

**Village of Algonquin
Committee of the Whole
June 9, 2026
7:30 PM
Ganek Municipal Center
2200 Harnish Drive, Algonquin**

Trustee Brehmer
Trustee Auger
Trustee Spella - Chairperson
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. Proclamations

- A. The Village of Algonquin Proclaims June 15–21, 2026 as Pollinator Week

4. Community Development

- A. Consider an Ordinance Issuing a Special Use Permit for a Specialty Recreation Facility at 774 South Randall Road for The Back Nine
- B. Consider an Ordinance Approving a Final Planned Development and a Final Plat of Subdivision for the Huntington Villas Subdivision
- C. Consider a Resolution Approving an Intergovernmental Agreement with the Northern Illinois Land Bank Authority Declaring Certain Properties as Abandoned

5. General Administration

6. Public Works & Safety

- A. Consider an Agreement with Precision Pavement Marking Inc. for the 2026 Pavement Marking Program
- B. Consider a Resolution for Approving the Emergency Response Plan and Risk & Resilience Assessment
- C. Consider an Agreement with HR Green for General Ecological Support Services
- D. Consider a Purchase of Storage Containers for the Public Works Shared Yard Improvement
- E. Consider an Agreement with Henderson Products for the Purchase of 3 Snowplows
- F. Consider an Agreement with Trotter & Associates, Inc. for the Engineering Design of the WWTF Backup Generator
- G. Consider an Agreement with Alexander Equipment Company for the Purchase of a Carlton 7500 Stump Grinder
- H. Consider an Agreement with Utility Service Co., Inc. for the Renovation of Lakewood Tower
- I. Consider an Agreement with USIC Locating Services, LLC for Locating Village-owned Underground Infrastructure.

7. Executive Session, if Required

8. Other Business

9. Adjournment

Village of Algonquin

Proclamation Recognizing Pollinator Week



WHEREAS, pollinators including bees, butterflies, moths, birds, bats, and other beneficial insects are essential to the health of ecosystems and the production of many fruits, vegetables, nuts, and seeds that support human and wildlife populations; and

WHEREAS, pollinators contribute significantly to biodiversity and environmental sustainability by enabling the reproduction of flowering plants and supporting healthy habitats throughout the region; and

WHEREAS, communities across the nation are increasingly recognizing the importance of protecting pollinator species whose populations face challenges from habitat loss, pesticide exposure, invasive species, disease, and climate change; and

WHEREAS, residents, schools, businesses, gardeners, conservation organizations, and local governments can all play a role in supporting pollinator health by planting native flowers, reducing pesticide use, preserving natural habitats, and promoting environmentally responsible landscaping practices; and

WHEREAS, the Village of Algonquin values environmental stewardship, sustainable community practices, and the preservation of natural resources for future generations; and

WHEREAS, National Pollinator Week serves as an opportunity to raise awareness about the vital role pollinators play in maintaining healthy ecosystems and encouraging community engagement in conservation efforts;

NOW, THEREFORE, BE IT PROCLAIMED, that the President and Board of Trustees of the Village of Algonquin hereby proclaim **June 15–21, 2026, as Pollinator Week** in the Village of Algonquin and encourage all residents to learn about and support pollinator-friendly practices within our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Algonquin to be affixed this 9th day of June, 2026.

Debby Sosine, Village President

(seal)

Attest:

_____ by: _____

Village Clerk, Fred Martin

Michelle Weber, Deputy Clerk





Village of Algonquin

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

AGENDA ITEM

<u>MEETING TYPE:</u>	Committee of the Whole
<u>MEETING DATE:</u>	June 9, 2026
<u>SUBMITTED BY:</u>	Patrick M. Knapp, AICP, Director Stephanie Barajas, Planner
<u>DEPARTMENT:</u>	Community Development Department
<u>SUBJECT:</u>	Consider an Ordinance Issuing a Special Use Permit for a Specialty Recreation Facility at 774 South Randall Road for The Back Nine

ACTION REQUESTED:

Nicole Hayes of The Back Nine Golf, the “Petitioner”, applied for issuance of a Special Use Permit for a Specialty Recreation Facility at 774 South Randall Road, referred to herein as the “Subject Property”.

PLANNING & ZONING COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the Request at its May 11, 2026, meeting.

There was no public comment. After discussion, the Planning and Zoning Commission accepted (approved 5-0) staff’s findings as the findings of the Planning and Zoning Commission and recommended the issuance of a Special Use Permit to allow a Specialty Recreation Facility, as outlined in the staff report for case PZ-2026-04, and subject to staff’s recommended conditions “a.”, “b.”, and “d.” The Planning & Zoning Commission voted to remove condition “c.” due to concerns with requiring staff on-site when members or guests are present, as this would overburden the business and is not consistent with the business model.

