITE: 5" thick non-reinforced concrete. | 10,813 | square feet | $8.70 | $94,073.10 |
| 2. SITE: 6" thick non-reinforced concrete. | 10,634 | square feet | $8.93 | $94,961.62 |
| 3. SITE: 8" thick non-reinforced concrete. | 710 | square feet | $12.35 | $8,768.50 |
| 4. WATER FEATURE: 5" thick reinforced concrete. | 3,806 | square feet | $9.67 | $36,804.02 |
| 5. PLAY AREA: ADA Ramp | 1 | each | $892.00 | $892.00 |
| 6. 6" x 18" curb | 109 | linear feet | $55.24 | $6,021.16 |
| 7. 6" x 18" curb - Planter Area | 234 | linear feet | $56.31 | $13,176.54 |
| 8. Curb faced concrete walk with thickened curb edge at PIP. (5" concrete) | 183 | linear feet | $42.70 | $7,814.10 |
| 9. Curb faced concrete walk with thickened curb edge at PIP. (6" concrete) | 129 | linear feet | $44.62 | $5,755.98 |
| 10. Curb faced concrete walk with thickened curb edge at EWF/Topsoil | 162 | linear feet | $38.45 | $6,228.90 |
| 11. B6.12 curb and gutter | 148 | linear feet | $67.68 | $10,016.64 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| 12. Reject curb | 751 | linear feet | $51.65 | $38,789.15 |
| 13. Depressed curb | 59 | linear feet | $62.23 | $3,671.57 |
| 14. 5" thick integrally colored concrete | 720 | square feet | $19.60 | $14,112.00 |
| 15. HMA bituminous path. | 727 | square yards | $42.59 | $30,962.93 |
| 16. Furnish and install tactile warning strips. | 7 | each | $235.44 | $1,648.08 |
| 17. Furnish and install leaf prints - stamped concrete as supplied by Matcrete or approved equal. | **X** | lump sum | $4,150.00 | $4,150.00 |
| 18. Furnish and install 24" high poured-in-place concrete seat wall with veneer and stone cap. | 40 | linear feet | $1,300.00 | $52,000.00 |
| **SUBTOTAL** | | | | **$429,846.29** |
| **G. FISHING STATIONS** | | | | |
| 1. Furnish and install outcropping limestone along shoreline and fishing stations, approximate size 48" L x 24"- 36" D x 10" H | 102 | tons | $473.23 | $48,269.46 |
| **SUBTOTAL** | | | | **$48,269.46** |
| **H. PARKING LOT:** | | | | |
| 1. Hot Mix Asphalt Driveway Pavement: Parking Lot: | | | | |
| a. 10" compacted thickness aggregate base course using IDOT CA-6 gradation. See detail and specifications. | 1,904 | square yards | $11.92 | $22,695.68 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| b. 2" compacted thickness bituminous concrete surface course and 2 1/2" compacted thickness bituminous concrete binder course. See detail and specifications. | 1,904 | square yards | $28.10 | $53,502.40 |
| 2. Parking stall striping and crosswalk. | **X** | lump sum | $1,458.00 | $1,458.00 |
| **SUBTOTAL** | | | | **$77,656.08** |
| **I. INTERACTIVE FOUNTAIN:** | | | | |
| 1. Furnish and install bubbler features and components as manufactured by Aquaworx, or approved equal. Include activation bollard feature. Include all valves, piping, remote controls, pump, backflow preventer, and above-ground fiberglass cabinet with locking lid for a complete installation as shown on the drawings. Include 1st season shutdown and staff interpretation/training. | **X** | lump sum | $210,000.00 | $210,000.00 |
| 2. Contractor to furnish additional (8) eight solenoid valves and (28) twenty-eight ground spray inserts with O-ring for the Village's supply. Coordinate with Aquaworx. | 28 | each | $390.34 | $10,929.52 |
| **SUBTOTAL** | | | | **$220,929.52** |
| **J. FENCING** | | | | |
| 1. Furnish and install 4' high black vinyl coated chain link fencing as shown and noted on the plan. Posts shall be pile-driven. | 56 | linear feet | $75.60 | $4,233.60 |
| 2. Furnish and install 10' high black vinyl coated chain link fencing including posts, rails and fence fabric as shown and noted on the plan. Posts shall be pile-driven. | 711 | linear feet | $88.56 | $62,966.16 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| 3. Furnish and install 3' wide x 7' high black vinyl coated pedestrian gates with transom. See plan. | 5 | each | $2,117.00 | $10,585.00 |
| 4. Furnish and install 10' wide black vinyl coated maintenance gate. | 1 | each | $3,564.00 | $3,564.00 |
| **SUBTOTAL** | | | | **$81,348.76** |
| **K. PICKLEBALL COURTS** | | | | |
| 1.Hot Mix Asphalt Court Pavement: | | | | |
| a. Furnish and install asphalt surface course, binder course and aggregate base. | 1,005 | square yards | $35.41 | $35,587.05 |
| b. Apply court surface coating. Minimum 2 coats plus all line painting (minimum 2 coats). Install surface coating and line paint per manufacturer's recommendations. | **X** | lump sum | $14,769.00 | $14,769.00 |
| 2. Furnish and install pickleball posts with sleeve and cap. | 4 | each | $2,257.20 | $9,028.80 |
| 3. Furnish and install pickleball net, and net tie-down. | 4 | each | $904.50 | $3,618.00 |
| 4. Furnish and install windscreen. | 260 | linear feet | $21.60 | $5,616.00 |
| **SUBTOTAL** | | | | **$68,618.85** |
| **L. MULTI-SPORT COURT DEVELOPMENT** | | | | |
| 1. Bituminous Concrete Surface: | | | | |
| a. Furnish and install HMA surface course, binder course, and aggregate base. | 1,370 | square yards | $35.41 | $48,511.70 |
| b. Apply two (2) acrylic color coat surface. Include striping. See detail. | **X** | lump sum | $19,942.00 | $19,942.00 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| 2. Basketball Standards: Furnish and install basketball standard. See site furnishing schedule. | 4 | each | $7,047.00 | $28,188.00 |
| 3. Furnish and install Futsal Goals | 1 | set | $4,590.00 | $4,590.00 |
| **SUBTOTAL** | | | | **$101,231.70** |

**M. SHELTER/RESTROOM BUILDING/STRUCTURES**

| | | | | |
|---|---|---|---|---|
| 1. Furnish, assemble and install Restroom / Shelter Building. Cost to include shelter as supplied by Romtec or approved equal. Cost to include all hardware, labor and materials needed to assemble, erect and install the structure, roofing materials, and all other items shown on the plans. Contractor to include Sonitrol electronic lock system. | 1 | each | $356,790.00 | $356,790.00 |
| 2. Furnish and install 24' x 34' Shelter. Cost to include shelter as supplied by POLIGON or approved equal. Cost to include all hardware, labor and materials needed to assemble, erect and install the structure as supplied with custom 9' eave height, and roofing materials, and all other items shown on the plans. | 1 | each | $90,835.00 | $90,835.00 |
| 3. Furnish and install pergola with bench swings. | 1 | each | $272,502.00 | $272,502.00 |
| 4. Furnish and install trash enclosure. | 1 | each | $59,375.00 | $59,375.00 |
| **SUBTOTAL** | | | | **$779,502.00** |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| **N. CREATIVE PLAY AREA** | | | | |
| 1. Furnish, assemble, and install 2-12 area play apparatus as shown and noted on plan and in play apparatus schedule. Including age appropriate signage. | **X** | Lump Sum | $1,060,558.00 | $1,060,558.00 |
| 2. Cast-in-Place Synthetic Rubber Surfacing with aggregate base: Furnish and install 1/2" minimum thickness of EPDM surfacing material ("Evertop") as supplied by Surface America or equal. Use aliphatic urethane binder (non-yellowing) with colors as recommended by the manufacturer. See detail for construction requirements, colors and areas. | 10,836 | square feet | $27.19 | $294,630.84 |
| 3. Furnish and install engineered wood fiber (EWF) play surface at elevation shown after compaction, including fabric. | 276 | cubic yards | $88.12 | $24,321.12 |
| 4. Poured-in-place rubber transition to engineered wood fiber surface. | 89 | linear feet | $49.38 | $4,394.82 |
| **SUBTOTAL** | | | | **$1,383,904.78** |
| **O. SITE FURNISHINGS:** | | | | |
| 1. Furnish and install 6' bench. | 10 | each | $822.96 | $8,229.60 |
| 2. Furnish and install picnic table. | 5 | each | $1,173.96 | $5,869.80 |
| 3. Furnish and install ADA picnic table | 3 | each | $1,305.00 | $3,915.00 |
| 4. Furnish and install litter receptacle. | 11 | each | $4,190.00 | $46,090.00 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| 5. Furnish and install bike rack. | 3 | each | $1,550.00 | $4,650.00 |
| 6. Furnish and install drinking fountain #440SMSS as manufactured by MDF with recessed hose bib and locking door. | 1 | each | $6,480.00 | $6,480.00 |
| 7. Furnish and install shade sails. | 2 | each | $25,760.00 | $51,520.00 |
| 8. Furnish and install "Willoughby Farms Park" sign. | 2 | each | $5,180.00 | $10,360.00 |
| 9. Furnish drinking fountain #440SMSS as manufactured by MDF with recessed hose bib and locking door, deliver to the Village. | 1 | each | $6,480.00 | $6,480.00 |
| **SUBTOTAL** | | | | **$143,594.40** |

**P. LAWN RESTORATION**

| | | | | |
|---|---|---|---|---|
| 1. Fine grade, fertilize, and seed areas using Kentucky bluegrass blend mix as manufactured by Clesen ProTurf Solutions or approved equal. Install per recommended seeding rates including erosion control blanket. See specifications. | 4.7 | acres | $10,152.00 | $47,714.40 |
| **SUBTOTAL** | | | | **$47,714.40** |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| **Q. NATURAL AREA INSTALLATION - Requires Qualified Subcontractor per Specifications.** | | | | |
| For all native seeding prep, contractor shall refer to the Special Provisions for installation requirements. | | | | |
| 1. Natural Area - Tree, Shrub and Debris Removal | 2.70 | acres | $4,320.00 | $11,664.00 |
| 2. Natural Area - Soil preparation and herbiciding prior to native seeding | 1.20 | acres | $6,426.00 | $7,711.20 |
| 3. Natural Area - Mesic Prairie Seed | 0.72 | acres | $14,580.00 | $10,497.60 |
| 4. Natural Area - Savanna Seed | 0.23 | acres | $18,090.00 | $4,160.70 |
| 5. Natural Area - Wet Prairie Seed | 0.21 | acres | $18,198.00 | $3,821.58 |
| 6. Natural Area - Emergent Marsh Plugs | 1,420 | each | $5.72 | $8,122.40 |
| 7. Natural Area - Emergent Shoreline Plugs | 471 | each | $9.07 | $4,271.97 |
| **SUBTOTAL** | | | | **$50,249.45** |
| **Q. LANDSCAPE PLANTINGS:** | | | | |
| Platanus occidentalis | 3 | 3" BB | $945.00 | $2,835.00 |
| Gymnocladus dioicus | 2 | 3" BB | $945.00 | $1,890.00 |
| Quercus coccinea | 2 | 2.5" BB | $918.00 | $1,836.00 |
| Quercus rubra | 2 | 2.5" BB | $918.00 | $1,836.00 |
| Taxodium distichum | 3 | 3" BB | $945.00 | $2,835.00 |
| Pinus strobus | 3 | 6' BB | $810.00 | $2,430.00 |
| Pseudotsuga menziesii | 3 | 6' BB | $810.00 | $2,430.00 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| Amelanchier canadensis | 3 | 6' BB | $756.00 | $2,268.00 |
| Cercis canadensis | 3 | 6' BB | $756.00 | $2,268.00 |
| Malus x Royal Raindrops | 3 | 7' BB | $729.00 | $2,187.00 |
| Diervilla 'G2X88544' | 13 | 24" BB | $70.00 | $910.00 |
| Hydrangea arb. Invincibelle® Ruby #3 | 8 | #05/5 gal | $69.00 | $552.00 |
| Juniperus chinensis 'Kallay's Compact' | 8 | #05/5 gal | $69.00 | $552.00 |
| Allium 'MGsmmpkb13' | 48 | #01 (gal) | $20.75 | $996.00 |
| Calamintha nepeta 'Montrose White' | 37 | #01 (gal) | $20.75 | $767.75 |
| Coreopsis 'Moonbeam' | 24 | #01 (gal) | $20.75 | $498.00 |
| Dianthus hybrid | 61 | #01 (gal) | $20.75 | $1,265.75 |
| Echinacea 'Kim's Knee High' | 37 | #01 (gal) | $20.75 | $767.75 |
| Echinacea 'Prairie Splendor' | 30 | #01 (gal) | $20.75 | $622.50 |
| Gaillardia x grandiflora 'Arizona Sun' | 27 | #01 (gal) | $20.75 | $560.25 |
| Perovskia atriplicifolia 'Denim 'n Lace' | 29 | #01 (gal) | $20.75 | $601.75 |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| Rudbeckia fulgida var. speciosa | 21 | #01 (gal) | $20.75 | $435.75 |
| Sedum spectabile 'Autumn Joy' | 34 | #01 (gal) | $20.75 | $705.50 |
| Andropogon gerardii 'Blackhawks' | 44 | #01 (gal) | $20.75 | $913.00 |
| Schizachyrium scoparium 'Carousel' | 49 | #01 (gal) | $20.75 | $1,016.75 |
| Sesleria autumnalis | 25 | #01 (gal) | $20.75 | $518.75 |
| Sporobolus heterolepis | 55 | #01 (gal) | $20.75 | $1,141.25 |
| **SUPPLIES** | | | | |
| 1. Supply and install shredded hardwood cedar mulch at 3" deep within all planting beds. | 36 | cy | $125.00 | $4,500.00 |
| 2. Furnish and install 3" deep mushroom compost in all perennial and groundcover beds. | 8 | cy | $173.00 | $1,384.00 |
| **SUBTOTAL** | | | | **$41,523.75** |
| **ALTERNATE B: CONCRETE BOARDWALK** | | | | |
| 1. Contractor furnish and install Permatrac Boardwalk with helical piers or approved equal. | 338 | linear feet | $1,102.00 | $372,476.00 |
| 2. Deduct Kentucky bluegrass blend turf seed and blanket. | 2,717 | square feet | -$0.22 | -$597.74 |
| 3. 5" thick non-reinforced concrete. | 1,217 | square feet | $11.44 | $13,922.48 |
| **SUBTOTAL** | | | | **$385,800.74** |
| **TOTAL FOR SITE IMPROVEMENTS** | | | | **$4,823,101.16** |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| ~~**ALTERNATE A: COMPOSITE BOARDWALK**~~ **NOT ACCEPTED** | | | | |
| ~~1. Contractor furnish and install Wickcraft Boardwalk with helical piers or approved equal.~~ | ~~338~~ | ~~linear feet~~ | ~~$1,161.30~~ | ~~$392,519.40~~ |
| ~~2. Deduct Kentucky bluegrass blend turf seed and blanket.~~ | ~~2,717~~ | ~~square feet~~ | ~~-$0.22~~ | ~~-$597.74~~ |
| ~~3. 5" thick non-reinforced concrete.~~ | ~~1,217~~ | ~~square feet~~ | ~~$11.44~~ | ~~$13,922.48~~ |
| **SUBTOTAL** | | | | ~~**$405,844.14**~~ |

| Item / Description | Approx. Quantity | Unit | Unit Price | Subtotal |
|---|---|---|---|---|
| **UNIT PRICES** | | | | |
| The following unit prices will be used to establish costs for changes to the contract. Provide the following unit prices based on the plans, details and specifications. | | | | |
| 1. Surplus material hauled off site. | 100 | cubic yard | $19.60 | $1,960.00 |
| 2. Remove unsuitable soils and dispose of off-site and provide 6-in clean black screened topsoil | 100 | cubic yard | $121.50 | $12,150.00 |
| 3. Topsoil | 100 | cubic yard | $69.75 | $6,975.00 |
| 4. Engineered soil. | 100 | cubic yard | $102.50 | $10,250.00 |
| 5. CA-7 | 100 | cubic yard | $90.50 | $9,050.00 |
| 6. Remove and replace riprap at existing flared end sections | **X** | lump sum | $4,500.00 | $4,500.00 |
| 7. Three-year management, monitoring and reporting schedule and performance standards. The performance standards included in the specification will be required to be met prior to acceptance by the Village. | **X** | lump sum | $30,800.00 | $30,800.00 |

| BIDDERS:<br>**Willoughby Farms Park, Village of Algonquin** | Schwartz Construction Group | Great Lakes Landscape Company | Semper Fi Yard Service Inc. | Clauss Brothers Inc. | Copenhaver Construction | Martam Construction Inc. | Innovation Landscape Inc. |
|---|---|---|---|---|---|---|---|
| BID RECAP SUMMARY | | | | | | | |
| **BID BOND INCLUDED** | **X** | **X** | **X** | **X** | **X** | **X** | **X** |
| **ACKNOWLEDGEMENT OF ADDENDA** | Addendum #7 Not Acknowledged | **X** | Addendum #7 Not Acknowledged | **X** | **X** | **X** | **X** |
| **BID GRAND TOTAL** | $4,429,800.42 | $4,675,090.00 | $4,756,147.00 | $4,835,208.40 | $4,897,424.24 | $5,125,873.90 | $5,902,734.79 |
| ALTERNATE | | | | | | | |
| **A. COMPOSITE BOARDWALK** | $405,843.94 | $435,238.50 | $334,183.00 | $428,374.15 | $416,879.00 | $498,239.56 | $348,941.00 |
| **B: CONCRETE BOARDWALK** | $385,800.54 | $515,175.50 | $325,395.00 | $475,761.75 | $457,101.00 | $508,379.56 | $370,975.22 |

As corrected total:
$4,437,300.42

Chicago Regional Office
1400 East Touhy Avenue, Suite 215
Des Plaines, IL 60018
312.644.3379

February 23, 2026

**ADDENDUM #7**

Willoughby Farms Park – Village of Algonquin

**This addendum forms a part of and modifies, amends, and clarifies the bidding requirements and contract documents for the above captioned project. All provisions of the original requirements and contract documents shall remain in force except as specifically changed herein or by other documents.**

This addendum affects the following:

**CLARIFICATION**

1. The revised Bid Form included in Addendum 2 did not include the updated tree count from Addendum 1. Tree removal quantity should be 47 for line A.9.

Addendum #7 is acknowledged and has NO additional cost
(See attached acknowledgment for signature)

**Receipt of this addendum shall be acknowledged by signing the acknowledgement page that is located after the bid summary page in the bid manual.**

# ACKNOWLEDGEMENT OF ADDENDA
# FOR
# WILLOUGHBY FARMS PARK

Each bidder for this project shall be responsible for acknowledging all addenda that have been received during the bidding period. In appropriate places, please sign for each addendum received.

ADDENDUM #1 _____ Brian C. Schwartz, President
Signature Title

ADDENDUM #2 _____ Brian C. Schwartz, President
Signature Title

ADDENDUM #3 _____ Brian C. Schwartz, President
Signature Title

ADDENDUM #4 _____ Brian C. Schwartz, President
Signature Title

ADDENDUM #5 _____ Brian C. Schwartz, President
Signature Title

ADDENDUM #6 _____ Brian C. Schwartz, President
Signature Title

ADDENDUM #7 _____ Brian C. Schwartz, President
Signature Title

**Chicago Regional Office**
1400 East Touhy Avenue, Suite 215
Des Plaines, IL 60018
312.644.3379

**CONTRACTOR REFERENCE INVESTIGATION FORM**

**Project Name:** Willoughby Farms Park

**Project #:** 25-15619

**Date:** February 27, 2026

**Contractor Name:** Schwartz Construction Group, Inc.

**Name and Number of Reference:** Eric Dretschmer, DLA Architects

---

Client/Owner:
Statements:

1. Name of the Project and construction period?

   Lincoln Middel School Stormwater and Field.

2. What was the Contractor's Scope of work and how was his work performance?

   Performed well, it's a smaller, family-owned company. We would recommend working with them.

3. Was the work completed on time? If no, why? How did they handle delays?

   Large gravel union strike affected project (not the fault of the contractor) but still completed project before school started.

**Chicago Regional Office**
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312.644.3379

**CONTRACTOR REFERENCE INVESTIGATION FORM**

**Project Name:** Willoughby Farms Park

**Project #:** 25-15619

**Date:** February 26, 2026

**Contractor Name:** Schwartz Construction Group, Inc.

**Name and Number of Reference:** Lance Thies, City of Lockport

---

Client/Owner:
Statements:

1. Name of the Project and construction period?

   Boatyard Park, has yet to have a pre-construction meeting.

2. What was the Contractor's Scope of work and how was his work performance?

   Installation of new playground (Kompan will be pre-assembling and Schwartz will be installing the footings).

3. Would you like to work with this contractor on future projects?

   Hitchcock Design Group, the consultant for Boatyard Park, is working with Schwartz Construction Group on multiple projects currently. Lance has spoken to Hitchcock about the contractor and reports that these current projects are going well and they enjoy working with the contractor.

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312.644.3379

**CONTRACTOR REFERENCE INVESTIGATION FORM**

**Project Name:** Willoughby Farms Park

**Project #:** 25-15619

**Date:** February 26, 2026

**Contractor Name:** Schwartz Construction Group, Inc.

**Name and Number of Reference:** Tod Stanton, Design Perspectives

---

Client/Owner:
Statements:

1. Name of the Project and construction period?

   Spring Rock Park and Frankfort Park.

2. What was the Contractor's Scope of work and how was his work performance?

   Pickleball court complex (Spring Rock). Playground renovation, $2M project cost (Frankfort). Both projects went well. I enjoy working with Garrett very much. They stay on top of details; any issues are addressed quickly. Self-performed excavation, storm water and playground equipment installation.

3. Was the project manager consistently on site?

   Garrett is on site and very responsive.

4. Did the contractor submit his paperwork on time? Was this paperwork clear, concise, and easily understood?

   Paperwork is good.

5. Would you like to work with this contractor on future projects?

   I hope to work with them in the future.

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312.644.3379

**CONTRACTOR REFERENCE INVESTIGATION FORM**

**Project Name:** Willoughby Farms Park

**Project #:** 25-15619

**Date:** February 25, 2026

**Contractor Name:** Schwartz Construction Group, Inc.

**Name and Number of Reference:** Tom Brandstadt, Novotny Engineering, 630-887-8640 x8646

---

Client/Owner:
Statements:

1. Name of the Project and construction period?

   McCook Park District.

2. What was the Contractor's Scope of work and how was his work performance?

   Playground renovation (self-performed installation), site preparation, concrete curb, sewer work. $650,000 project cost. Performed well.

3. Was the work completed on time? If no, why? How did they handle delays?

   Yes, only weather delays.

4. Was the project manager consistently on site?

   Yes, managers Brian and Garrett were on site a lot and very responsive.

5. Was the site kept clean and organized?

   Yes.

6. How well did they coordinate with subcontractors?

   Coordinated well.

7. Were there many contractor-initiated field changes on the job?

   None, they would call and talk through any issues.

8. Did the contractor submit his paperwork on time? Was this paperwork clear, concise, and easily understood?

   Yes, they took pride in their work.

9. Did they manage inspections effectively?

   Yes.

10. Would you like to work with this contractor on future projects?

Yes, we would work with them on more parks and MWRD projects.

# VILLAGE OF ALGONQUIN

*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: March 5, 2026

TO: Tim Schloneger, Village Manager
Nadim Badran, Deputy Village Manager/Public Works Director

FROM: Brad Andresen, Chief Ecologist / Horticulturist

SUBJECT: 2026 Natural Area Maintenance Agreement Approval

---

A request for proposals was released to qualified ecological contractors in January 2026 for natural area maintenance services for the upcoming growing season. The Village received the following responses:

| Contractor | Base Quote Price |
|---|---|
| Davey Resource Group (DRG) | $80,800.00 |
| Resource Environmental Solutions (RES) | $115,499.00 |
| Bluestem Ecological Services | $119,080.00 |
| V3 | $138,300.00 |
| Baxter and Woodman Natural Resources | $148,305.00 |
| Alluvium | $153,245.00 |

The Village of Algonquin manages an extensive inventory of restored natural areas, including prairies, savannas, woodlands, wetlands, and sedge meadows on Village-owned property. Maintaining these native ecosystems requires specialized maintenance to preserve a healthy balance of plant species and address the ongoing threat of invasive species.

After reviewing the proposals, we recommend approving the Davey Resource Group quote of $80,800.00. The Village has not worked directly with DRG in the past, but after checking three municipal references and receiving good feedback on their past performance, we are confident that they will be able to meet the contract specifications for a price that is favorable to the Village.

We are requesting contract approval in March so that we can get on the contractor's schedule for a timely start to maintenance activities after May 1st.

**Summary**

1. The Village received six quotes for the 2026 Natural Area Maintenance RFQ
2. Davey Resource Group provided the lowest quote for the work at $80,800.00
3. After checking references, staff recommends to award this contract to Davey Resource Group.

4. Sufficient funds will be available within the General Services budget for this essential infrastructure maintenance work.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the 2026 Natural Area Maintenance Service Agreement in the amount not to exceed $80,800.00 to Davey Resource Group.

## VILLAGE OF ALGONQUIN PURCHASE ORDER - VENDOR (Services) Davey Resource Group

Effective Date: 05/1/2026

The Owner and Vendor enter into this Purchase Order Agreement as of the Effective Date set forth above and mutually agree to all the provisions of this Purchase Order, its Terms and Conditions and all attached Schedules. **The Agreement between the parties consists of: This Purchase Order and the attached Terms and Conditions; Schedule A – Scope of Work/Services; Schedule B – Contract Price; Schedule C – Insurance.** No additional or contrary terms stated in the Vendor's acknowledgment or other response shall be deemed a part of this Agreement.

| | |
|---|---|
| Project: 2026 Natural Area Maintenance | Location: 33 natural area sites throughout Algonquin |
| Originating Department: **Village of Algonquin Public Works** | |

| **Owner** | | **Vendor** | |
|---|---|---|---|
| **Name :** | Village of Algonquin | **Name:** | Davey Resource Group, Inc. |
| **Address:** | 2200 Harnish Drive<br>Algonquin, IL 60102 | **Address:** | 910 S Riverside Drive, Suite 5<br>Elmhurst, IL 60126 |
| **Contact:** | Brad Andresen | **Contact:** | Anthony Lazzara |
| **Phone:** | 847-658-1488 | **Phone:** | (630) 559-2035 |
| **Email:** | bradleyandresen@algonquin.org | **Email:** | anthony.lazzara@davey.com |

☐ PREVAILING WAGE NOTICE: If this box is checked, this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at http://labor.illinois.gov/. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

COST OF WORK: The Contract Price of the Work under this Agreement is:
X Price as set forth in Schedule B

| UNIT PRICE | UNIT OF MEASURE | DESCRIPTION/ITEMS | CONTRACT SUM EXTENSION |
|---|---|---|---|
| 1 | | 2026 Natural Area Maintenance Services. See Schedule B, not to exceed | $80,800.00 |

TERM/COMPLETION DATE: The effective date of this Agreement shall be as stated at the top of this page. The substantial completion date is _April 30th, 2027.

ACCEPTANCE OF AGREEMENT: The parties, for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of all terms and provisions herein contained.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

**VENDOR:** Davey Resource Group, Inc.

**By:** _____
**Representative of Vendor authorized to execute Purchase Order Agreement**

**Title:** Project Manager

**Dated:** 2-18-26

**VILLAGE OF ALGONQUIN**

**By:** _____

**Title:** _____

**Dated:** _____

Revision Date: August 28, 2018

## TERMS AND CONDITIONS

**1. Acceptance of Agreement:** Acceptance of this Agreement is expressly limited to the terms hereof, and in the event that Vendor's acknowledgment or other response hereto states terms additional to or different from those set forth herein, this Agreement shall be deemed a notice of objection to such additional or different terms and rejection thereof. This Agreement may be accepted by the commencement of any Work hereunder, and in any event, shall be deemed accepted in its entirety by Vendor unless the Owner is notified to the contrary within ten (10) days from its date of issue.

**2. Amendment, Modification or Substitution:** This Agreement contains the entire agreement between the parties. Any modification or rescission thereof must be in writing and signed by the Owner. No proposals or prior dealings of the parties or trade custom or course of conduct not expressed herein shall alter the interpretation or enforcement of this Agreement.

**3. Familiarity with Plans; Qualifications:** Vendor acknowledges that it (a) has examined the site of the proposed Work and is familiar with the conditions surrounding same; and (b) has examined any and all applicable plans and drawings, and has studied and is aware of, and satisfied with, the requirements of the Contract Documents as they relate to Vendor's Services under this Agreement. Vendor represents to the Owner that it is fully experienced and properly qualified to perform the class of work or provide the products provided for herein, and that it is properly equipped, organized and financed to handle such work. Vendor shall finance its own operations hereunder, shall operate as an independent contractor and not as the agent of the Owner, and shall hold the Owner free and harmless from all liability, costs and charges by reason of any act or representations of Vendor, its agents or employees.

**4. Safety:** Insofar as jobsite safety is concerned, the Vendor is solely responsible for its own and its employees' activities in the performance of the Work/Services under this Agreement, including on the jobsite, but this shall not be construed to relieve the Owner or any of the Owner's contractors (or their subcontractors) from their responsibilities for maintaining a safe jobsite. The Owner shall have no responsibility for Vendor's, or Vendor's subcontractors', methods of work performance, superintendence, sequencing, or safety in, on or about the jobsite.

**5. Extras and Change Orders:** No claim by Vendor that any instructions, by drawing or otherwise, constitute a change in Vendor's performance hereunder, for which Vendor should be paid additional compensation shall be valid, unless prior to commencing such allegedly extra or changed performance, Vendor shall have received a written change order or amendment to this Agreement authorizing such performance signed on behalf of the Owner by a person having actual authority to do so.

**6. Inspection and Acceptance:** The Owner shall have the right at all reasonable times to inspect all Work performed or furnished by Vendor. Notwithstanding any prior inspection or payment, all Work is subject to final acceptance by the Owner.

**7. Term:** Unless otherwise terminated pursuant to the provisions of this Agreement, the term of this Agreement shall be for the Term shown on the front of the Agreement, if any, or upon completion of both Parties' obligations under this Agreement, except that any indemnity and warranty obligations shall survive the termination of this Agreement. This Agreement may be extended only upon the mutual written consent of the Parties.

**8. Payment:** The Owner will make partial payments to the Vendor in accordance with **Schedule B** for services performed by the Vendor. Provided, however, in no event shall the Owner be obligated to pay Vendor any sum that exceeds the Contract Price absent a written change order executed by the Owner. Vendor shall invoice Owner monthly in the amount(s) and at the rate(s) set forth in the attached Schedule B. Each invoice shall detail the dates worked, Services performed, and, where applicable, reimbursable expenses reasonably and directly incurred for such Services. Vendor shall only be reimbursed for expenses shown on the attached Schedule. Reimbursement shall be at the amount shown on the attached Schedule, or if no amount is shown, at cost. Vendor shall invoice Owner for all Reimbursable Expenses, where applicable, due and owing together with an itemization of such (including receipts). Invoices in compliance with this Agreement shall be paid by the Owner to Vendor within 30 days after Owner's receipt of the invoice. The amount(s) and rate(s) set forth on the attached Schedule include all anticipated costs of providing the Services. No additional costs of any kind may be incurred without the prior written consent of Owner. This project is tax exempt; the Village's tax-exempt number is **E 9995 0855 05**. To the extent the terms of this paragraph differs from the terms of Schedule B, the terms of Schedule B take precedence.

**9. Vendor Standard of Care:** Vendor shall perform the Services with the care and sill ordinarily used by members of the Vendor's profession practicing under similar circumstances at the same time and in the same locality. All Services performed by Vendor pursuant to this Agreement shall be performed in accordance with all applicable federal, state and local laws, rules and regulations. In addition to any warranties specified in the Scope of Work in Schedule A, Vendor shall transfer all product warranties to the Owner along with all documentation issued by the manufacturer for any goods to be provided under this Agreement. Vendor warrants that the title to the goods to be provided under this Agreement is good and its transfer is rightful. The Vendor expressly warrants that all goods shall be merchantable and that, in addition to all warranties that may be prescribed by law, the goods shall conform to specifications, drawings, and other description and shall be free from defects in materials and workmanship and design.

**10. Insurance:**

**10.1** Vendor shall at all times maintain business automobile, commercial liability and workers compensation insurance covering its work and all obligations under this Purchase Order, and shall name the Owner as an additional insured on its insurance policies except workers compensation for Vendor operations under this Agreement. Liability insurance limits shall be in any such amounts and include such coverages as set forth on **Schedule C (Insurance Requirements)** attached to this Agreement. Vendor shall furnish the Owner with a certificate of insurance and such other required documentation at the time of execution of this Agreement and thereafter on an annual basis on the anniversary date of this Agreement or at any other time as the Owner deems necessary to establish compliance with this provision.

**10.2** If required by Owner, Vendor shall furnish and pay for surety bonds and with surety or sureties satisfactory to Owner, guaranteeing the full performance of all of the conditions and terms hereof and guaranteeing that Vendor shall promptly pay for all labor, materials, supplies, tools, equipment and other charges or costs of Vendor in connection with the Work. Such performance and payment bond shall be an amount determined by Owner.

**10.3** Breach of this paragraph is a material breach subject to immediate termination.

**11. Indemnity:**

**11.1** Vendor hereby agrees to indemnify, and hold the Owner, its directors, officers, employees, successors and assigns (the "Indemnitees") harmless from any and all claims, demands, liability, loss, damage, fines, penalties, attorney's fees and litigation expenses (collectively "Loss") including the death of, persons and/or damage to property, caused by the negligent acts or omissions of Vendor, or those working at Vendor's direction.

**11.2** In any and all claims against the Owner or employees, by any employee of Vendor, the indemnification obligation under this paragraph shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for Vendor under workers compensation acts, disability benefits acts or employee benefit acts, or other applicable law. Vendor assumes the entire liability for its own negligence, and as part of this Agreement, waives all defenses available to Vendor as an employer which limit the amount of Vendor's liability to the Owner to the amount of Vendor's liability under any workers compensation, disability benefits or employee benefit acts.

**11.3** In addition to any indemnification obligations under this Agreement, Vendor acknowledges that should any items or work furnished hereunder prove defective, including damage to Owner supplied or constructed items, equipment or machinery, or if Vendor is charged with any violation of any state or federal laws or regulations, the Owner shall be entitled to recover damages for breach of this Agreement, including but not limited to consequential damages, penalties, taxes or assessments, costs and attorneys' fees.

**11.4** Vendor's indemnity, hold harmless and defense obligations in this Section shall not extend to any claim or liability that is alleged to be caused by the negligence or willful misconduct of an Indemnitee or other third party not controlled by Vendor; rather, such indemnification claims shall be administered based upon a determination of the proportional fault of each party. To the extent applicable, Vendor retains the right to select counsel reasonably acceptable to the indemnified party, the indemnified party will provide reasonable cooperation, and the indemnified party will not unreasonably withhold consent to settle any claims for which Vendor is providing defense or indemnification.

**11.5**

**12. Termination; Force Majeure:** In the event of a termination pursuant to the terms of this Agreement, Vendor shall be paid for all services performed through the date of termination, based on the percentage of services completed. In no event shall the Vendor be entitled to any additional compensation or damages in connection with a termination hereunder. Provided, neither party shall be liable to the other for breach or delay in the performance of its obligations hereunder caused by any act or occurrence beyond its reasonable control, including, but not limited to, fires, strikes, Acts of God.

**13. Remedies:** Vendor shall, for the duration of this Agreement, at the discretion of the Owner and at the expense of Vendor, undertake or re-do any and all faulty or imperfect Services furnished or performed by Vendor thereunder. In the event Vendor fails to perform under this Agreement, it will be in default and the Owner may furnish or perform the same and recover from Vendor the cost and expense directly or indirectly resulting there from, including all consequential damages but not limited to the cost or expense of providing such services, inspections, testings and reasonable attorneys fees as a result of a default. The foregoing remedies shall be available in addition to all other remedies available to the Owner. Vendor may terminate this Agreement or suspend performance hereunder for a breach by Owner.

**14. Compliance With Laws:** During the performance hereunder, Vendor agrees to give all notices and comply with all Laws and Regulations of the United States and/or the State of Illinois along with all local laws applicable to the performance of the Work, including but not limited to those Laws and Regulations regarding the payment of prevailing wages, non-discrimination laws, employment of Illinois workers, labor, wage and collective bargaining. Except where otherwise expressly required by applicable Laws and Regulations, the Owner shall not be responsible for monitoring Vendor's compliance with any Laws or Regulations. Unless otherwise specifically provided in this Agreement, Vendor shall comply with Laws or Regulations directly regulating Vendor Services and the Owner shall

comply with all Laws or Regulations imposed upon it. In the event that, after the date hereof, (i) a change in Federal, State, or local law or ordinance; (ii) orders or judgments of any Federal, State or local court, administrative agency or governmental body; or (iii) a change in permit conditions or requirements increases Vendor's cost of performance hereunder, Vendor shall be entitled to compensation for such documented increased costs, but no profit thereon.

**15. Notices:** All notices, demands, requests or other communications which may be or are required to be given, served, or sent by any party to any other party pursuant to this Agreement shall be in writing and shall be hand delivered, or sent by courier, or via facsimile with confirmation to the addresses shown on the Purchase Order.

**16. Records, Reports and Information:** Vendor agrees to furnish Owner with reports and information regarding the Services performed under this Agreement, at such times as Owner may reasonably request, making full disclosure of efforts made by Vendor and the results thereof. Vendor agrees to maintain records, documents, and other evidence which will accurately show the time spent and Services performed under this Agreement for a minimum period of five (5) years after completion of the Services, and such records shall be subject to audit by Owner upon reasonable advance notice to Vendor on a mutually agreed date and time.

**17. Tobacco Use:** Vendor, and its agents or employees, shall refrain from smoking, or the use of any tobacco, on any Village property, both indoors and outdoors, in Village-owned vehicles, and in privately-owned vehicles parked on campus property at any time, including non-working hours. Leaving the remains of tobacco products or any other related waste product on Village property is further prohibited.

**18. Assignment:** Neither party shall assign this Agreement without written consent of the other, except that Vendor may assign performance or collection to a directly controlled affiliate without Owner's consent.

**19. Limitation of Liability; Third Party Liability:** In no event shall the parties be liable for special, incidental or consequential damages (including without limitation loss of use, time or data, inconvenience, commercial loss, lost profits or savings) to the full extent such may be disclaimed by law. Neither this Agreement nor any subcontract is intended to give rise to recognize any third-party beneficiary to this Agreement.

**20. Waiver:** Either party's failure to insist in any one or more instances, upon the strict performance of any provision hereof or to exercise any right hereunder shall not be deemed to be a waiver or relinquishment of the future performance of any such provision or the future exercise of such right, but the obligation of Vendor and Owner with respect to such future performance shall continue in full force and effect.

**21. Controlling Law, Severability:** The validly of this Agreement or any of its provisions and the sufficiency of any performance thereunder shall be determined under the laws of Illinois. Venue shall be in McHenry County, Illinois. The Owner is entitled recover its reasonable attorneys' fees incurred in enforcing the terms of this Agreement. If any provision or requirement of this Agreement is declared or found to be unenforceable, that balance of this Agreement shall be interpreted and enforced as if the unenforceable provision or requirement was never a part hereof.

# 2026 Natural Area Maintenance Request For Quote

Submit completed Quote form to bradleyandresen@algonquin.org
Quotes due: 3pm Friday, January 23rd 2026

**Pre-Bid Meeting**: Friday, January 16th 2026 at 9am. Algonquin Public Works Admin Conference Room, 110 Mitchard Way, Algonquin, IL

**Description:**
The Village of Algonquin is seeking quotes from qualified contractors for maintenance work on restored natural areas within the Village during the 2026 growing season.

**Contract Term:**
All work to take place between May 1, 2026 and April 30, 2027.

**Working Hours:**
Contractors must complete all operations involving powered equipment between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday.

**Unsatisfactory Performance:**
The Village shall notify the contractor of any unsatisfactory performance. The contractor shall have 48 hours to correct the problem. The Village reserves the right to terminate the contract fifteen (15) days after written notice if the contractor fails to meet the specifications of this proposal at the sole discretion of the Village.

## Project Specifications:

**Natural Area Maintenance to include the following Activities:**

**Spot Herbicide Treatment:**

Spot application of herbicide to target species using various application methods. Approved methods include **backpack spraying, wick application, and boom spraying**. The contractor shall select the most efficient method and herbicide that minimizes collateral damage to non-target species.

The contractor shall be responsible for restoration of areas impacted by overspray to non-target species at no additional cost to the Village.

All employees applying herbicide on Village property must hold a valid **Illinois Department of Agriculture Pesticide Operator or Applicator License**. Appropriate personal protective equipment and safe storage practices shall be followed on all Village herbicide application projects.

**Spot Mowing:**

Mowing of annual and biennial target species to prevent seed production. Approved mowing methods include **weed whips, walk-behind mowers, and tractor mowing using a bush hog or batwing-type mower**. Mowing shall not adversely impact desirable species.

**Dormant Season Rough Mowing:**

Natural areas designated for dormant-season rough mowing shall be mowed to a height of **6–8 inches** using a bush hog, brush mower, or other suitable equipment. Dormant-season mowing shall be completed **after November 15**.