DISCUSSION:

At the Planning & Zoning Commission meeting, the Petitioner noted that while the business does not plan to serve alcohol on the premises, the business model includes a “bring your own” alcohol policy. The Petitioner was informed by staff before submitting a development petition and at the meeting that the Village’s Liquor Code does not have a liquor license for “bring your own” businesses, and therefore, no alcoholic beverages shall be brought onto or consumed on the premises by members or guests at any time, per staff’s recommended condition “d.” which was still included in the recommendation by the Planning & Zoning Commission.

Although the Planning and Zoning Commission did not recommend condition “c.”, staff continues to recommend including condition “c.” which requires that at least one employee be present on-site whenever a member or guest is present on the premises to ensure compliance with Village

Codes, and particularly with the Liquor Code. If the facility is allowed to operate without on-site staff, Village staff has concerns related to public safety, vandalism, monitoring occupancy, and overall compliance with the conditions of approval and applicable Village Code requirements.

STAFF RECOMMENDATION:

Staff recommends that the Committee of the Whole advance this matter to the Village Board for issuance of a Special Use Permit allowing a Specialty Recreation Facility at 774 South Randall Road, subject to the following conditions:

- a. All activities shall be located wholly within the building and the business shall comply with the village code requirements for public peace and safety. The Village Board reserves the right to require security or noise abatement measures should any issues arise with the business operations, in particular during the overnight hours;
- b. The maximum occupancy of the facility shall not exceed the limit established by the Building and Fire Codes. The Petitioner shall implement a mechanism to monitor and enforce occupancy limits at all times;
- c. At least one employee shall be present on-site whenever a member or guest is present on the premises;
- d. No alcoholic beverages shall be brought onto or consumed on the premises by members or guests at any time.

ATTACHMENTS:

- | | |
|------------|--|
| Exhibit A. | Planning & Zoning Staff Report for Case No. PZ-2026-04 |
| Exhibit B. | DRAFT Minutes from the May 11, 2026, Planning & Zoning Meeting |
| Exhibit C. | Project Narrative |
| Exhibit D. | Plat of Survey |
| Exhibit E. | Floor Plan |

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-2026-04
MEMO DATE:	May 8, 2026
PUBLIC HEARING DATE:	May 11, 2026
PROPERTY ADDRESS/LOCATION:	774 South Randall Road
PETITIONER/PROPERTY OWNER:	Nicole Hayes, The Back Nine Golf/Menard, Inc.

REQUEST SUMMARY

Nicole Hayes, The Back Nine Golf, the “Petitioner”, applied for issuance of a Special Use Permit for a Specialty Recreation Facility at 774 South Randall Road, referred to herein as the “Subject Property”.