**Brush Removal**

Invasive woody brush shall be controlled within managed natural areas. Woody species identified on the species list shall be cut and stump-treated as necessary to prevent resprouting.

Cut material over **2 inches in diameter** shall be disposed of by **brush pile burning** (IEPA burn permit required) or **chipping**.

**Woody Resprout Treatment**

Spot herbicide application within areas recently cleared of brush. Treatment shall target both saplings and resprouting stumps using appropriate herbicide.

**Trip Definition:**

For the purposes of this contract, one "trip" is defined as the amount of time required for a crew to sweep a site and treat undesirable species listed on the **Village of Algonquin Species List (Appendix A)** using the maintenance activities outlined above to achieve the required performance standard.

Larger sites may require multiple days to complete a single trip if a smaller crew is utilized.

**Species List:**

See **Appendix A** for list of weedy and invasive species to manage within the restored natural areas.

**Work Location:**

All sites are located within the municipality of **Algonquin, Illinois**. See **Appendix B** for maps of individual sites.

**Performance Standard:**

90% one season kill of target species

**Alternate Bid Specifications:**

**Skid Steer with Fecon-style mulcher**

Hourly price to include operator, tracked skid steer with forestry package and mulching head. If alternate bid is awarded, the Village will contract in 8-hour increments.

**Winter Clearing Hand Labor**

Hourly price for hand clearing labor. Labor to include cutting material (brush saw and/or chainsaw), herbicide application to cut stumps, and removal by either brush-pile burning or placing into piles for the Village to chip and remove from the site. If alternate bid is awarded, the Village will contract in 8-hour increments.

**Marsh Master with Wick Applicator**

Hourly price for marsh-master with wick-bar applicator. Target species for marsh master treatment will be *Phragmites australis* and/or *Typha x glauca.* Price to include operator, mobilization, and herbicide. If alternate bid is awarded, the Village will contract in 8-hour increments.

**Village Contact:**

Brad Andresen
Village of Algonquin Chief Ecologist/Horticulturist
Mobile (515) 460-7269
Email: Bradleyandresen@algonquin.org

# Village of Algonquin Species Removal List

## Forbs

| Common Name | Scientific Name |
|---|---|
| Garlic mustard | *Alliaria petiolate* |
| Common ragweed | *Ambrosia artemisiifolia* |
| Giant ragweed | *Ambrosia trifida* |
| Wild chervil | *Anthriscus sylvestris* |
| Burdock | *Arctium minus* |
| Mugwort | *Artemisia vulgaris* |
| Musk thistle | *Carduus nutans* |
| chicory | *Cichorium intybus* |
| Canada thistle | *Cirsium arvense* |
| Bull thistle | *Cirsium vulgare* |
| Poison hemlcok | *Conium maculatum* |
| Queen Anne's lace | *Daucus carota* |
| Teasel | *Dipsacus spp* |
| Dame's rocket | *Hesperis matronalis* |
| Motherwort | *Leonurus cardiaca* |
| Birdsfoot trefoil | *Lotus corniculatus* |
| Purple loosestrife | *Lythrum salicaria* |
| White sweet clover | *Melilotus alba* |
| Yellow sweet clover | *Melilotus officinalis* |
| Watercress | *Nasturtium officinale* |
| Wild parsnip | *Pastinaca sativa* |
| Crownvetch | *Securigera varia* |
| Sow thistle | *Sonchus arvensis* |
| Red clover | *Trifolium pratense* |
| White clover | *Trifolium repens* |
| Cattail * | *Typha x glauca* |
| Stinging nettle | *Urtica dioica* |
| Mullein | *Verbascum thapsus* |

## Grasses

| Common Name | Scientific Name |
|---|---|
| Japanese stilt grass | *Microstegium vimineum* |
| Amur silver grass | *Miscanthus sacchariflorus* |
| Reed canarygrass | *Phalaris arundinacea* |
| Common reed | *Phragmites australis* |

## Trees and Shrubs

| Common Name | Scientific Name |
|---|---|
| Box elder | *Acer negundo* |
| Tree of heaven | *Ailanthus altissima* |

| | |
|---|---|
| Black alder | *Alnus glutinosa* |
| Russian olive | *Elaeagnus angustifolia* |
| Autumn olive | *Elaeagnus umbellate* |
| Burning bush | *Euonymus alatus* |
| Glossy buckthorn | *Frangula alnus* |
| Common privet | *Ligustrum vulgare* |
| Honeysuckle | *Lonicera spp.* |
| Mulberry | *Morus alba* |
| Amur corktree | *Phellodendron amurense* |
| Cottonwood | *Populus deltoides* |
| Callery pear | *Pyrus calleryana* |
| Common buckthorn | *Rhamnus cathartica* |
| Black locust | *Robinia pseudiacacia* |
| Multiflora rose | *Rosa multiflora* |
| Crack willow | *Salix fragilis* |
| Black willow | *Salix nigra* |
| Sandbar willow | *Saliz interior* |
| Siberian elm | *Ulmus pumila* |

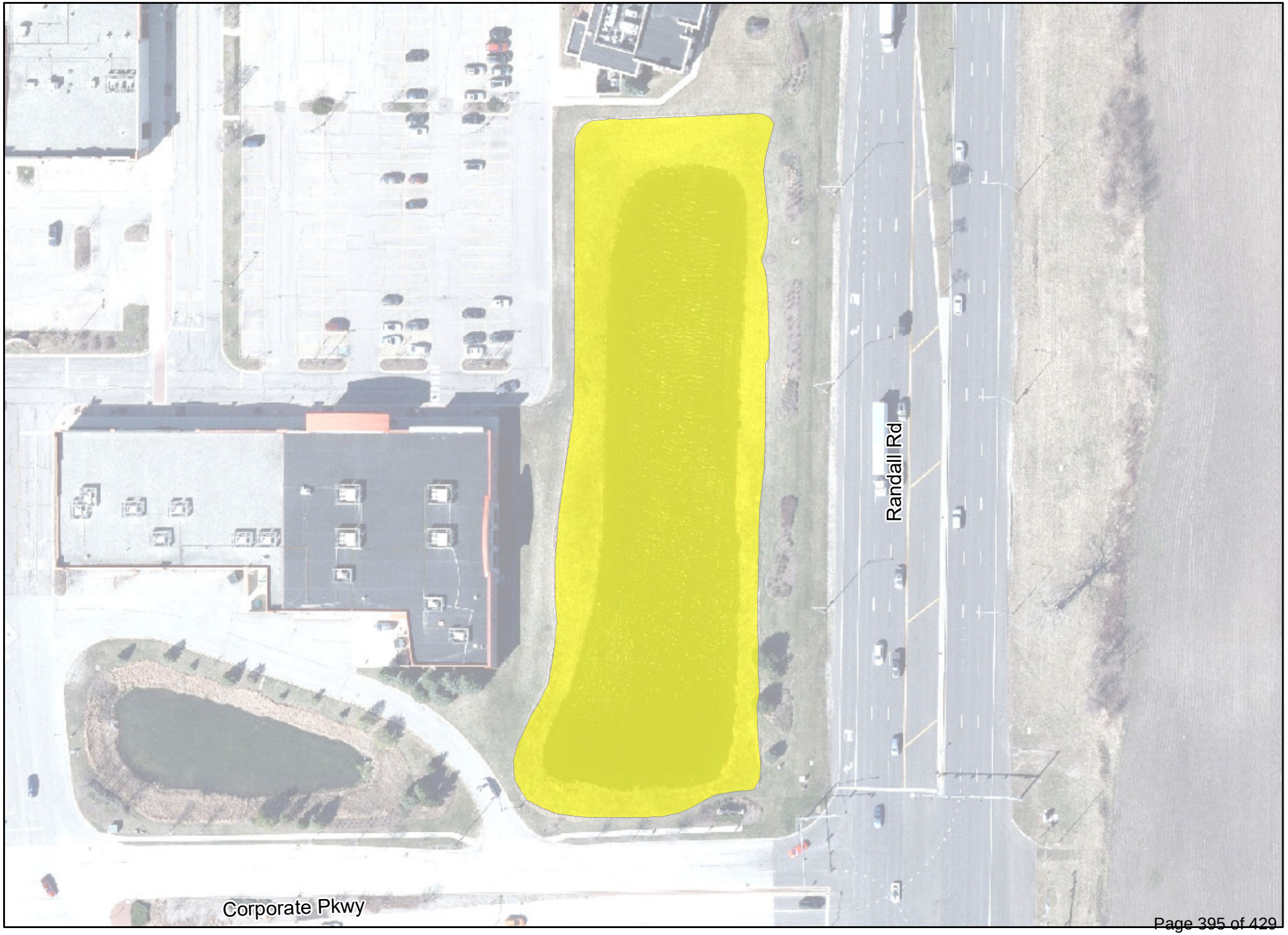
| **Vines** | |
|---|---|
| **Common Name** | **Scientific Name** |
| Porcelainberry vine | *Anthriscus brevipedunculata* |
| Oriental bittersweet | *Celastrus orbiculatus* |
| Poison ivy | *Toxixodendron radicans* |
| Grapevines | *Vitis spp.* |

* Cattail control only at following sites:

Crystal Creek Main St to Fox River
Highland Ave Detentions
Holder Detention
Towne Park Prairie
Algonquin Commons
Grand reserve Detention
Spectrum Native Corridor
Woods Creek Trail 5 Detentions
Wood Park Detention
Presidential Park Detention Basins

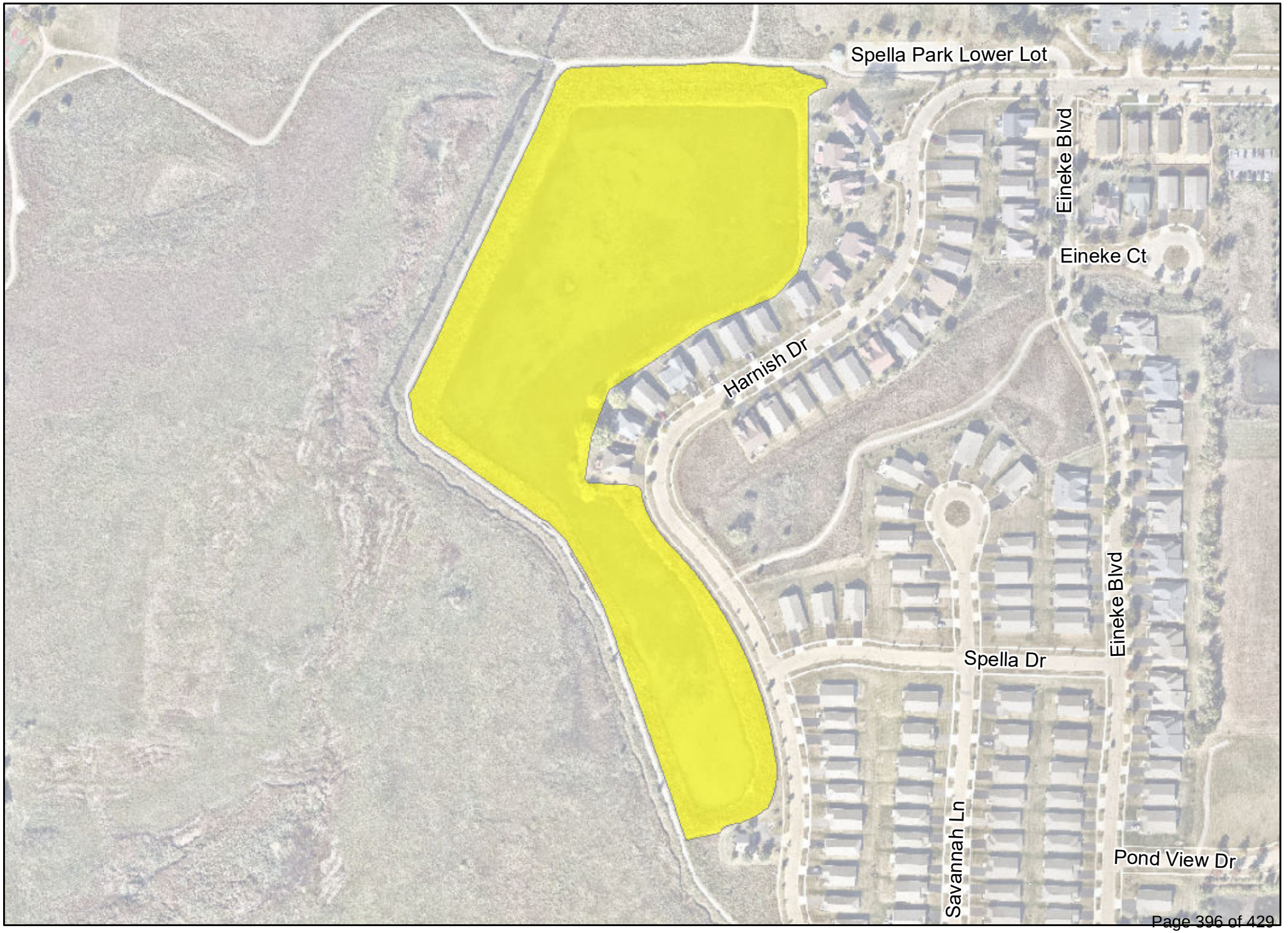
# ALGONQUIN COMMONS DETENTION

**1.74** Acres



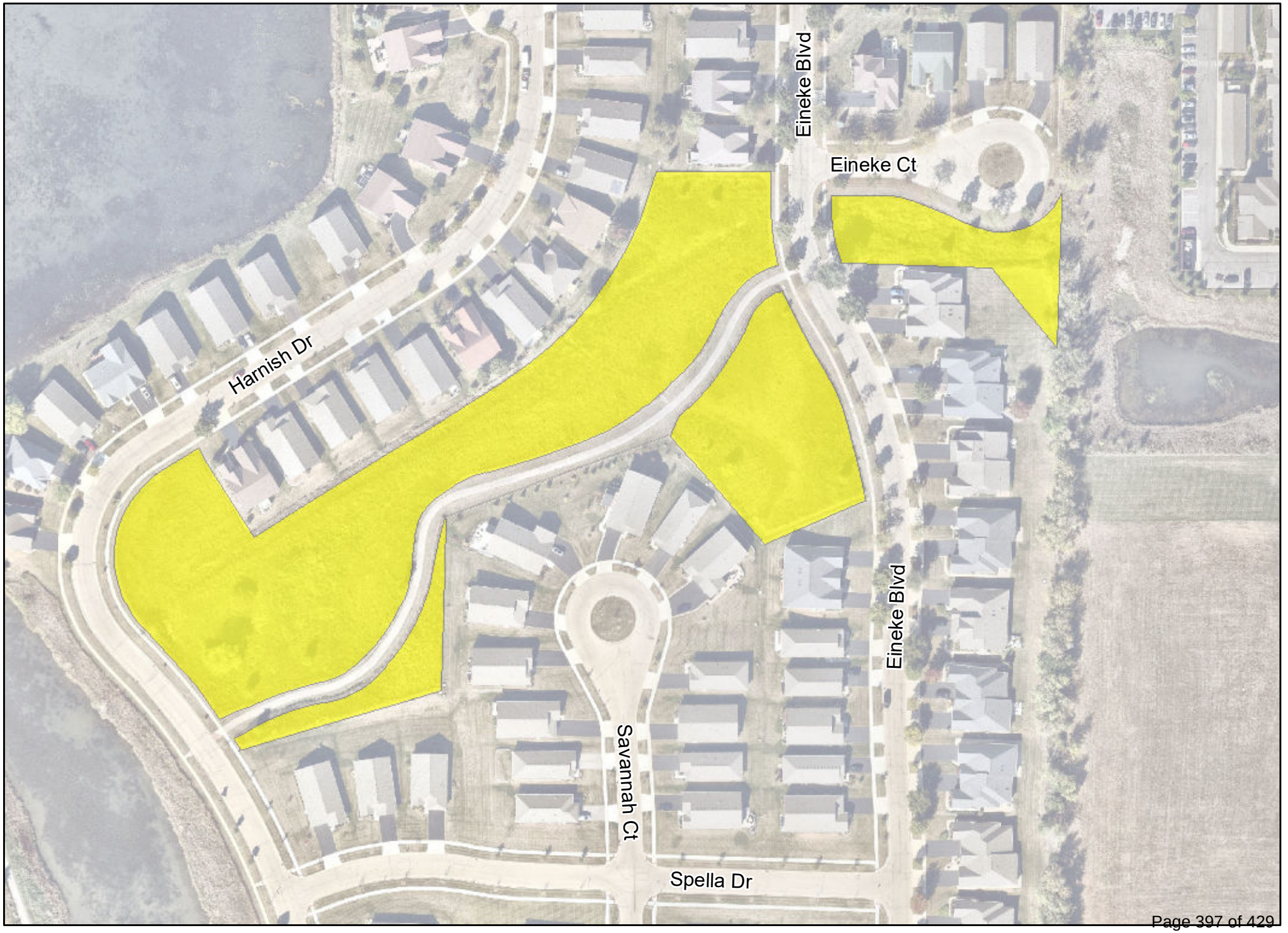
# GRAND RESERVE DETENTION

13.88 Acres



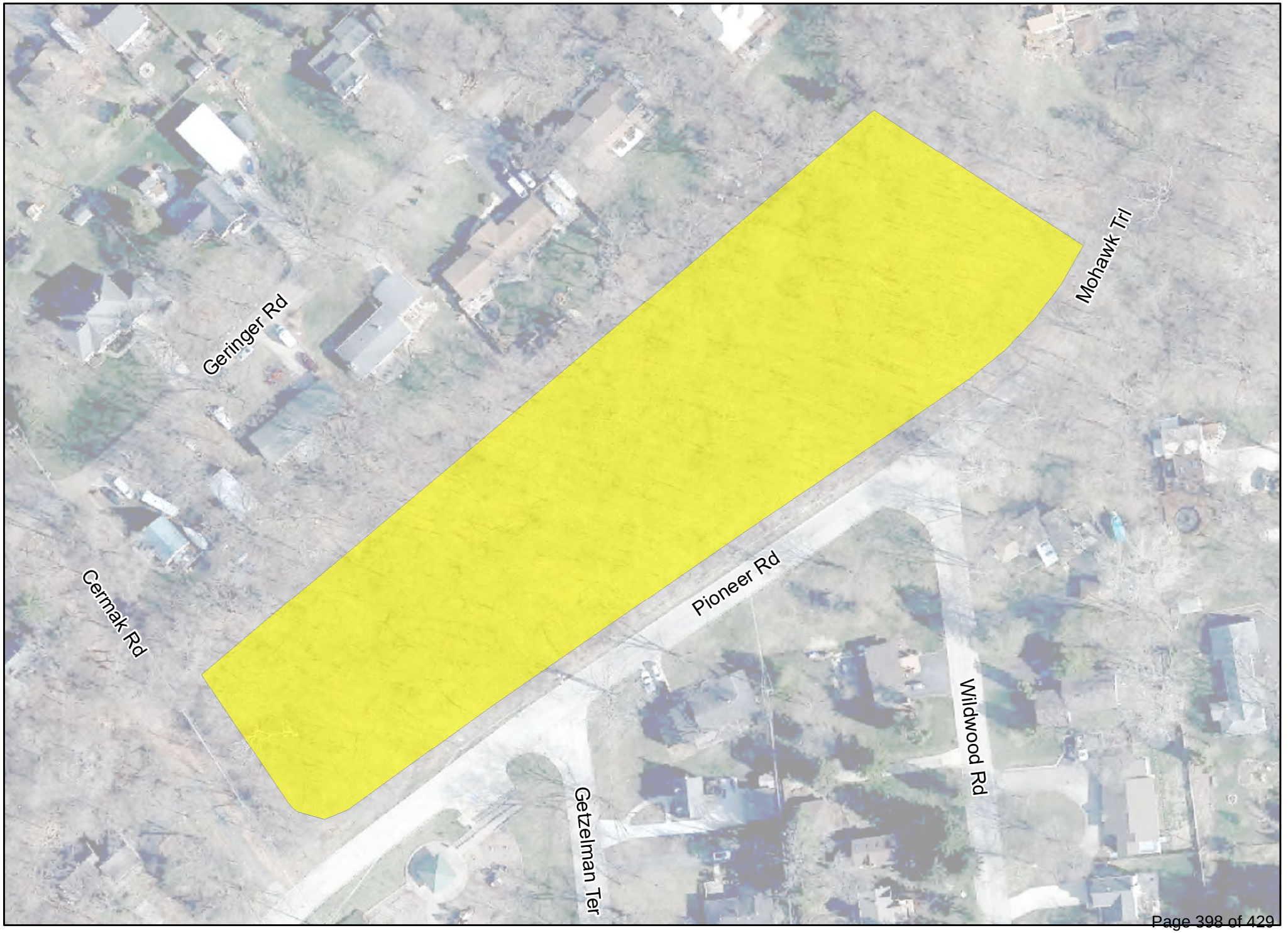
# GRAND RESERVE PRAIRIE

4.57 Acres



# PIONEER RD BLUFFS

**3.37** Acres

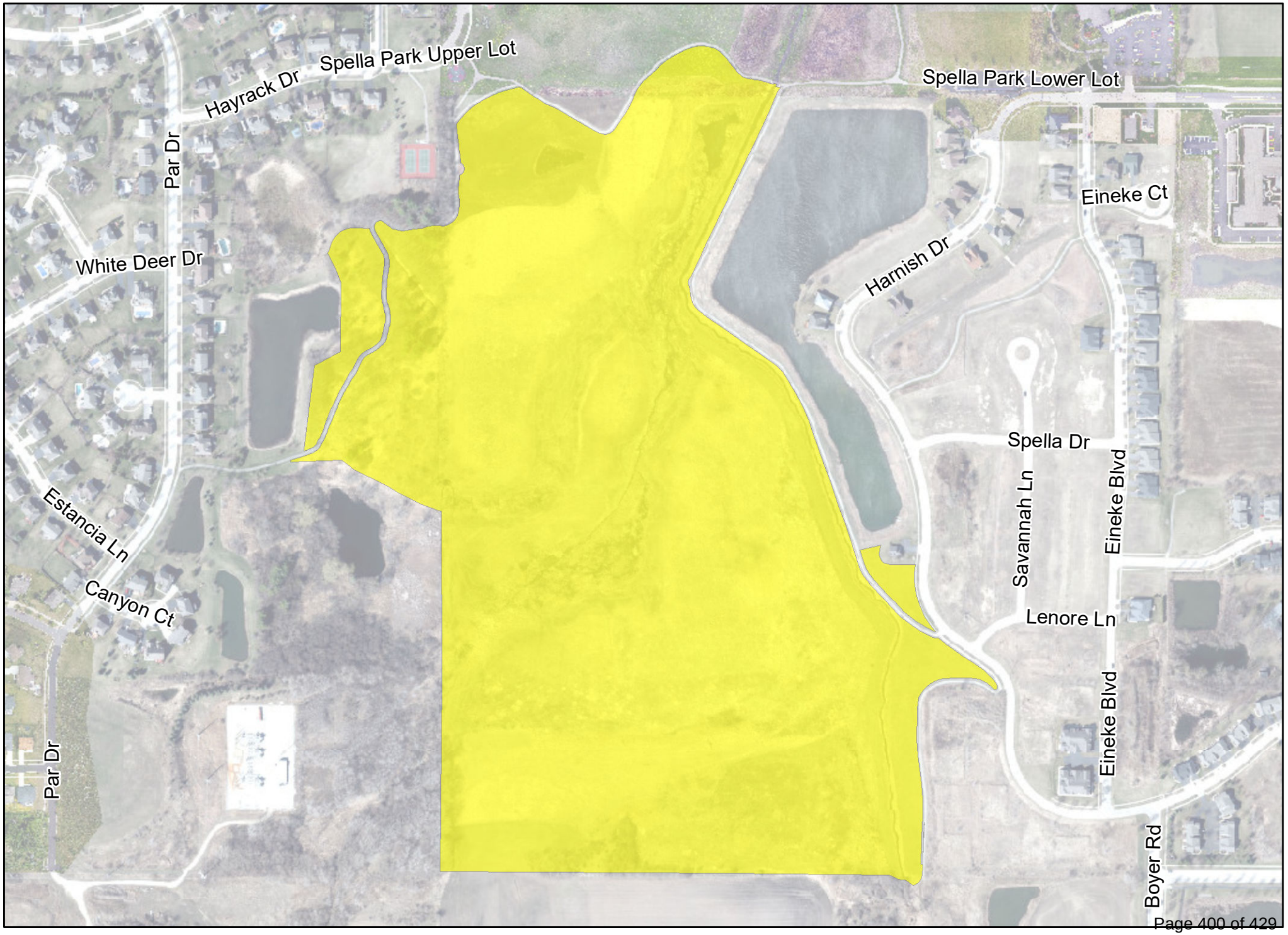


# SPECTRUM NATIVE CORRIDOR

**5.1** Acres

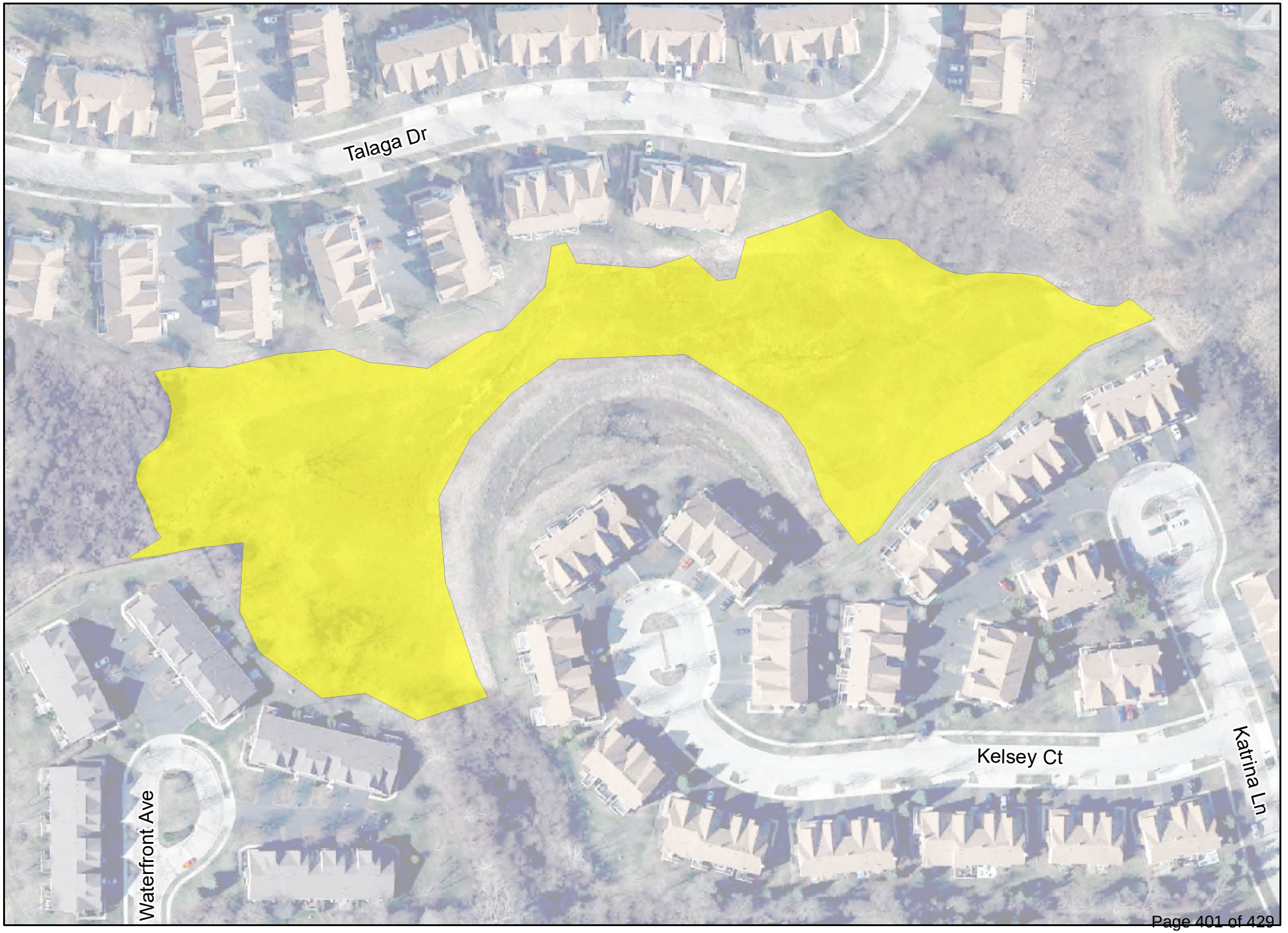
# SPELLA WETLAND

**87.99** Acres



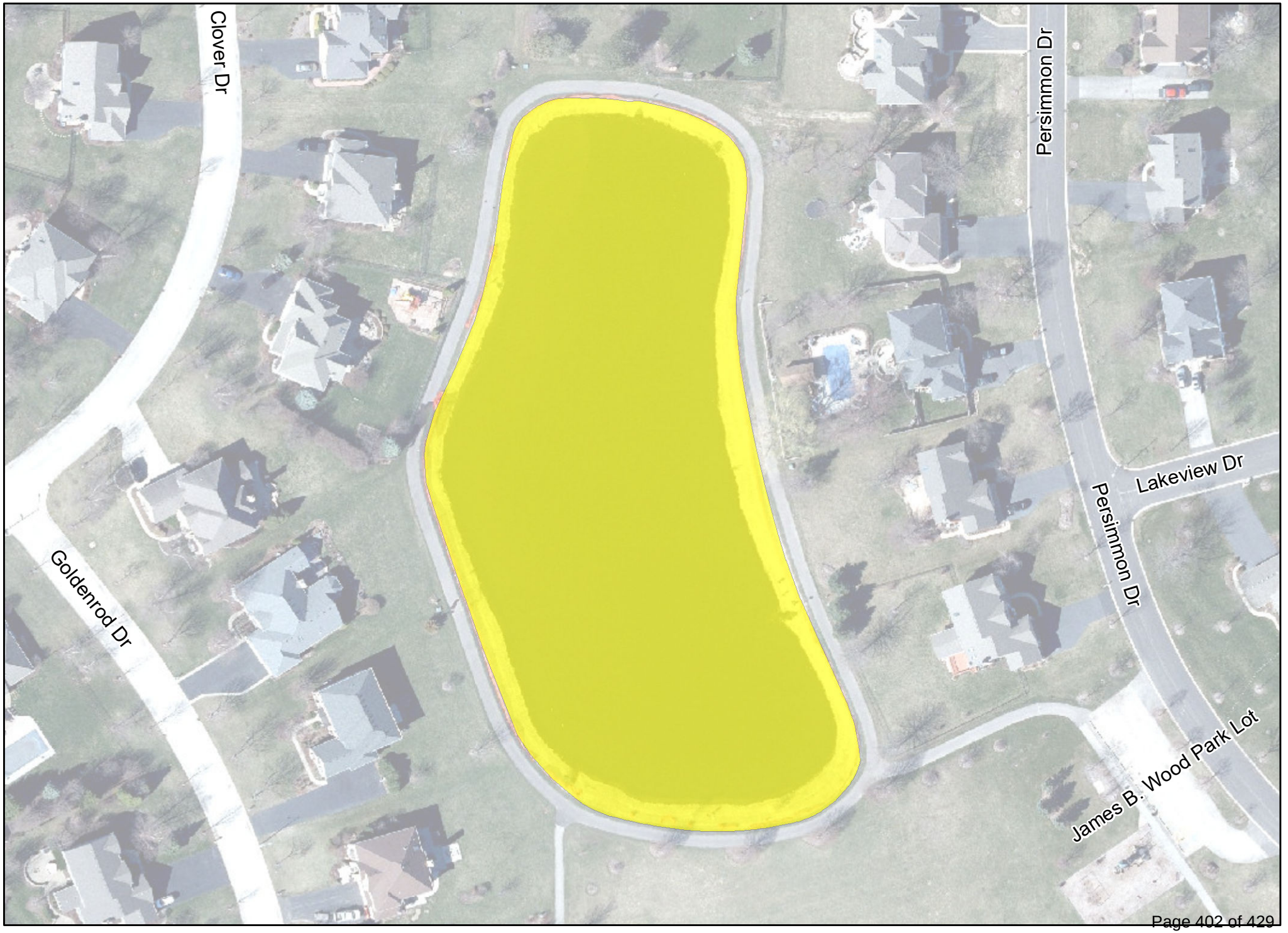
# WINDING CREEK RIPARIAN CORRIDOR-TALAGA DR

**4.38** Acres



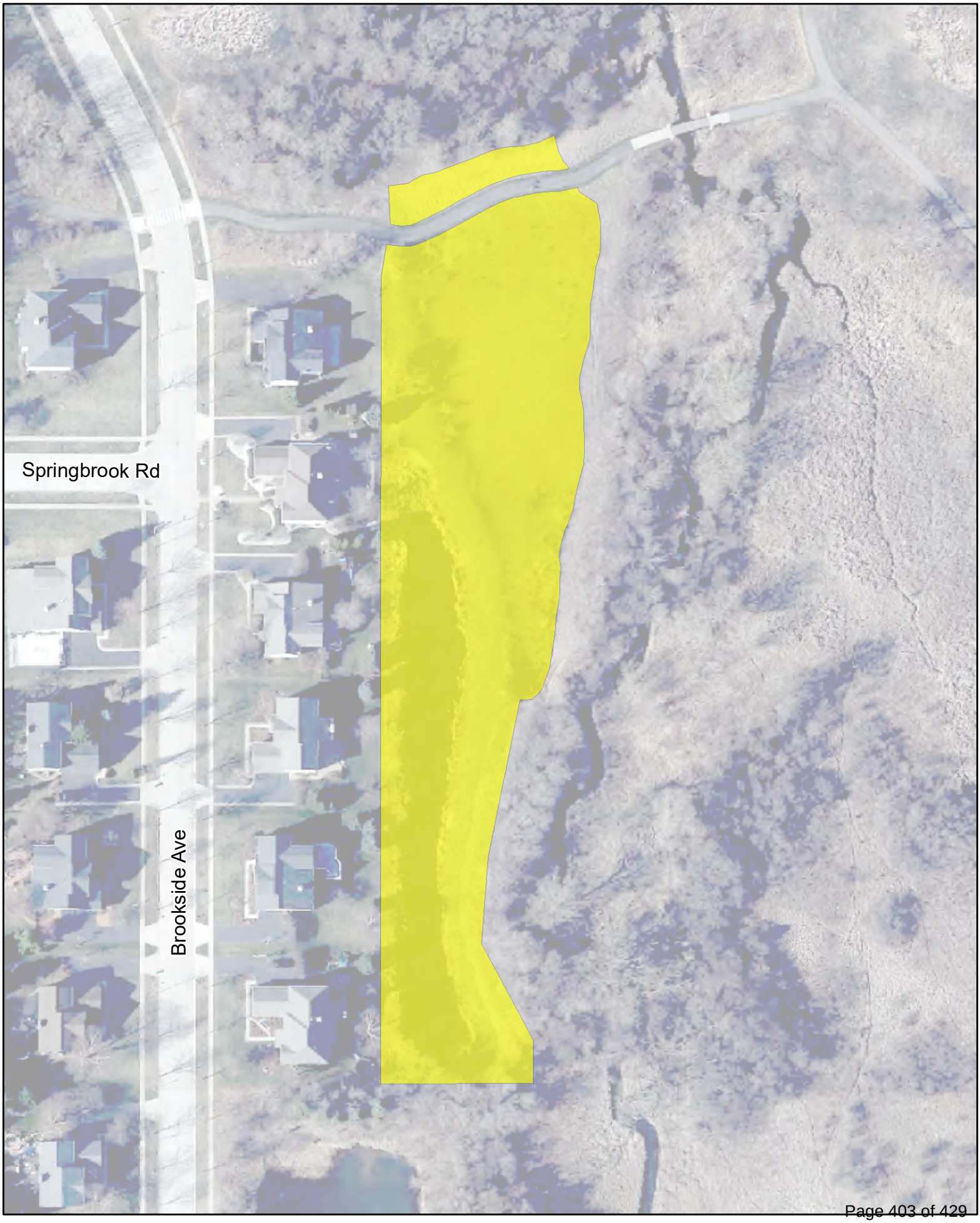
# WOOD PARK DETENTION

**2.52** Acres



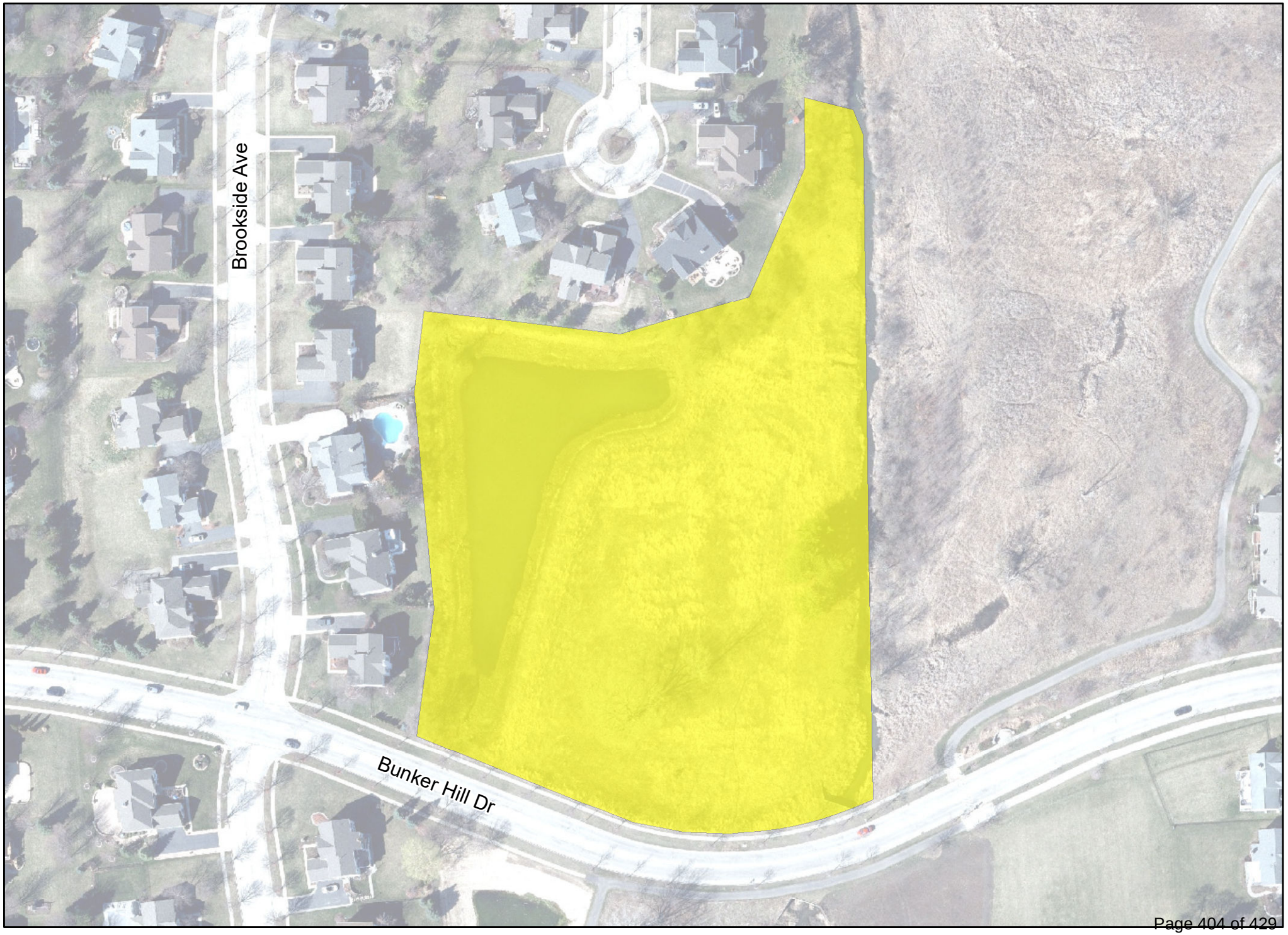
# WOODS CREEK RIPARIAN CORRIOR-BROOKSIDE AVE