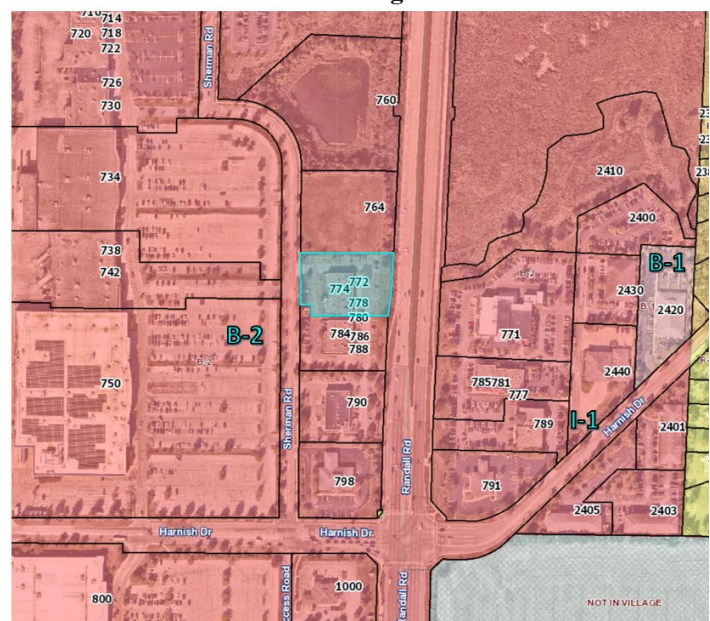
BACKGROUND

Site Information

Location



Zoning



Existing Zoning:	B-2 Business, General Retail/ PUD	Existing Land Use:	Commercial/ Vacant Tenant Space
		Proposed Land Use:	Specialty Recreation Facility
Property Size:	1.26 acres	PIN(s):	19-31-227-0223
Surrounding Zoning & Land Use	North:	B-2 Business, General Retail – Vacant/Undeveloped	
	East:	B-2 Business, General Retail – Retail/Commercial	
	South:	B-2 Business, General Retail – Retail/Commercial	
	West:	B-2 Business, General Retail – Car Dealer	
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 3,263-square-foot unit in a multi-tenant commercial building that was approved as a Planned Development (PUD) under Ordinance No. 2003-O-26 (*An Ordinance Approving A Final Planned Development For A Retail Center On Proposed Lots 1 And 2 And Approving The Rubloff Oakridge Fourth Final Plat Of Re-Subdivision For Woods creek Neighborhood Commercial Center*).

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, Specialty Recreation Facilities require approval of a Special Use Permit in the B-2 Business, General Retail Zoning District.

Zoning Code Definitions

- **Specialty Recreation Facility:** An establishment that provides recreational activities, including but not limited to indoor trampoline parks, obstacle courses, or similar venues, designed to offer specialized physical and entertainment experiences for individuals or groups.

The Back Nine Golf, the proposed business, is a membership-only indoor golf training facility that offers advanced golf simulators and other golf training tools. Proposed hours of operation are 24 hours a day, 7 days a week, with access provided by a secure entry system. The Petitioner has indicated that security cameras will be installed throughout the unit as a substitute for on-site staff. The Petitioner has also stated that there will be no food or alcohol service, events, or public access.

Proposed interior improvements include creating separate areas: an entry seating area, three golf simulator rooms, and staff areas. One of the three simulator rooms will include a door to the main corridor and the other two rooms will be open to the main corridor. Each room will include a golf simulator and seating for observers. There will also be a common room that includes a putting green, seating, and countertops.

Staff recommends a condition of approval requiring at least one employee to be on-site during all hours of operation. Operating the facility without staff present raises several concerns related to public safety and code compliance. Without staff oversight, members would have unsupervised access at all hours, including overnight, making the business susceptible to state and local liquor violations. Staff presence is also important to address medical emergencies, equipment issues, or other incidents that may occur during business hours. In addition, a fully unstaffed facility operating 24 hours a day, seven days a week creates challenges in monitoring occupancy, maintaining order, and ensuring compliance with the conditions of the Special Use Permit. For these reasons, it is staff's professional opinion that requiring on-site staff during all operating hours is a reasonable and necessary measure to protect the health, safety, and general welfare of both customers and the surrounding community.

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 a Specialty Recreation Facility at 774 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 a Specialty Recreation Facility at 774 South Randall Road, as outlined in the staff report for case PZ-2026-04 dated May 8, 2026, subject to the following conditions:
 - a. All activities shall be located wholly within the building and the business shall comply with the village code requirements for public peace and safety. The Village Board reserves the right to require security or noise abatement measures should any issues arise with the business operations, in particular during the overnight hours;
 - b. The maximum occupancy of the facility shall not exceed the limit established by the Building and Fire Codes. The Petitioner shall implement a mechanism to monitor and enforce occupancy limits at all times;
 - c. At least one employee shall be present on-site whenever a member or guest is present on the premises;
 - d. No alcoholic beverages shall be brought onto or consumed on the premises by members or guests at any time."

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 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:

Staff believes that requiring on-site staff during all operating hours is a reasonable and necessary measure to protect the public health, safety, and general welfare of both customers, adjacent tenants, and the surrounding community. Subject to staff's recommended conditions, 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.

If the facility is allowed to operate without on-site staff, Village staff has concerns related to public safety, monitoring occupancy, and overall compliance with the conditions of approval and applicable Village Code requirements.



PLANNING AND ZONING COMMISSION MINUTES

MAY 11, 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.

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

- Chair Patrician
- Commissioner Laipert
- Commissioner Rasek
- Commissioner Szpekowski
- Commissioner Sturznickel

Member Absent: Commissioner Bumbales and Commissioner Neuhalphen

Staff Present: Director Patrick Knapp, 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 April 13, 2026, Planning and Zoning Commission meeting minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Szpekowski to approve the minutes. The motion was approved with a 5-0 vote.

Case Number PZ-2025-04 – Consideration of a Request to Issue a Special Use Permit to Allow a Specialty Recreation Facility for The Back Nine Golf

Nicole Hayes, the Petitioner, gave a digital presentation to the Planning & Zoning Commission and requested a positive recommendation without conditions. Ms. Hayes also provided a physical copy of the presentation to the Commissioners.

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 asked whether staff would be present on-site 24 hours a day. Ms. Hayes responded that staff would generally be present during daytime hours and during events or lessons. She explained that only members with reservations would be able to access the facility after hours using a unique entry code.

Commissioner Laipert inquired about membership fees. Ms. Hayes explained that monthly and annual memberships would be offered at various levels, including corporate memberships that allow for events. Commissioner Laipert then asked how the business would monitor occupancy. Ms. Hayes stated that members must indicate the number of guests when making a reservation and that each individual receives a unique entry code. Commissioner Laipert further asked whether customers could enter the building at any time during their reservation period or only during the first fifteen minutes. Ms. Hayes responded that the entry code remains active throughout the reservation window. She added that reservation lengths vary between one, two, and three hours depending on the membership level.

Commissioner Rasek asked how Staff's recommended condition requiring an employee to be present whenever customers are on-site would affect the business. Ms. Hayes responded that the business could restrict reservations during certain overnight hours if the Village had concerns regarding periods without staff presence. She explained that staff would be present when non-members visit the facility to receive instruction on the equipment and learn about membership options. Ms. Hayes added that the business would be her full-time occupation and that she would be on-site daily. Commissioner Rasek then asked about the snack and seating area. Ms. Hayes stated that bottled water, juice, and snacks would be available for purchase and that the space could also accommodate catering for events or provide seating for children while parents use the simulators. Commissioner Rasek asked whether the business intended to open additional locations. Ms. Hayes responded that this would be their only location.

Commissioner Szpekowski expressed concerns regarding 24-hour access without on-site staff, noting the potential difficulty of monitoring members and guests. She stated that this could create problems for the business. Ms. Hayes responded that she had consulted with Hotworx in Algonquin, which also operates with 24-hour member access and no overnight staff, and was informed that they have not experienced any issues. Commissioner Szpekowski noted that The Back Nine differs from a fitness center and questioned the demand for access during overnight hours. Ms. Hayes replied that the model would

accommodate individuals who work nontraditional schedules, such as police officers and firefighters. Commissioner Szpekowski then asked how prospective customers could tour the facility if the doors remained locked. Ms. Hayes explained that a doorbell and QR code linked to her phone number would be available so she could provide access.

Chair Patrician commented that Staff's recommended condition requiring employee presence appeared inconsistent with the proposed business model, noting that some businesses operate without on-site staff. He asked whether a similar condition had been imposed on Hotworx. Director Knapp explained that Hotworx is classified as a fitness center, a use that does not require a Special Use Permit, and therefore was not subject to comparable conditions. He added that Hotworx limits occupancy within its rooms and requires members to wear small monitors for safety purposes. Director Knapp clarified that the employee-presence requirement was a Staff recommendation and that the Commission could modify or remove the condition.

Chair Patrician then asked about food and alcohol service during events. Ms. Hayes stated that The Back Nine would not serve alcohol, but could obtain a special insurance to accommodate members who wished to bring their own alcohol. Director Knapp clarified that alcohol is not permitted on-site under any circumstances. Attorney Walters explained that a liquor license would be required for alcohol consumption on the premises and that the Village's Liquor Code does not include a bring-your-own-alcohol license. Chair Patrician asked whether this restriction would affect the business. Ms. Hayes responded that other Back Nine locations allow this and asked whether a special license could be issued. Attorney Walters stated that a text amendment to the Liquor Code would be necessary. Chair Patrician noted that alcohol-related matters were outside the scope of the Commission's recommendation. He also noted that similar facilities often include bars serving alcohol.

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

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

Commissioner Sturznickel asked whether guests can choose to play a 9-hole or 18-hole course. Ms. Hayes responded that the simulators offer hundreds of golf courses and various play options.

Chair Patrician stated that he believed the proposed business would be a positive addition to the Village and expressed concern with Staff's recommended condition requiring an employee to be present whenever members are on-site. Director Knapp noted that the Commission could amend the condition through its motion.

Commissioner Rasek concurred with Chair Patrician and noted that the condition would be a strain on the business if staffing were required around the clock. He added that he would be more concerned about a 24-hour fitness center operating without staff due to the potential for medical emergencies and noted that security systems could monitor access to the facility.

Chair Patrician asked how the business would address situations in which members bring more guests than permitted. Ms. Hayes responded that staff would contact the member, request that unauthorized guests leave, and involve law enforcement if necessary.

Commissioner Szpekowski stated that she would support restricting access during certain overnight hours. Chair Patrician responded that other businesses are permitted to operate 24 hours a day and expressed concern about imposing unnecessary burdens on the applicant.