**2.14** Acres



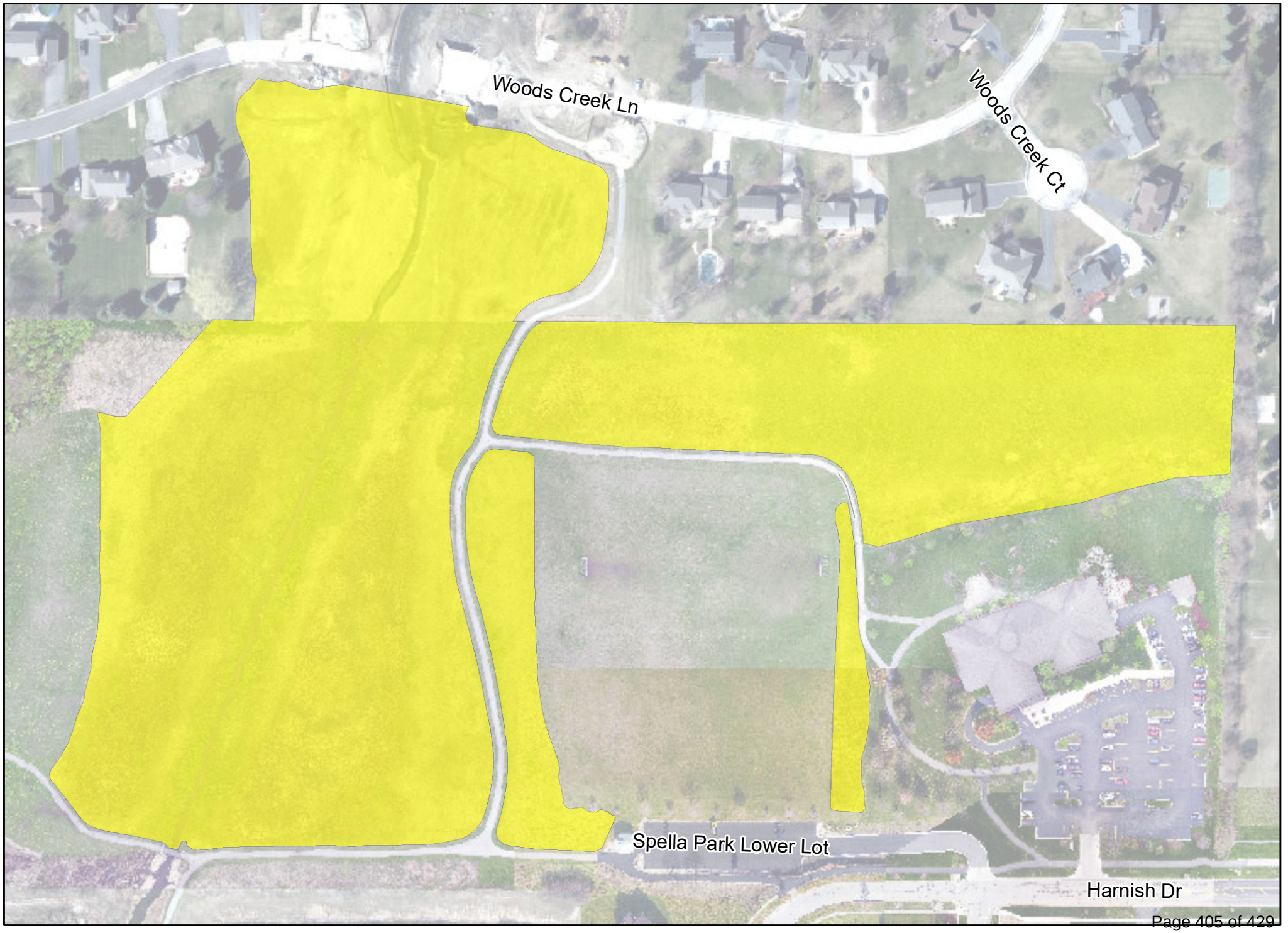
# WOODS CREEK RIPARIAN CORRIDOR-BUNKER HILL NW

**5.58** Acres



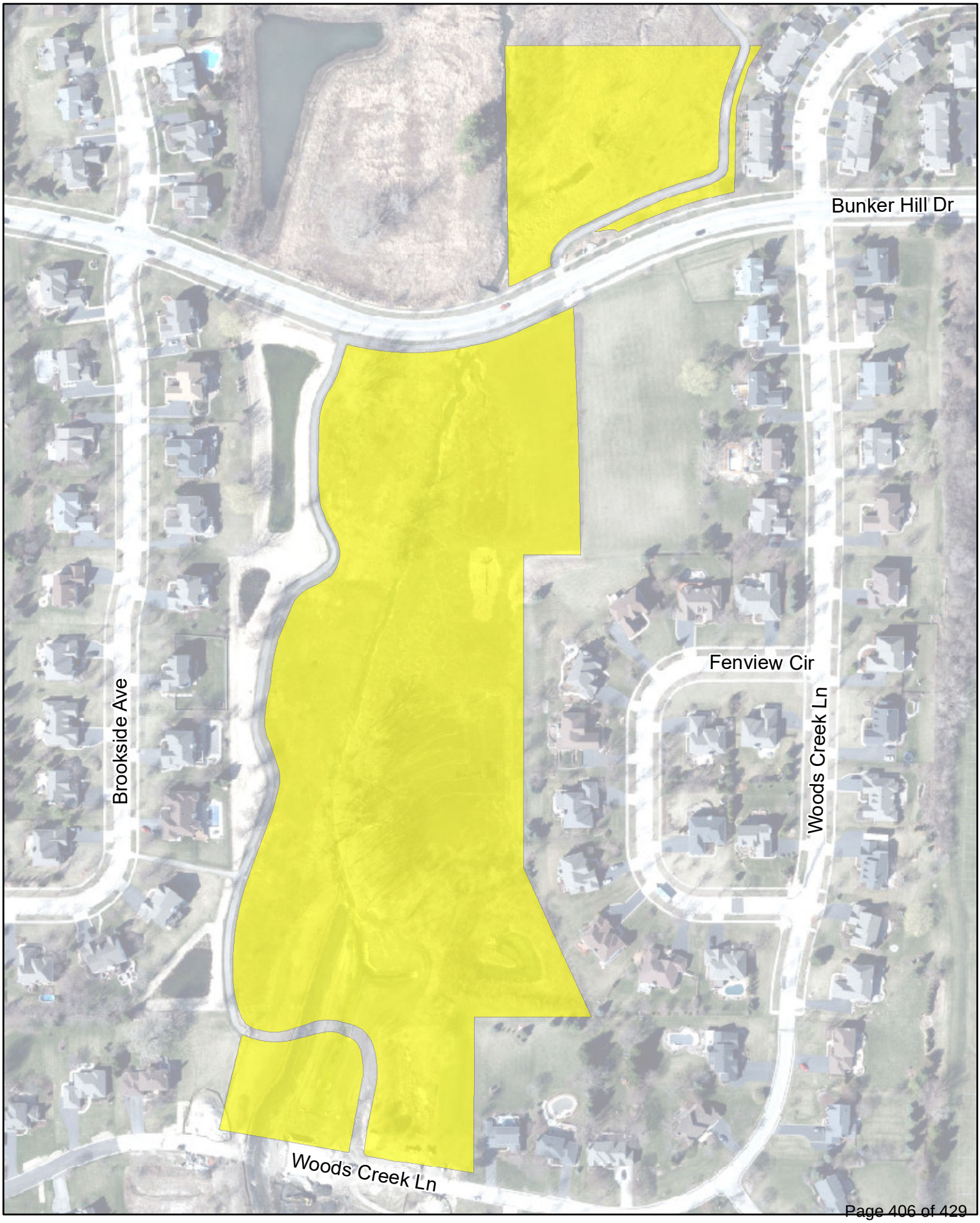
# WOODS CREEK RIPARIAN CORRIDOR- SPL BRD TO WDCRK LN

**16.22** Acres



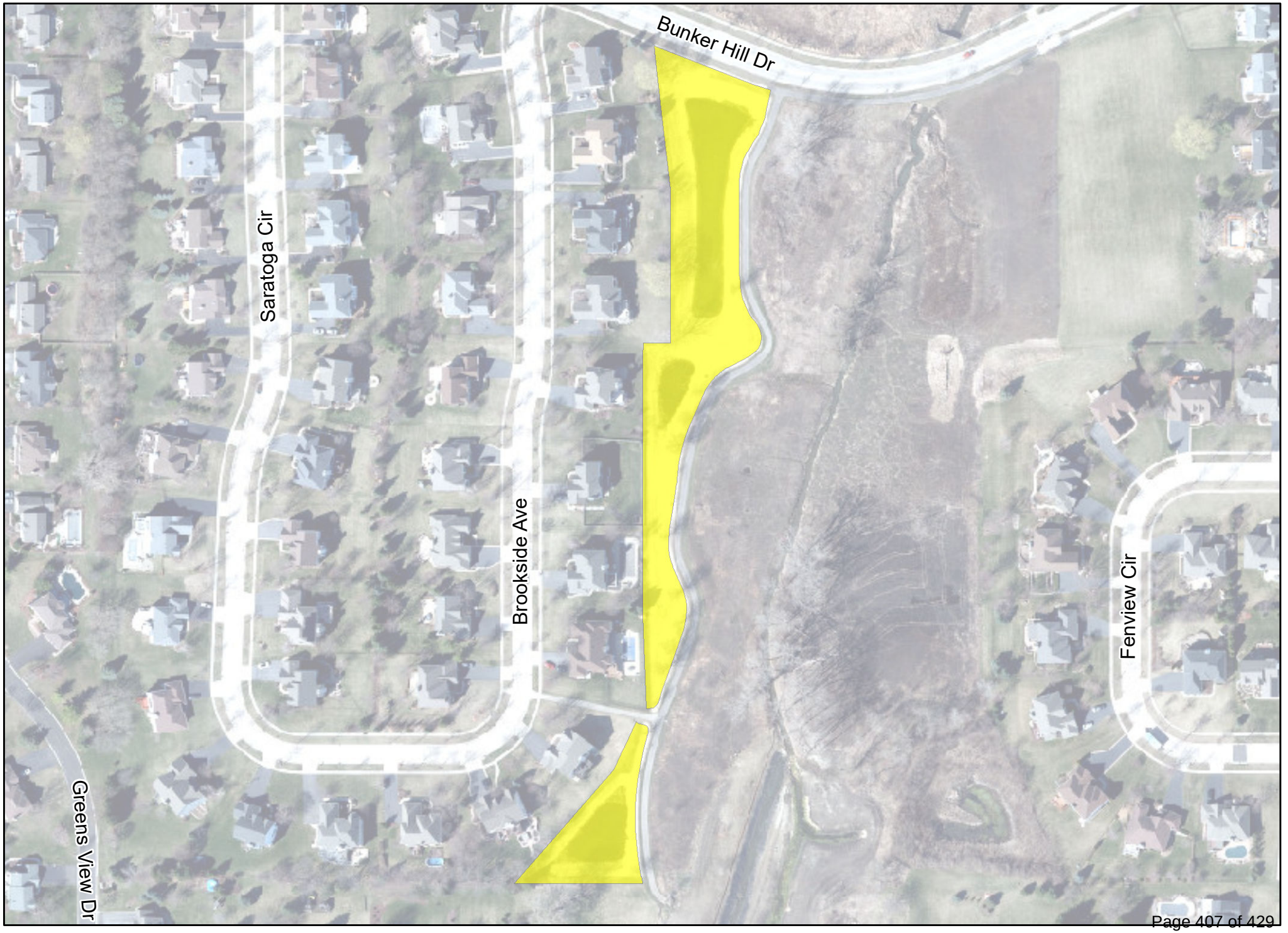
# WOODS CREEK RIPARIAN CORRIDOR-WDS CRK LN TO BK HIL