Chair Patrician asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Sturznickel 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 a Specialty Recreation Facility at 774 South Randall Road, as outlined in the staff report for case PZ-2026-04 dated May 8, 2026, and subject to the recommended conditions, and also to remove the condition that requires at least one employee present on-site whenever a member or guest is present on the premises. The motion carried (5-0).

New/Old Business

Community Development Report

Director Knapp provided an update regarding ongoing projects and Village Board approvals of Planning and Zoning cases.

Adjournment

Chair Patrician asked for a motion to adjourn. A motion was made by Commissioner Szpekowski and seconded by Commissioner Sturznickel. The motion carried on a 5-0 vote. The meeting was adjourned at 7:57 pm.

Minutes signed by:

Stephanie Barajas, Planner

R E A L M

March 6, 2026

Email: stephaniebarajas@algonquin.org

Full Project Narrative

Dear Stefanie,

The Back Nine Golf is a private, membership only indoor golf training facility focused on skill development and performance improvement. The facility will provide golfers with access to professional grade simulator technology and training tools designed to help players practice swing mechanics, analyze performance data, and refine their game in a structured practice environment.

The facility will operate 24 hours a day, 7 days a week, with access limited exclusively to registered members through a secure entry system. This controlled access ensures a quiet, professional atmosphere dedicated to training rather than entertainment.

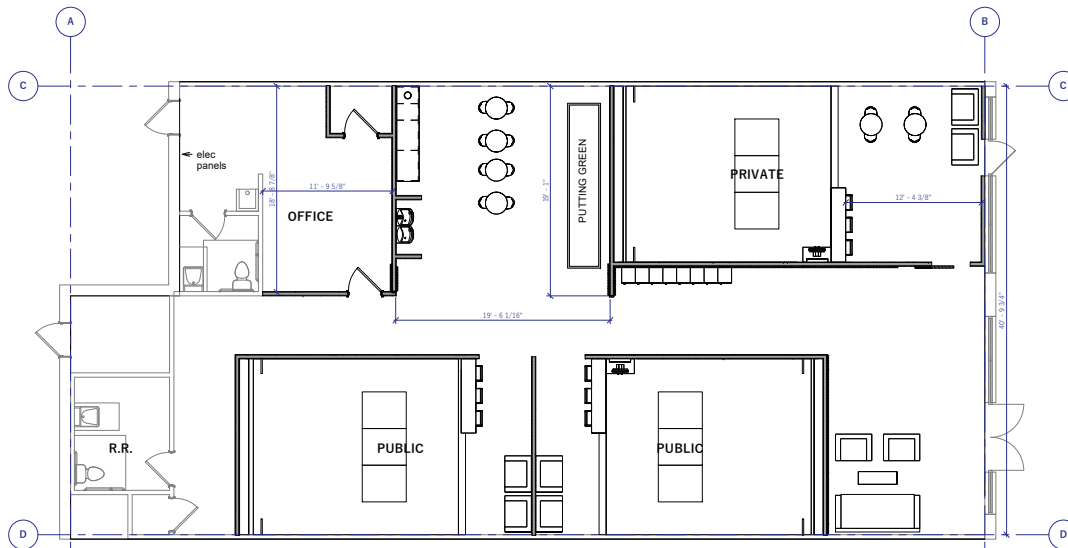
To maintain safety, accountability, and allow for zero on-site employees, security cameras will be installed throughout the facility to monitor activity and ensure proper use of the space and equipment.

The Back Nine Golf is designed specifically as a practice and training environment, not an entertainment venue. There will be no food or alcohol service, events, or public access. The goal is to provide golfers with a convenient, secure, and professional space where they can practice and improve their game at any time.

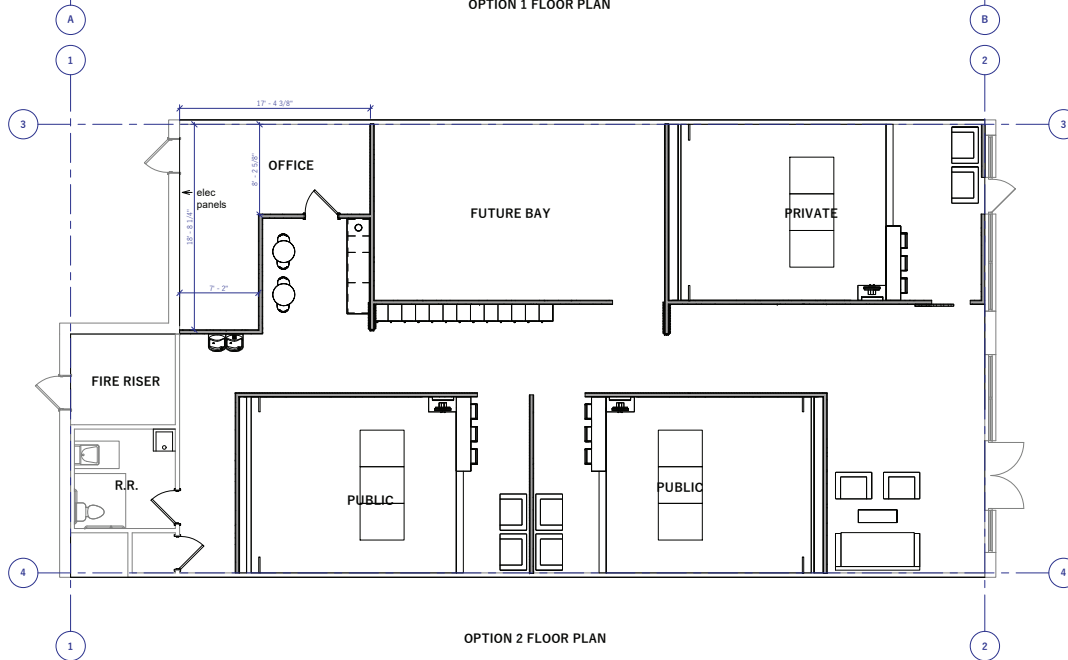
Name: Nicole Hayes

Signed by: Nicole Hayes
Signature: _____

Date: March 6, 2026



OPTION 1 FLOOR PLAN



OPTION 2 FLOOR PLAN

GENERAL NOTES - FLOOR PLAN

1. SEE PROJECT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
3. REFER TO ENLARGED PLANS AND UNIT PLANS FOR REMAINING DIMENSIONS.
4. EXTERIOR GRID LINES AND DIMENSIONS ARE TO FACE OF STUD.
5. REFER TO SHEET --- FOR DOOR TYPES AND DOOR SCHEDULE.
6. ALL PUBLIC CORRIDORS TO MAINTAIN A MINIMUM OF 36" CLEAR WITH AN OCCUPANT LOAD LESS THAN 50.

WALL TYPE SCHEDULE

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
W1	4" NON-RATED WOOD STUD PARTITION (DETAIL 1 G3.1)
W2	6" NON-RATED WOOD STUD PARTITION (DETAIL 2 G3.1)
W3	NON-RATED WOOD STUD PARTITION PLYWOOD (DETAIL 3 G3.1)
W4	NON-RATED WOOD STUD 1 SIDED PLYWOOD (DETAIL 4 G3.1)
W5	NON-RATED WOOD STUD 1 SIDED GYP BOARD (DETAIL 5 G3.1)
W6	NON-RATED WOOD STUD PLYWOOD & GYP (DETAIL 6 G3.1)

KEYED NOTES

CONSULTANT

THE BACK NINE GOLF
250 MT NEBO PINTE DR (E-4) PITTSBURGH, PA 15237

ISSUED:
NOVEMBER 19, 2025

REVISIONS:
NO. DATE DESCRIPTION

STAMP

PROJECT NUMBER:
BNG-25-001

FLOOR PLAN

A1.1

JZW
ARCHITECTS



Village of Algonquin

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

AGENDA ITEM

<u>MEETING TYPE:</u>	Committee of the Whole
<u>MEETING DATE:</u>	June 9, 2026
<u>SUBMITTED BY:</u>	Patrick M. Knapp, AICP, Director Stephanie Barajas, Planner
<u>DEPARTMENT:</u>	Community Development Department
<u>SUBJECT:</u>	Consider an Ordinance Approving a Final Planned Development and a Final Plat of Subdivision for the Huntington Villas Subdivision

ACTION REQUESTED:

Pulte Home Company, LLC, the “Petitioner”, applied for approval of a Final Planned Development and a Final Plat of Subdivision 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 May 11, 2026, meeting. There was no public comment. After discussion, the Planning and Zoning Commission accepted (approved 5-0) staff’s findings as the findings of the Planning and Zoning Commission and recommended approval, as outlined in the staff report for case PZ-2026-06 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.