**15.52** Acres



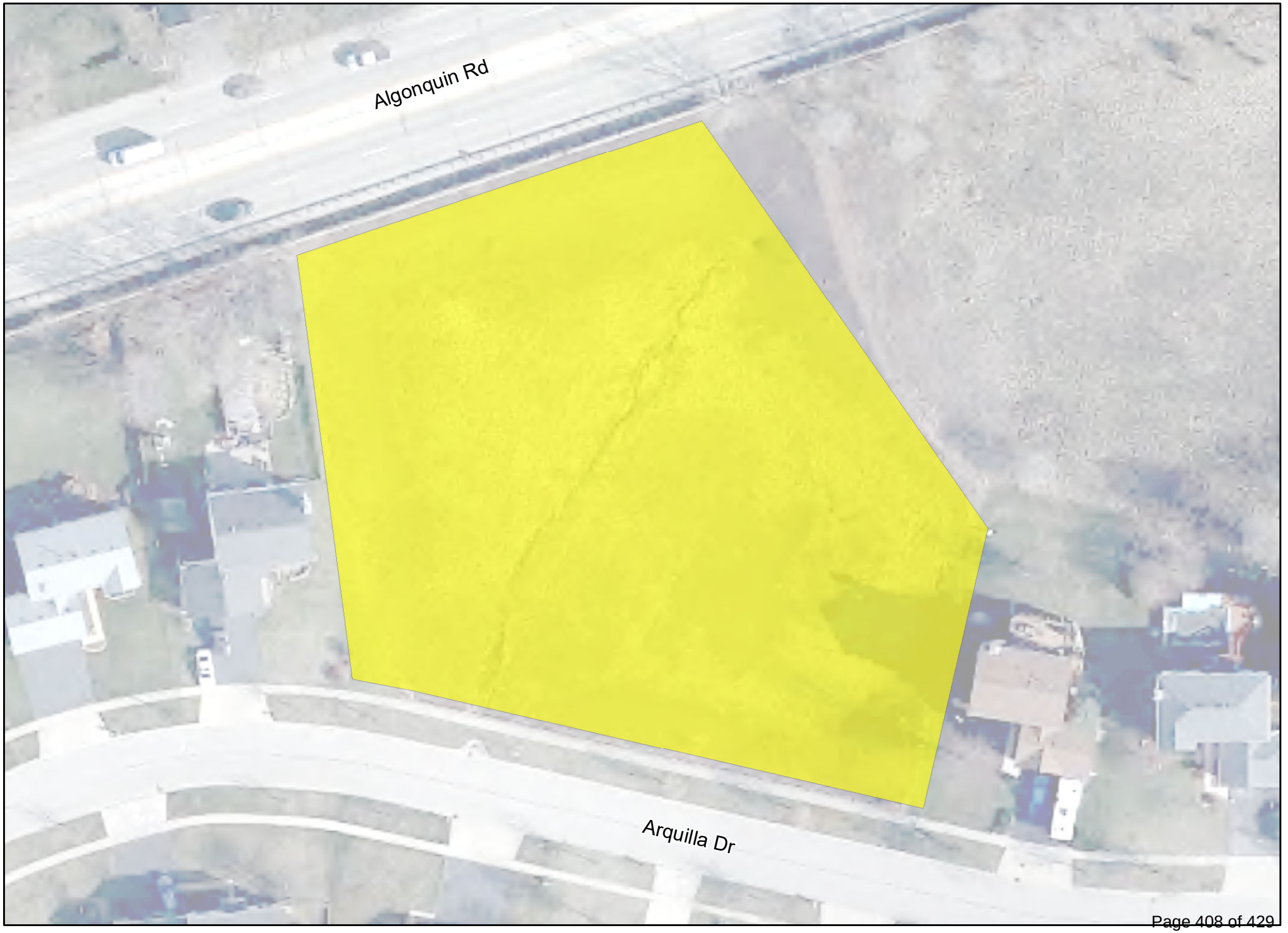
# WOODS CREEK TRAIL DETENTIONS

**2.16** Acres



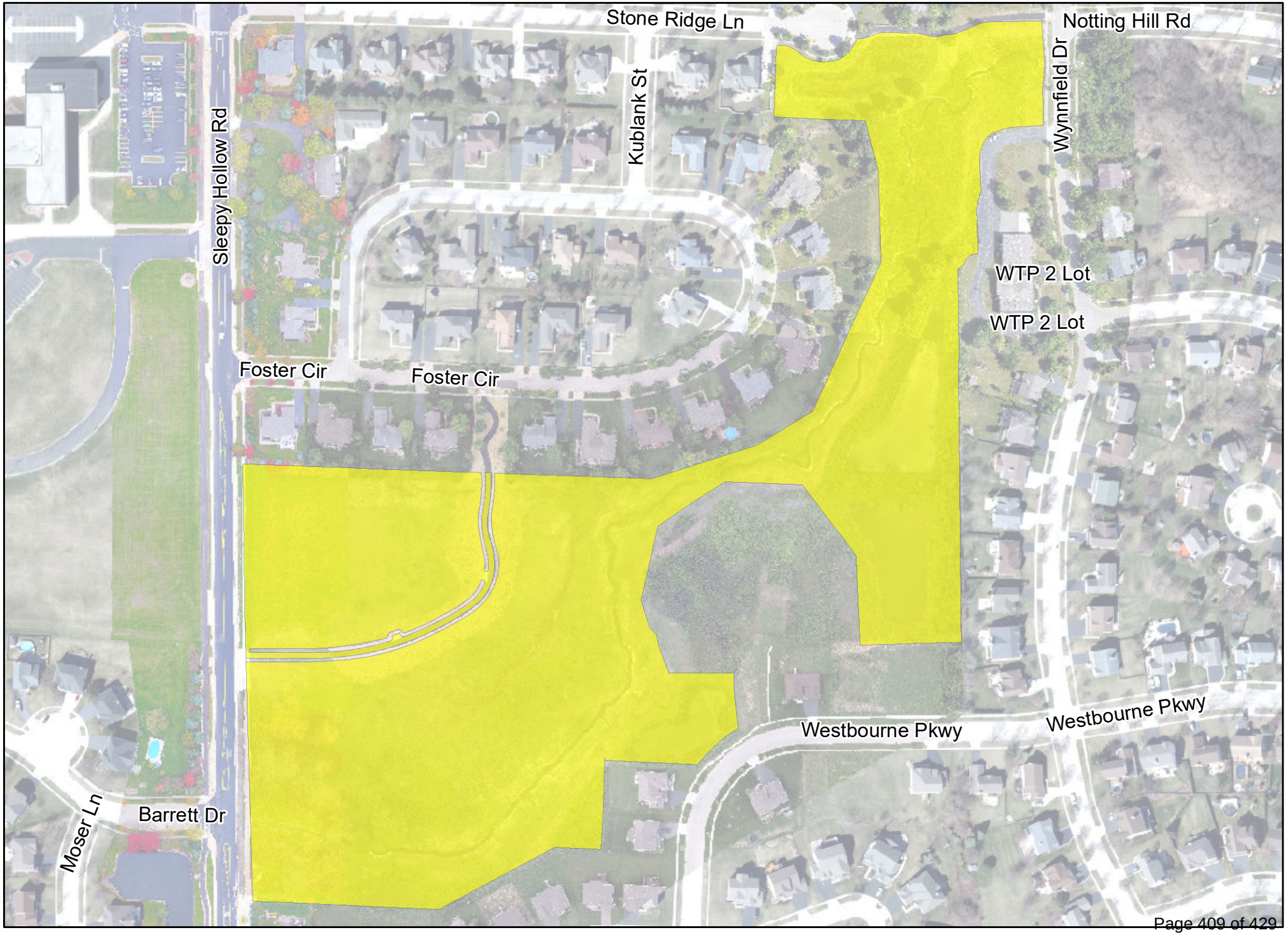
# ARQUILLA DETENTION

**1.31** Acres



# DIXIE CREEK RIPARIAN CORRIDOR-SLEEPY HOLLOW TO WYN

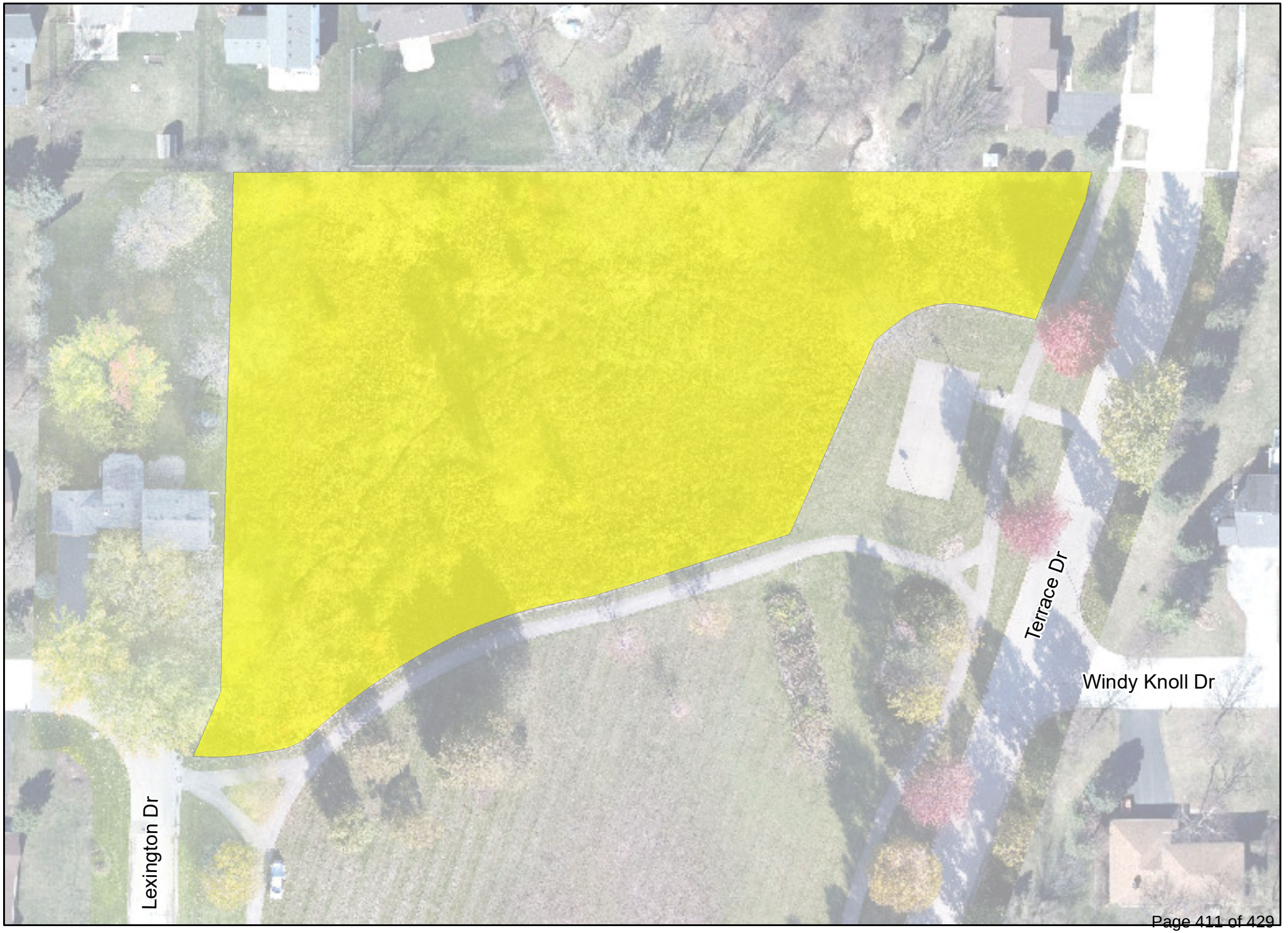
**19.04** Acres



# FALCON RIDGE NATURE PRESERVE - 6.0 Acres

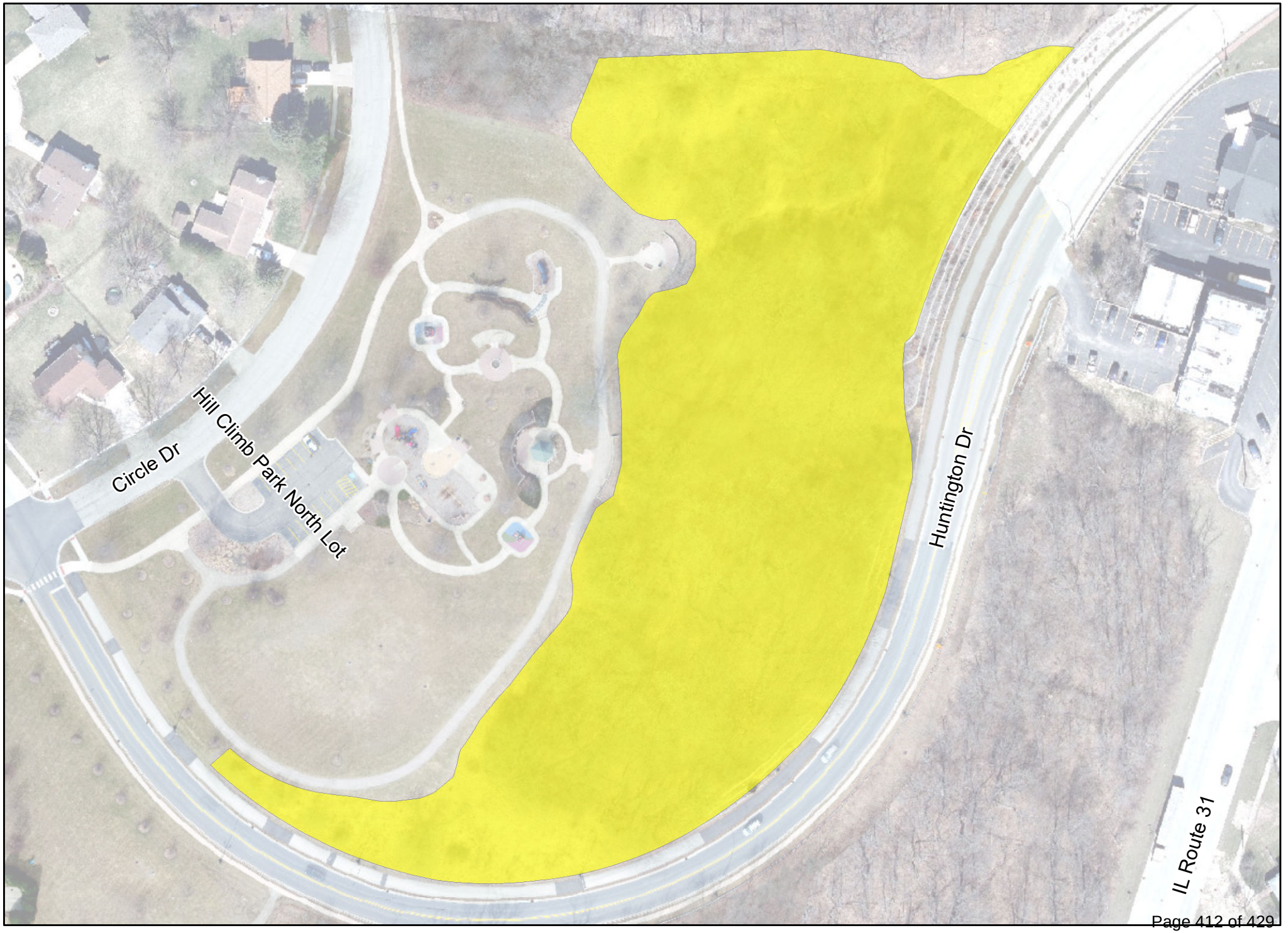
# GASLIGHT PARK BIRD & BUTTERFLY SANCTUARY