In addition, a development agreement was approved between the developer and the village. This development agreement defines the fees the developer will pay throughout the development of the subdivision. Below is an estimate of what development is projected to generate in addition to building permit and fire district review fees:

- \$950 towards the public art fund
- \$9,500 towards the watershed protection fee
- \$9,000 to over \$11,000 in Platting fees*
- \$30,000 to over \$55,000 in School Donation fees*
- \$120,000 to over \$140,000 in Park Donation fees*
- \$280,000 to over \$300,00 in water tap-on fees*
- \$260,000 to over \$290,000 in sewer tap-on fees*

**Depends on the mix of 2 or 3 bedroom units constructed.*

STAFF RECOMMENDATION:

Staff has reviewed this request for Final Approval and finds that the submittal substantially conforms to the preliminary approval and conditions.

Staff recommends the Committee of the Whole advance the request to the Village Board to approve a Final Plat titled “Final Plat of Subdivision for Huntington Villas,” as prepared by CEMCON, Ltd., with the latest revision date of May 8, 2026, and approve a Final Planned Unit Development Plan 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 and final staff approval:

- a. The Development Agreement between the Village of Algonquin and Pulte Home Company, LLC;
- b. 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;
- c. The Final Plat titled “Final Plat of Subdivision for Huntington Villas”, as prepared by CEMCON, Ltd., with the latest revision date of May 8, 2026. Outlots A, C, and D shall be dedicated to the Village. 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;
- d. The Final Engineering Plan, as prepared by CEMCON, Ltd., and last revised April 23, 2026;
- e. The Final Landscape Plan, as prepared by Dickson Design Studio, and last revised May 3, 2026. The landscape screening installed in Outlot B shall be planted as densely as practicable, using the tallest and most mature shrubs and evergreen trees feasible for transplanting. 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 May 4, 2026. 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 May 4, 2026. 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 Subject Property shall be governed by a Declaration of Covenants, Conditions, and Restrictions (“CCR’s”), which shall provide for the formation of a homeowner’s 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. The CCR’s shall contain a provision restricting the number of Duplex units that will be leased to a third- party(ies) to ten percent (10%) of the total number of Duplexes and of that 10%, no lease shall be for less than six (6) months or for hotel or transient purposes. This provision shall not apply to a Duplex unit which is subject to a first mortgage insured by FHA or USDA or guaranteed by the VA. The CCR’s shall be submitted to the Village Staff and Village Board 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. 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.

ATTACHMENTS:

- Exhibit A. Planning & Zoning Staff Report and Findings of Fact for Case No. PZ-2025-06
- Exhibit B. DRAFT May 11, 2026, Planning & Zoning Commission Minutes

Exhibit C.	ALTA/NSPS Land Title Survey
Exhibit D.	Final Plat of Subdivision
Exhibit E.	Final Site Plan
Exhibit F.	Final Engineering Plan
Exhibit G.	Final Landscape Plan
Exhibit H.	Duplex Floorplans & Elevations
Exhibit I.	Marketing Signs
Exhibit J.	Traffic Study
Exhibit K.	Fiscal Analysis

STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

Patrick M. Knapp, AICP
Director of Community Development

Stephanie Barajas
Planner



CASE NUMBER:	PZ-2026-06
MEMO DATE:	May 8, 2026
PUBLIC HEARING DATE:	May 11, 2026
PROPERTY ADDRESS/LOCATION:	Southwest Corner of Stonegate Road and Huntington Drive
PETITIONER/ PROPERTY OWNER:	Matt Brolley, Pulte Home Company, LLC/ Senior Development Corporation

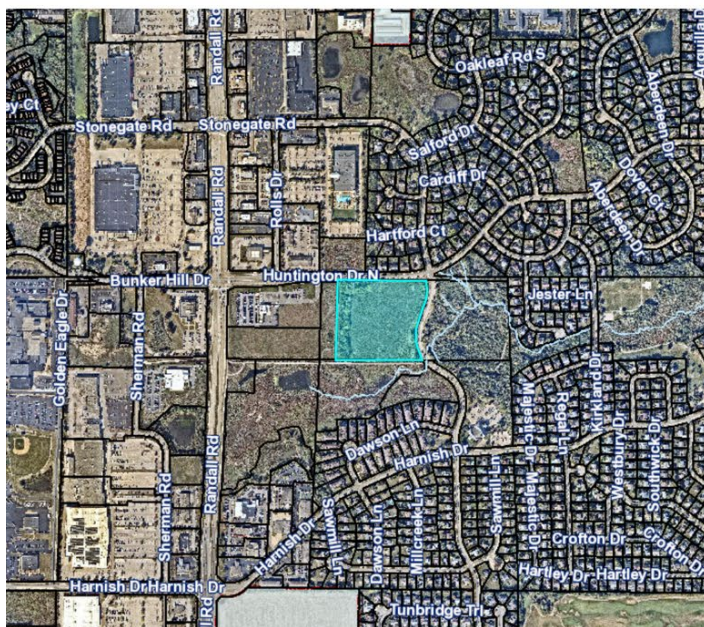
REQUEST SUMMARY

Matt Brolley, of Pulte Home Company, LLC, the “Petitioner”, and Senior Development Corporation, the “Owner”, submitted a petition for approval of a Final Subdivision Plat and Final PUD Plan 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.