**1.99** Acres



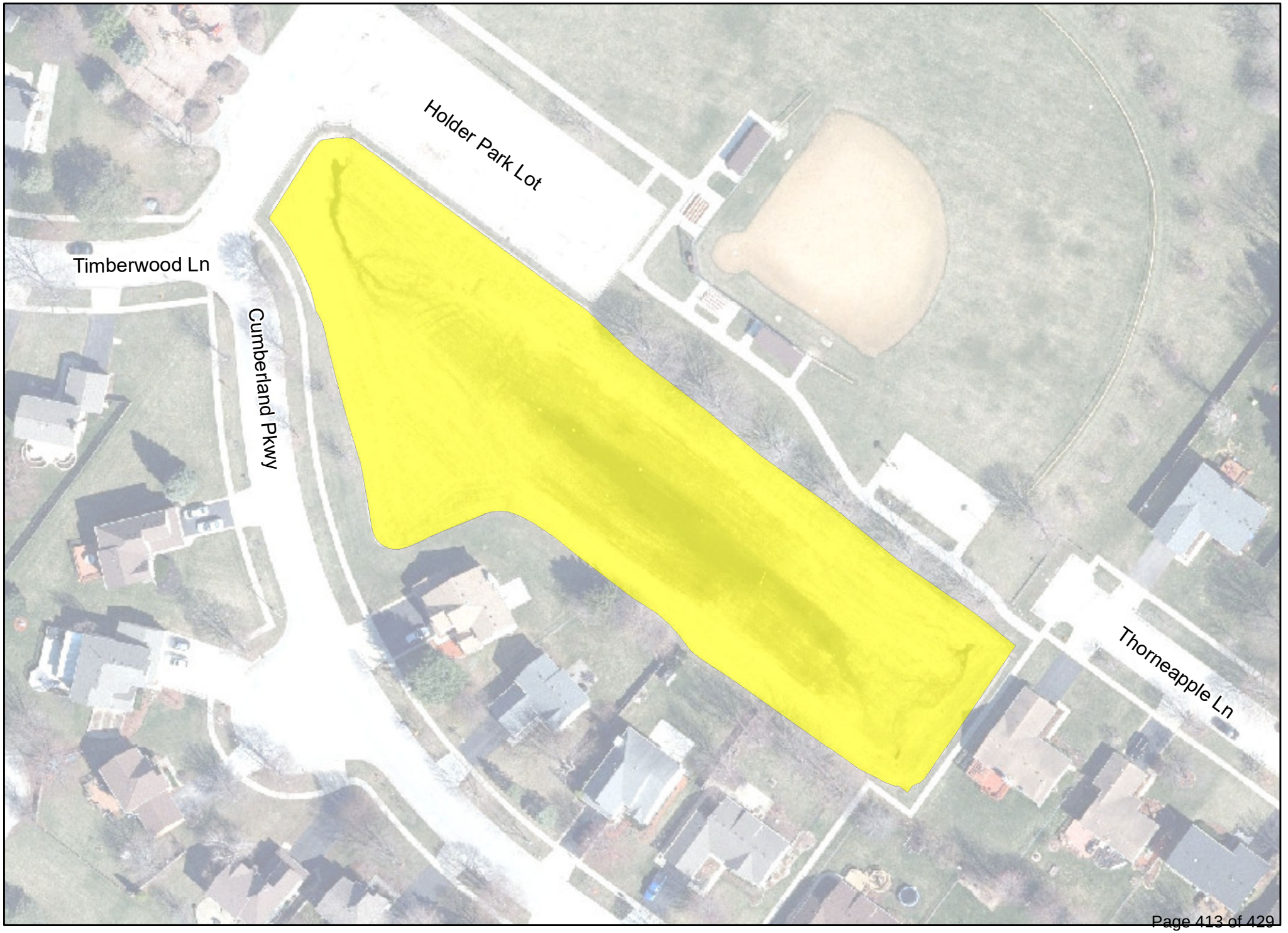
# HILL CLIMB PARK WOODLAND

**4.08** Acres



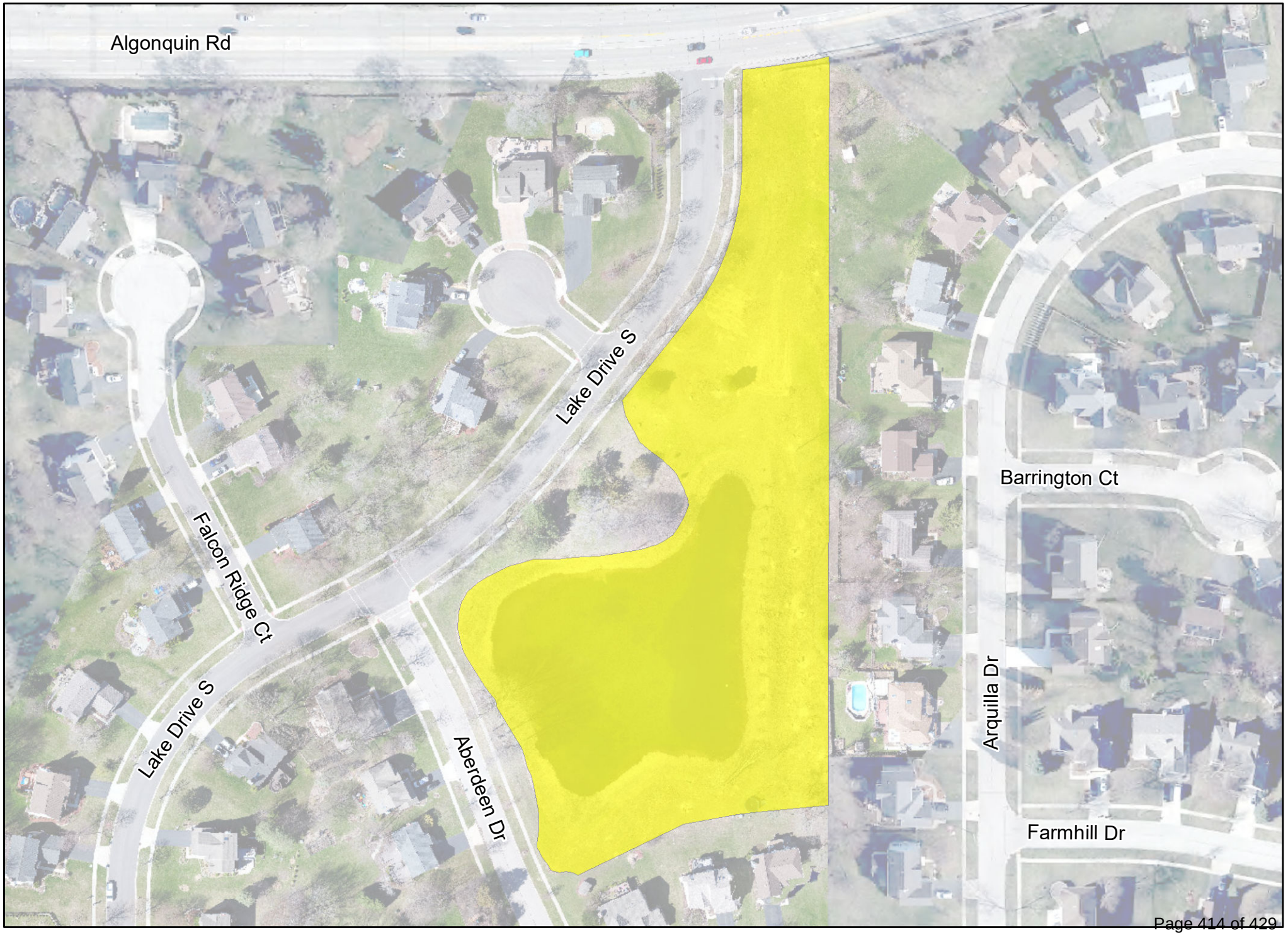
# HOLDER PARK DETENTION

**1.43** Acres



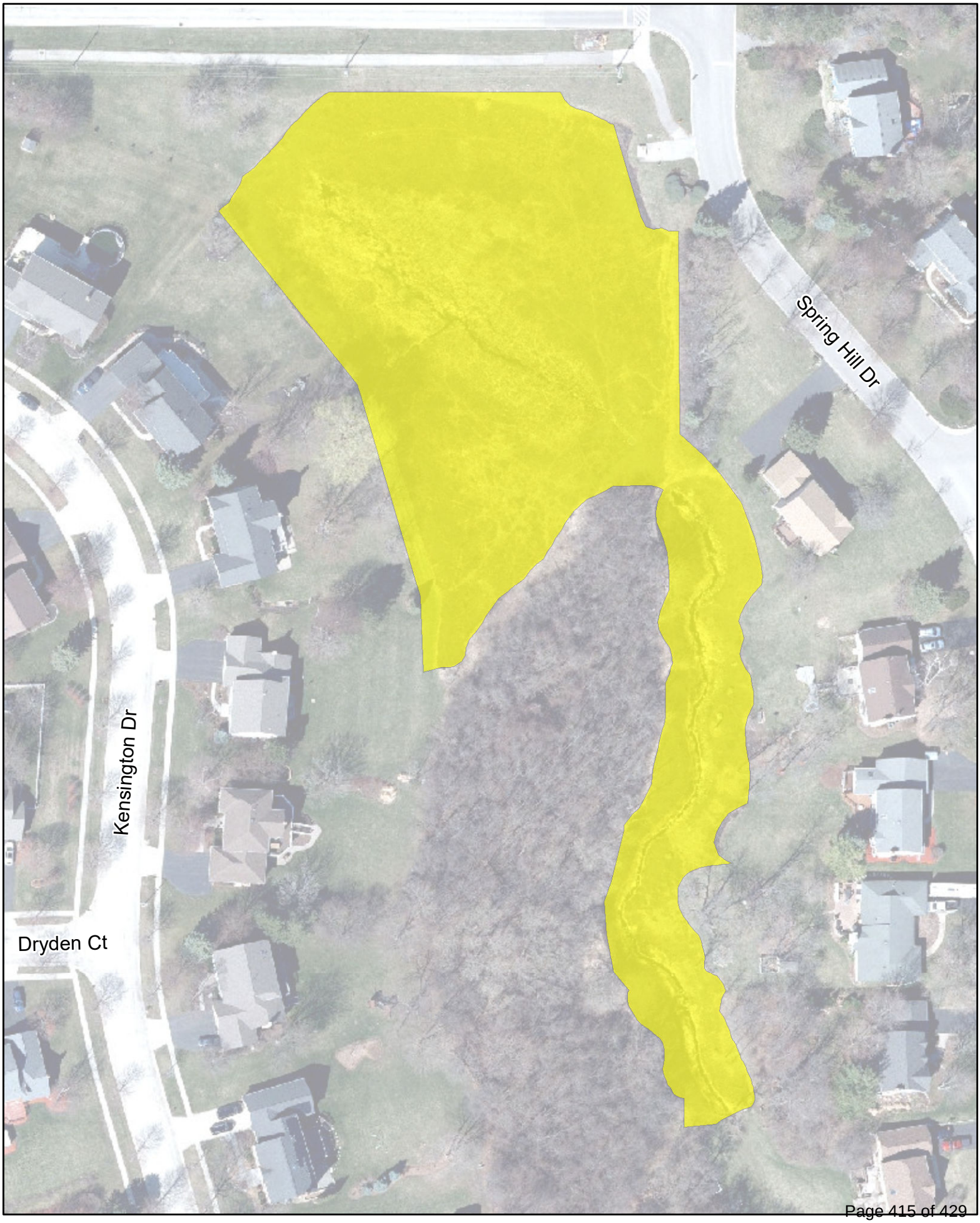
# LAKE DRIVE SOUTH DETENTION

**3.6** Acres



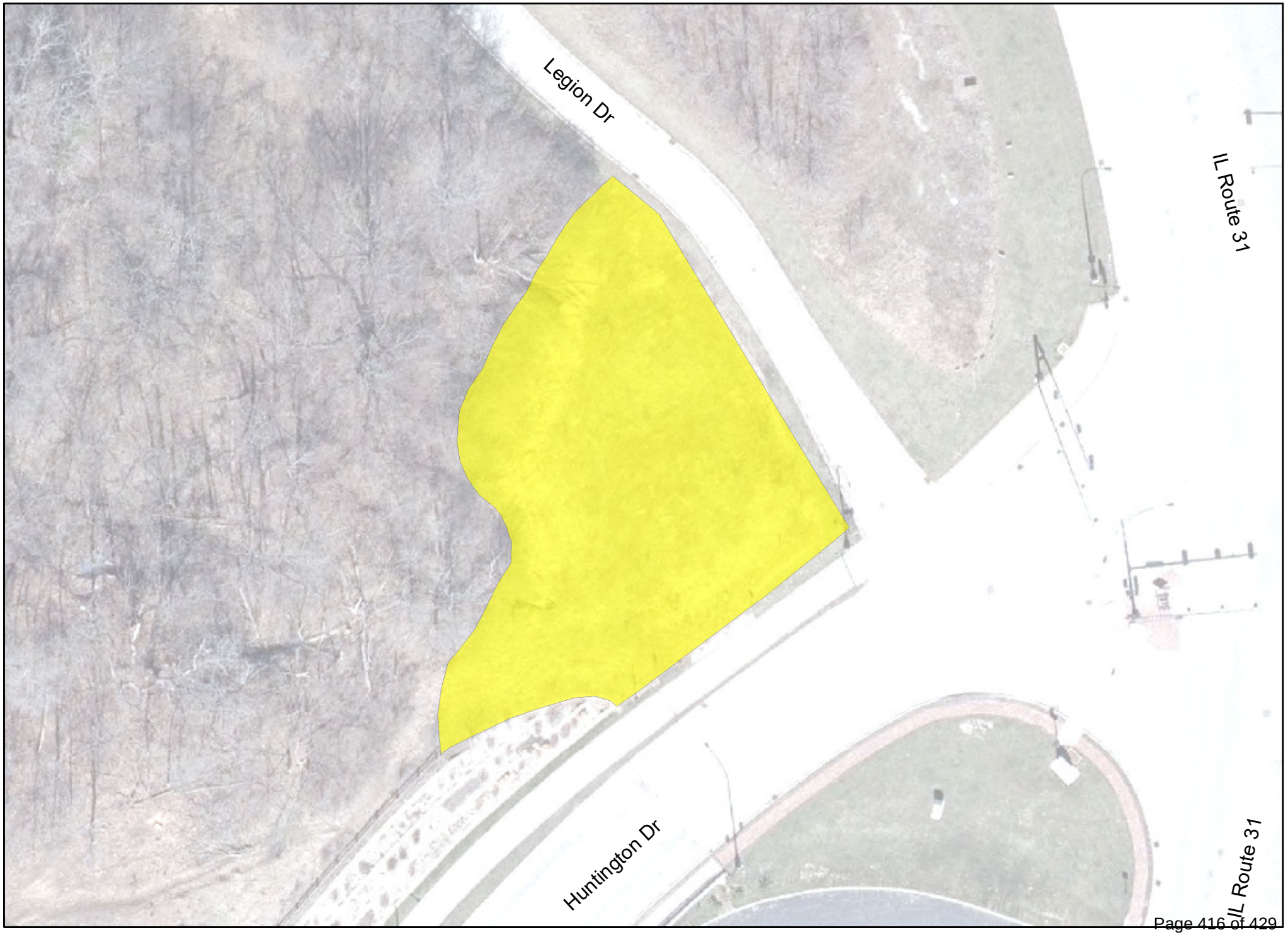
# LAWNDALE PARK NATURE PRESERVE NORTH

**2.33** Acres



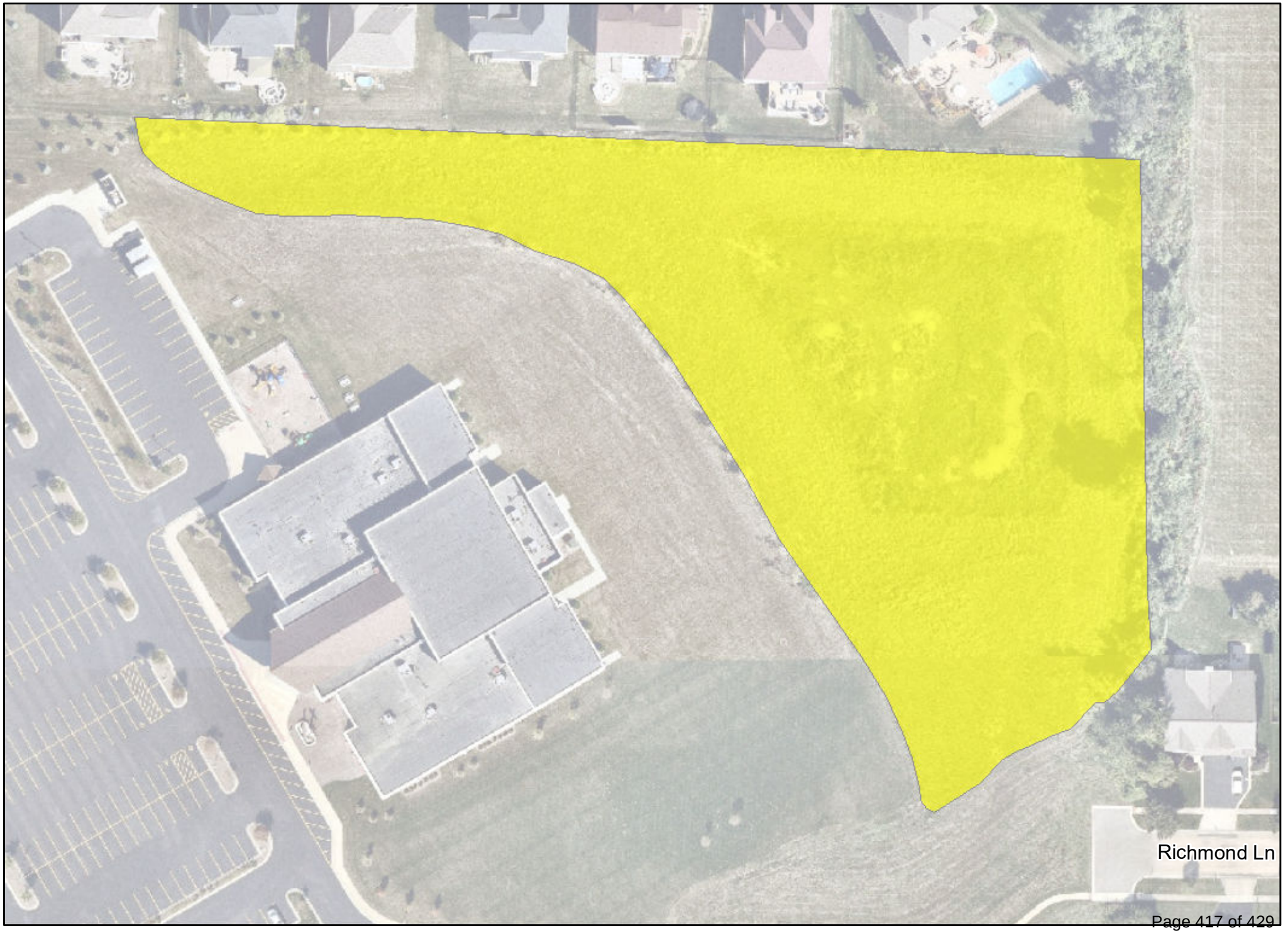
# LEGION DRIVE PRAIRIE

**0.32** Acres



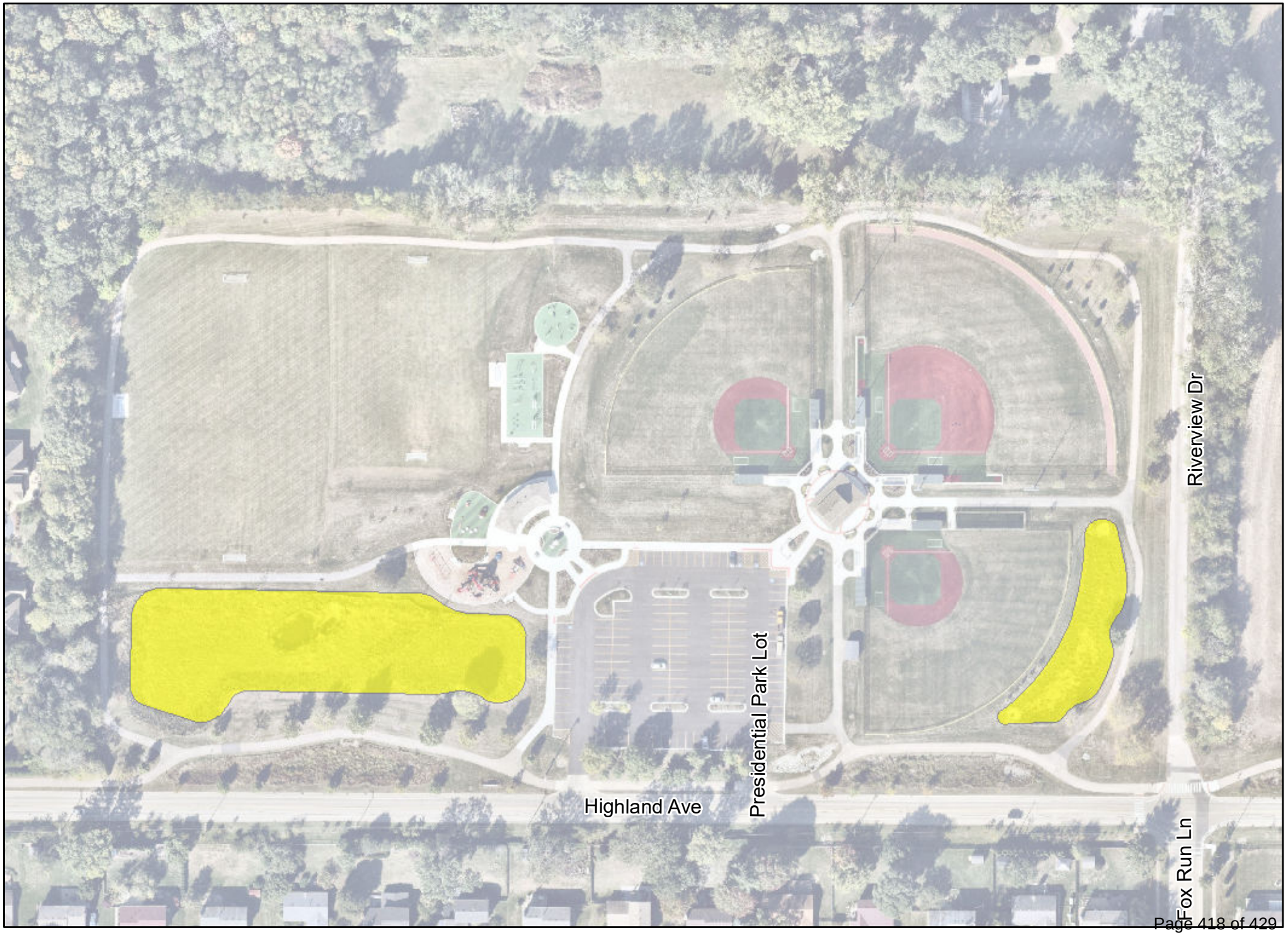
# LIGHT OF CHRIST DETENTION

2.57376 Acres



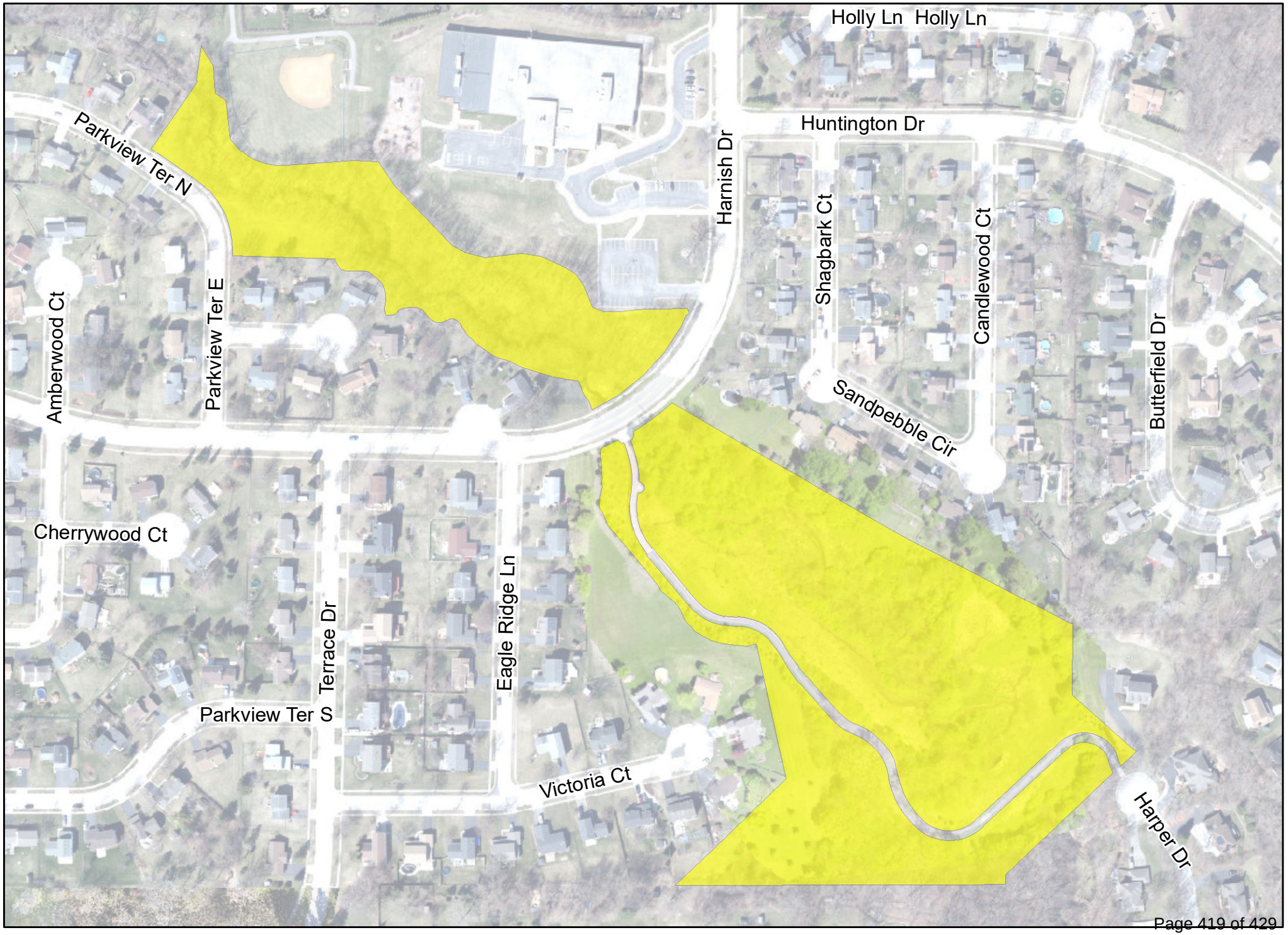
# PRESIDENTIAL PARK DETENTIONS

1.41 Acres



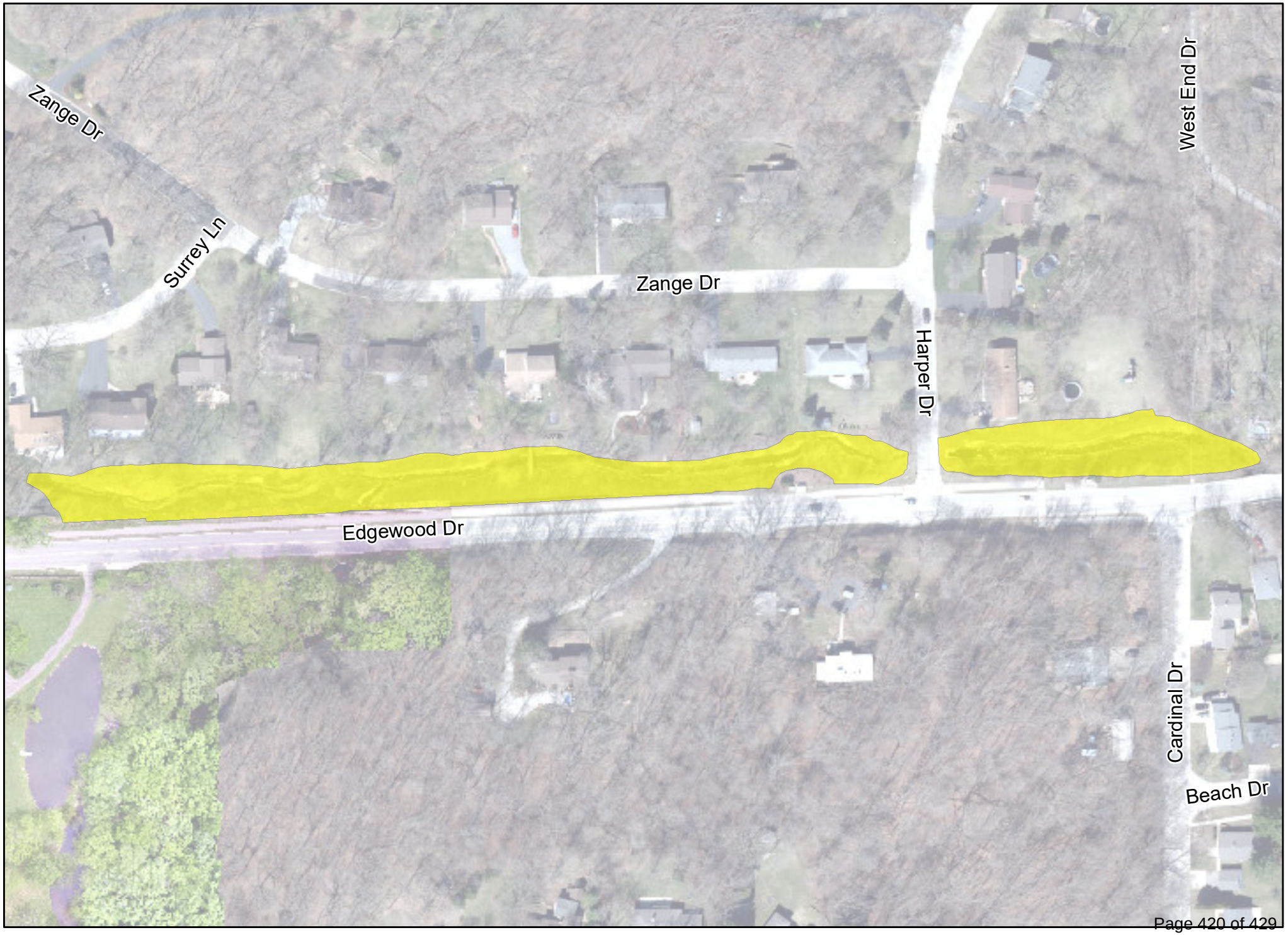
# RATT CREEK RIPARIAN CORRIDOR-JAYCEE PK TO DAM

**13.67** Acres



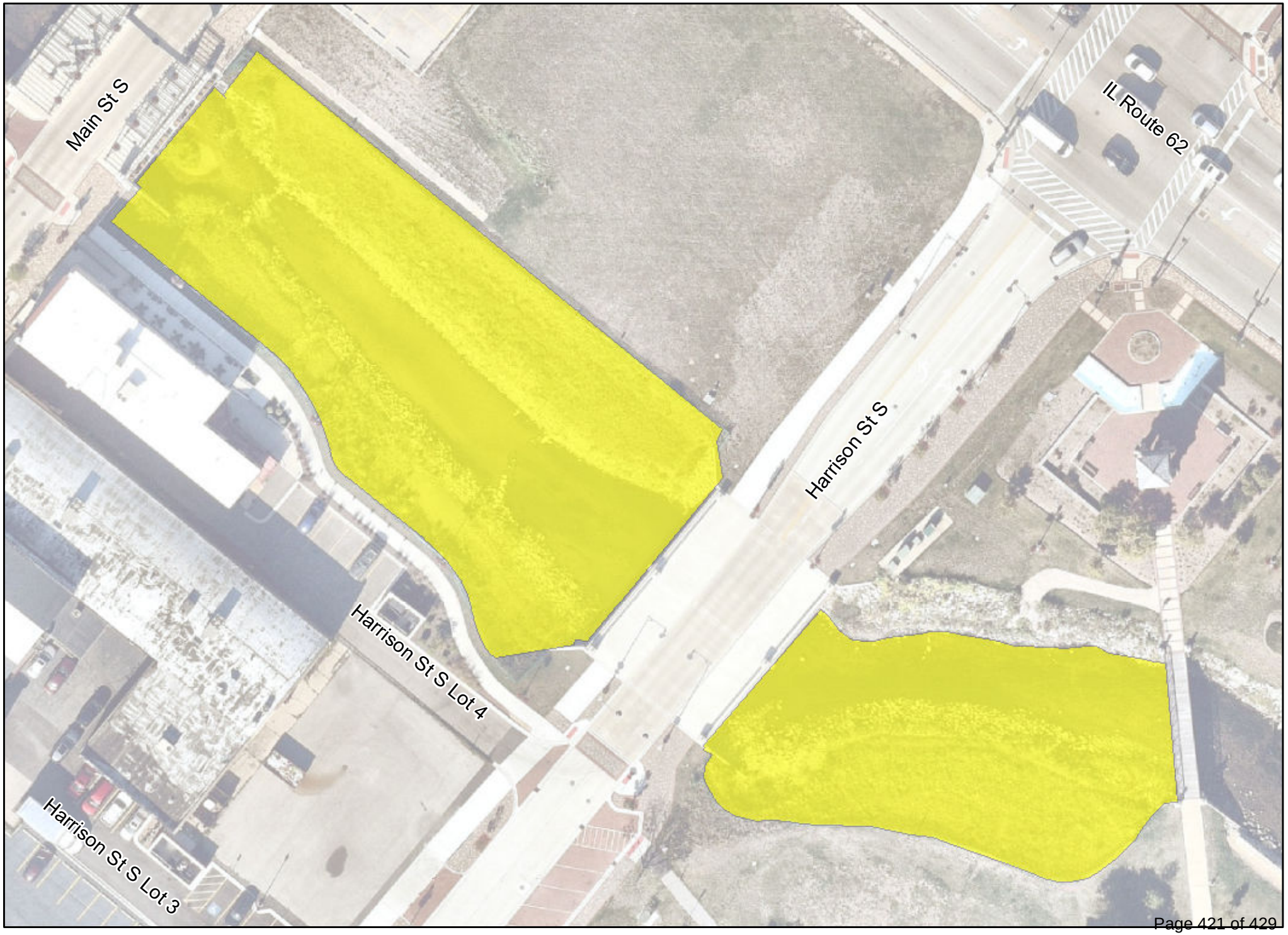
# RATT CREEK TRIBUTARY RIPARIAN CORRIDOR

**1.94** Acres



# RIVERWALK MAIN STREET TO FOX RIVER

1.1 Acres

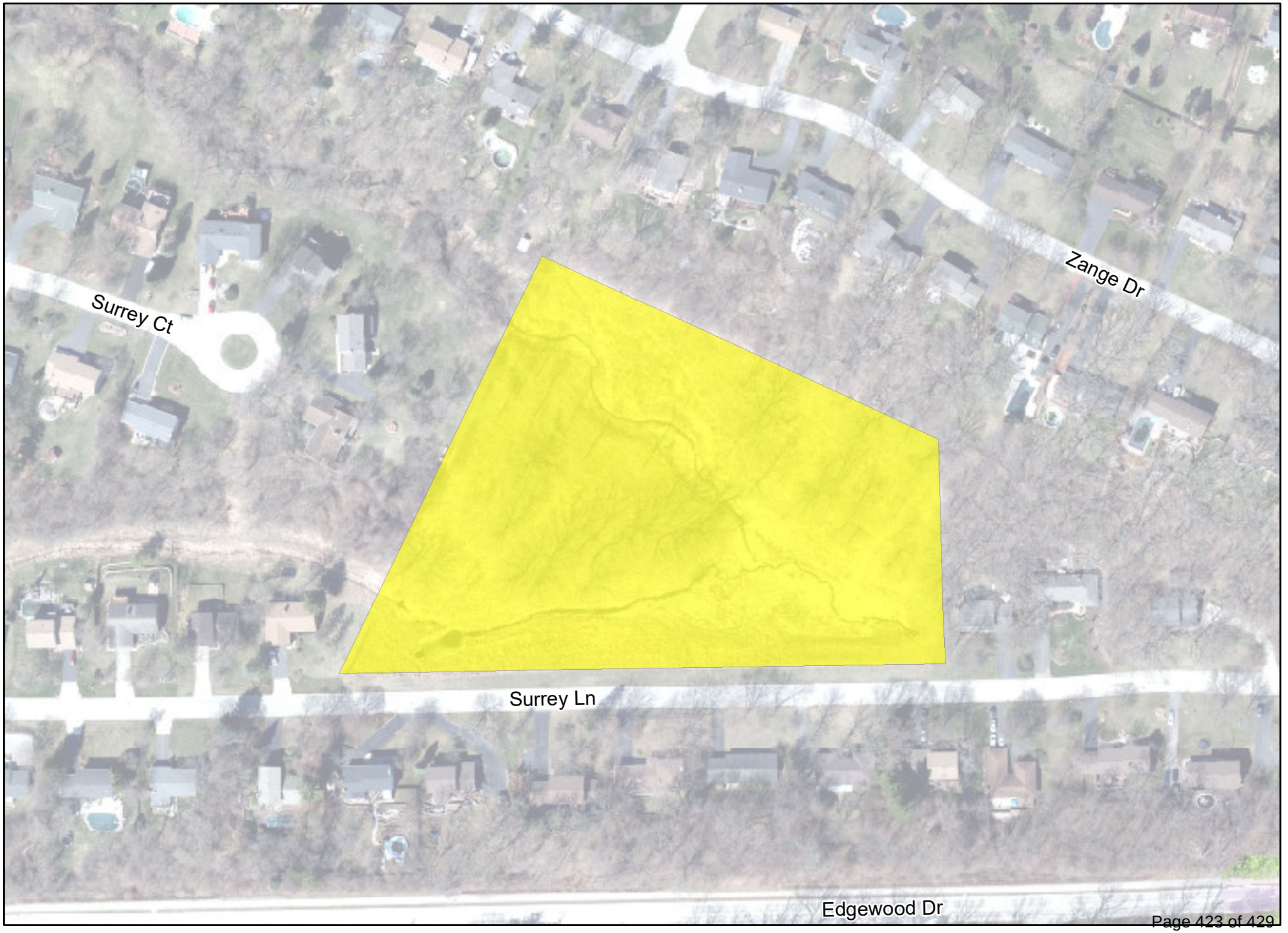


# STONEYBROOK PARK DETENTIONS

**0.38** Acres

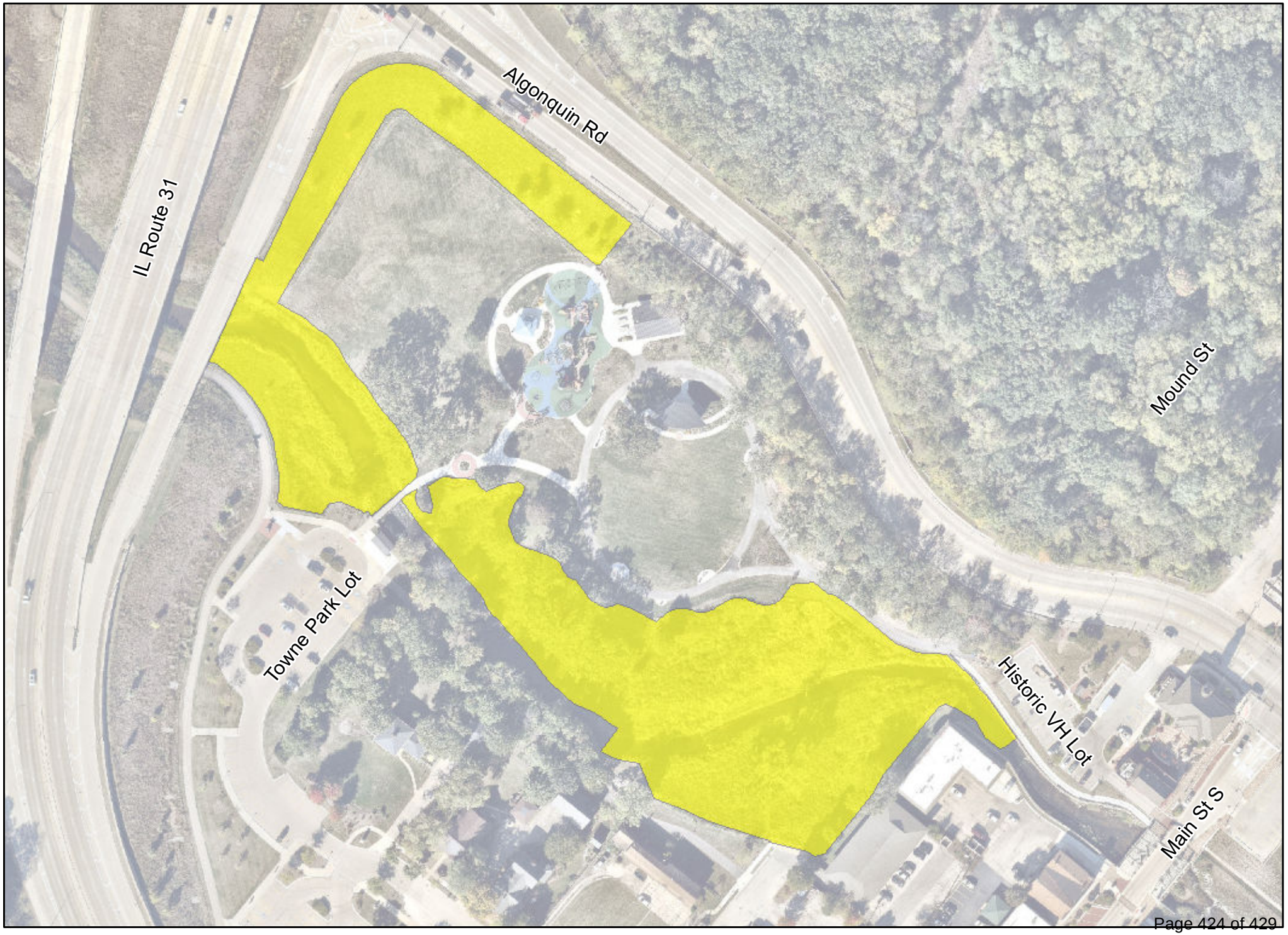
# SURREY LANE PRESERVE

**5.91** Acres



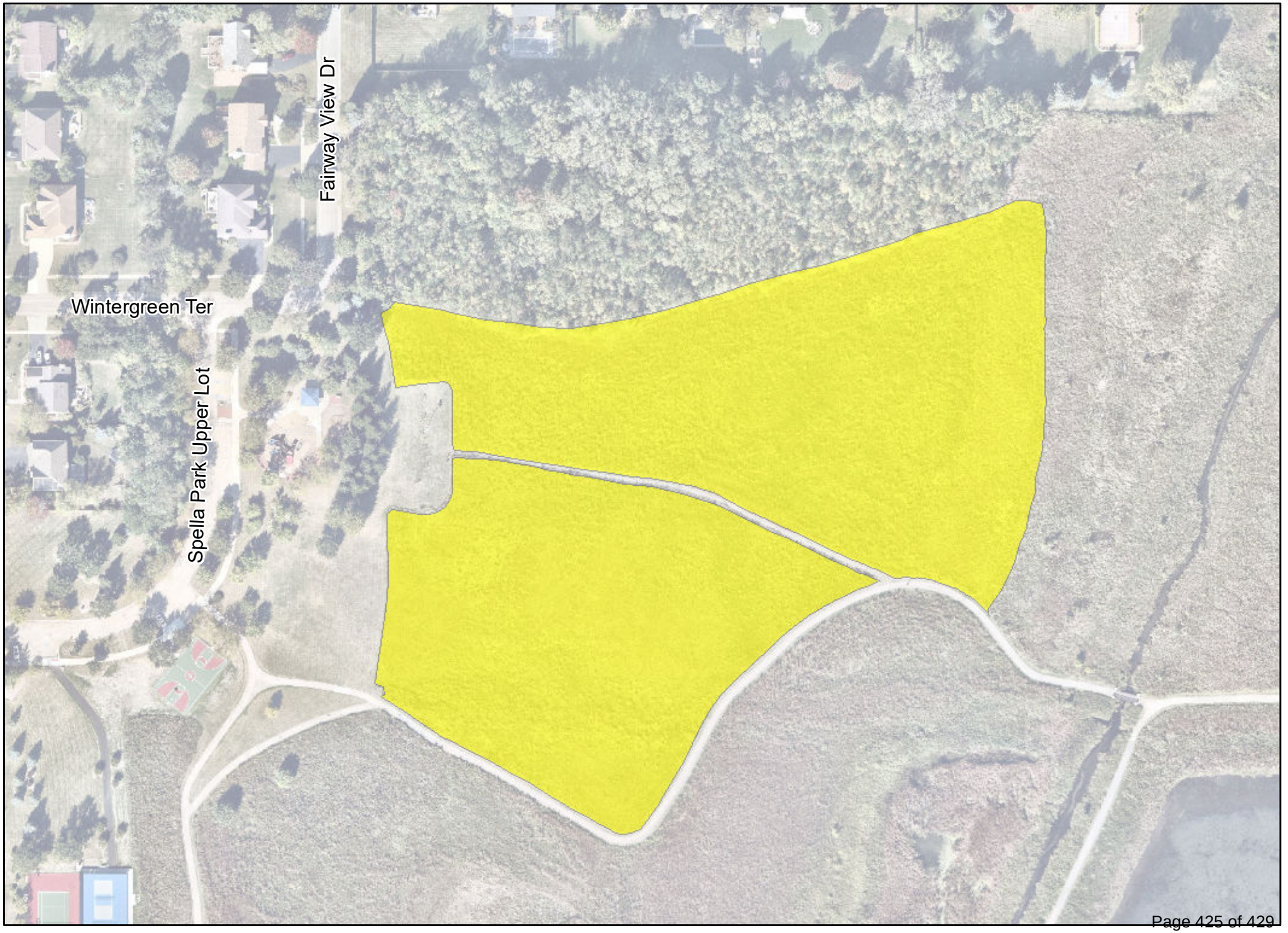
# TOWNE PARK PRAIRIE

3.96 Acres



# SPELLA PARK POLLINATOR SLED HILL

7.9 Acres



# Algonquin Public Works Woodland

# 2026 Natural Area Maintenance Bid Form

## Base Bid: Spring 2026 Post-Burn Spot Herbicide (West Zone)

| | | | | Davey Resource Group | |
|---|---|---|---|---|---|
| **Site Name** | **Task** | **Acerage** | **Quantity** | **Trip Cost** | **Total Cost** |
| Algonquin Commons | Spring Post-Burn Spot Herbicide Visit | 1.7 | 1 Trip | $361.00 | $361.00 |
| Grand Reserve Detention | Spring Post-Burn Spot Herbicide Visit | 13.8 | 1 Trip | $361.00 | $361.00 |
| Grand Reserve Prairie | Spring Post-Burn Spot Herbicide Visit | 4.6 | 1 Trip | $361.00 | $361.00 |
| Pioneer Rd Bluffs | Spring Post-Burn Spot Herbicide Visit | 3.4 | 1 Trip | $361.00 | $361.00 |
| Spectrum Native Corridor | Spring Post-Burn Spot Herbicide Visit | 5.1 | 1 Trip | $361.00 | $361.00 |
| Spella Wetland | Spring Post-Burn Spot Herbicide Visit | 88 | 1 Trip | $9,762.00 | $9,762.00 |
| Winding Creek Corridor | Spring Post-Burn Spot Herbicide Visit | 4.4 | 1 Trip | $361.00 | $361.00 |
| Wood Park Detention | Spring Post-Burn Spot Herbicide Visit | 2.5 | 1 Trip | $361.00 | $361.00 |
| Woods Creek Riparian Corridor - Brookside Ave | Spring Post-Burn Spot Herbicide Visit | 2.1 | 1 Trip | $361.00 | $361.00 |
| Woods Creek Riparian Corridor - Bunker Hill NW | Spring Post-Burn Spot Herbicide Visit | 5.6 | 1 Trip | $361.00 | $361.00 |
| Woods Creek Riparian Corridor - Spella Bridge to Wood Creek Ln | Spring Post-Burn Spot Herbicide Visit | 16.2 | 1 Trip | $2,743.00 | $2,743.00 |
| Woods Creek Riparian Corridor - Wood Creek Ln to Bunker Hill | Spring Post-Burn Spot Herbicide Visit | 15.5 | 1 Trip | $2,743.00 | $2,743.00 |
| Woods Creek Trail Detentions | Spring Post-Burn Spot Herbicide Visit | 2.2 | 1 Trip | $361.00 | $361.00 |
| **Totals** | | | | | |
| 13 sites | Total Post-Burn Spot Herbicide Visit | 165.1 | | Subtotal | $18,858.00 |

## Base Bid: 2026 Growing Season Maintenance (Central Zone)

| **Site Name** | **Task** | **Acerage** | **Quantity** | **Trip Cost** | **Total Cost** |
|---|---|---|---|---|---|
| Arquilla Detention | Maintenance Visit | 1.3 | 2 Trips | $530.00 | $1,060.00 |
| Dixie Creek Riparian Area Sleepy Hollow to Wynnfield | Maintenance Visit | 19 | 3 Trips | $4,331.67 | $12,995.00 |
| Falcon Ride Nature Area | Maintenance Visit | 6 | 2 Trips | $530.00 | $1,060.00 |
| Gaslight Park Bird and Butteryfly Sanctuary | Maintenance Visit | 2 | 2 Trips | $530.00 | $1,060.00 |
| Hill Climb Park Woodland | Maintenance Visit | 4.1 | 3 Trips | $520.33 | $1,561.00 |
| Holder Park Detention | Maintenance Visit | 1.4 | 3 Trips | $520.33 | $1,561.00 |
| Lake Drive South Detention | Maintenance Visit | 3.6 | 3 Trips | $520.33 | $1,561.00 |
| Lawndale Park Nature Preserve North | Maintenance Visit | 2.3 | 3 Trips | $520.33 | $1,561.00 |
| Legion Drive Prairie | Maintenance Visit | 0.3 | 2 Trips | $389.00 | $778.00 |
| Light Of Christ Detention | Maintenance Visit | 2.6 | 3 Trips | $520.33 | $1,561.00 |
| Preseidential Park Detention Basins | Maintenance Visit | 1.7 | 4 Trips | $747.75 | $2,991.00 |
| Ratt Creek Riperian Corridor - Jaycee Park to Dam | Maintenance Visit | 13.7 | 3 Trips | $1,926.00 | $5,778.00 |
| Ratt Creek Tributary Riparian Corridor | Maintenance Visit | 1.9 | 3 Trips | $520.33 | $1,561.00 |
| Riverwalk Main Street to Fox River | Maintenance Visit | 1.2 | 4 Trips | $665.25 | $2,661.00 |
| Stoneybrook Park Detentions | Maintenance Visit | 0.4 | 2 Trips | $389.00 | $778.00 |
| Surrey Ln Preserve | Maintenance Visit | 5.9 | 3 Trips | $1,596.00 | $4,788.00 |
| Towne Park Prairie | Maintenance Visit | 4 | 3 Trips | $520.33 | $1,561.00 |
| **Totals** | | | | | |
| 17 Sites | Total Maintenance Sites | 71.4 | | Subtotal | $44,876.00 |
| | | | | | |

## Base Bid: 2026 Misc Services

| **Site Name** | **Task** | **Acerage** | **Quantity** | **Trip Cost** | **Total Cost** |
|---|---|---|---|---|---|
| Spella Park Pollinator Sled Hill | November Dormant Season Mowing | 8 | 1 Trip | $5,520.00 | $5,520.00 |
| Pioneer Rd Bluffs | Resprout treatment | 3.4 | 1 Trip | $773.00 | $773.00 |
| Algonquin Public Works Woodland | Resprout treatment | 1.2 | 1 trip | $773.00 | $773.00 |

## Base Bid: Items Ordered By Ecologist

| | | | | | |
|---|---|---|---|---|---|
| | | | | | $10,000.00 |
| **Totals** | | | | | |
| | | | | | **DRG** |
| | | | | **Base Bid Not to Exceed:** | **$80,800.00** |

## Alternate 1: Winter Brushing Hourly Rates

| Task | Hourly Rate | | Hourly Rate |
|---|---|---|---|
| Skid Steer with fecon-style mulcher | | | $163.50 |
| Winter Clearing Hand Labor | | | $79.50 |

## Alternate 2: Phragmites Wicking

| Task | Hourly Rate | | Hourly Rate |
|---|---|---|---|
| Marsh Master Wicking | | Tracked UTV | $163.50 |

## Insurance Requirements – Vendor/Services

**Required Insurance:**

Limits of liability for the insurance required under the Agreement are as follows or as otherwise agreed to in writing by the Owner and the Vendor:

1. **Workers Compensation.** Vendor shall provide workers compensation insurance for all its employees providing services under this Agreement in accordance with applicable law.

2. **Commercial General Liability**. Vendor shall provide commercial general liability insurance to cover the liabilities of Vendor, its Affiliates, independent contractors, and subcontractors, arising out of the Vendor's performance of this Agreement with limits of one million dollars ($1,000,000) for each claim, one million dollars ($1,000,000) products aggregate and two million dollars ($2,000,000) general aggregate which may be provided through umbrella coverage. This insurance, including insurance provided under the commercial umbrella, if any, shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to, or maintained by, Owner

    a. Vendor shall provide evidence of said insurance, in the form of an insurance certificate, within thirty (30) days from the date hereof.

    b. Additional Insured. Such insurance shall name Owner as an additional insured and such coverage shall be primary and non-contributing with respect to the Owner's coverage.

    c. Waiver of Subrogation. Vendor waives all rights against Owner and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the commercial general liability or commercial umbrella liability insurance maintained pursuant this Agreement.

    d. Continuing CGL Coverage. Vendor shall maintain commercial general liability insurance for at least 3 years following the earlier termination or the completion of this Agreement or the completion of the Work under this Agreement and all authorized extensions thereof.

3. **Business Automobile Insurance**. Vendor shall provide business auto liability insurance to cover the liabilities of Vendor, its Affiliates, independent contractors, and subcontractors, arising out of Vendor's performance of this Agreement with limits of one million dollars ($1,000,000) for each claim, one million dollars ($1,000,000) products aggregate and two million dollars ($2,000,000) general aggregate which may be provided through umbrella coverage. Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos). Vendor waives all rights against Owner and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the business auto liability or commercial umbrella liability insurance obtained by Vendor this Agreement or under any applicable auto physical damage coverage.

**Evidence of Insurance.**

1. Vendor shall furnish Owner with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, stating compliance with the insurance requirements set forth above.

2. Failure of Owner to demand such certificate or other evidence of compliance with these insurance requirements or failure of Owner to identify a deficiency from evidence that is provided shall not be construed as a waiver of Vendor's obligation to maintain such insurance.

3. Owner shall have the right, but not the obligation, to prohibit Vendor or any of its independent contractors or subcontractors from entering the Project site or performing work required under this Agreement until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Owner.

4. Failure to maintain the insurance required in this Schedule shall constitute an event of default under this Agreement and shall allow Owner to immediately terminate this Agreement at Owner's option.

5. If Vendor fails to maintain the insurance as set forth herein, Owner shall have the right, but not the obligation, to purchase said insurance at Vendor's expense.

6. With respect to insurance maintained after final payment in compliance with a requirement above, an additional certificate(s) evidencing such coverage shall be promptly provided to Owner when requested.

7. Vendor shall provide Owner with 30 days written notice prior to the cancellation or material change of any insurance required under this Agreement.

8. Vendor shall provide certified copies of all insurance policies required above within 10 days of Owner's written request for said copies.

**General Insurance Provisions**

1. No Representation of Coverage Adequacy. By requiring the insurance as set out in this Schedule, Owner does not represent that coverage and limits will necessarily be adequate to protect Vendor, and such coverage and limits shall not be deemed as a limitation on Vendor's liability under the indemnities provided to Owner in this Agreement, or any other provision of the Contract Documents.

2. Cross-Liability Coverage. If Vendor's liability policies do not contain the standard separation of insureds provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

3. The insurance requirements set out in this Schedule are independent from other obligations of Vendor under this Agreement and apply whether or not required by any other provision of this Agreement.

4. Independent Contractor/Subcontractor's Insurance. Vendor shall cause each independent contractor and subcontractor employed by Vendor to purchase and maintain insurance of the type specified in this Schedule. When requested by Owner, Vendor shall furnish to Owner copies of certificates of insurance evidencing coverage for each independent contractor or subcontractor.