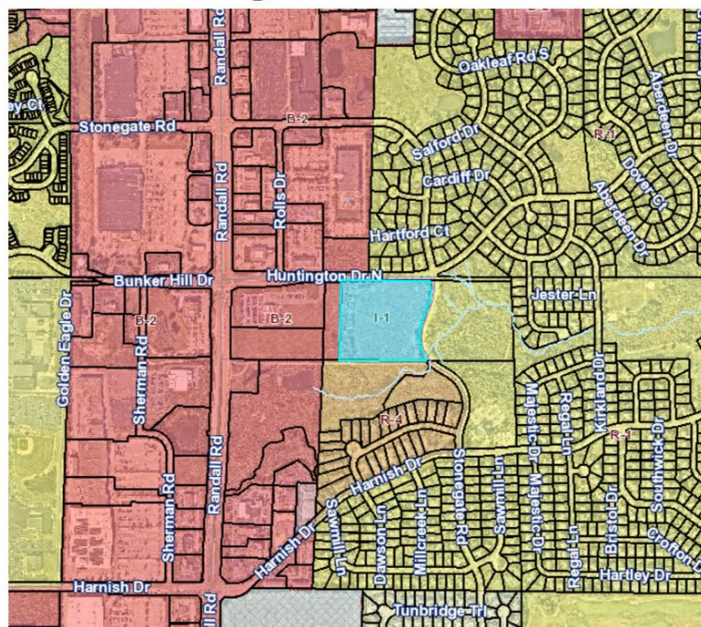
BACKGROUND

Site Information

Location



Zoning/Future Land Use



Existing Zoning:	R-3 Two-Family Dwelling	Existing Land Use:	Vacant
Property Size:	10.932 acres	Proposed Land Use:	Two-Family Residential
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 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.

In March of this year, the Subject Property received approval for a preliminary plat of subdivision, preliminary PUD plan, and a Zoning Map Amendment to R-3 Residential Zoning District through Ordinance 2026-O-11, *An Ordinance Approving A Zoning Map Amendment, A Preliminary Plat Of Subdivision, And A Preliminary Planned Development For Certain Property Commonly Known As Huntington Villas*.

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 Subdivision Plat and Final PUD Plan for the 10.932-acre property located at the southwest corner of Stonegate Road and Huntington Drive, shown in the Final 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.

Final Plat of Subdivision

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.

The Final Plat substantially conforms to the approved Preliminary PUD Plan and conditions.

Final PUD Plan & Engineering

The public roadways, parking, sidewalks, paths, grading, stormwater management, and utilities substantially conform to the approved Preliminary PUD Plan and conditions.

Final Landscape Plan

Of note from condition F of the approved Preliminary PUD, the developer has increased the plantings in Outlot B for additional screening. Overall, the landscaping plan substantially conforms to the approved Preliminary PUD Plan and conditions.

Final Home Elevations

The duplex elevations conform to the approved Preliminary PUD Plan and conditions.

Next Steps

This request will be discussed at the Committee of the Whole and then advance to the Village Board for final 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-2025-17.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat and Final Planned Development as the proposal is consistent with the approved Preliminary Planned Development, subject to the conditions listed below. Based on this information, staff recommends that the Planning and Zoning Commission make a motion to recommend **approval** with the following motion:

1. “To approve the Final Plat titled “Final Plat of Subdivision for Huntington Villas”, as prepared by CEMCON, Ltd., and revised May 8, 2026, and approve a Final Planned Development for the Subject Property located at the Southwest Corner of Stonegate Road and Huntington Drive, as outlined in the staff report for case PZ-2026-06, subject to the following conditions and final staff approval:
 - a. The Development Agreement between the Village of Algonquin and Pulte Home Company, LLC;
 - b. 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;
 - c. The Final Plat titled “Final Plat of Subdivision for Huntington Villas”, as prepared by CEMCON, Ltd., with the latest revision date of May 8, 2026. Outlots A, C, and D shall be dedicated to the Village. 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;
 - d. The Final Engineering Plan, as prepared by CEMCON, Ltd., and last revised April 23, 2026;
 - e. The Final Landscape Plan, as prepared by Dickson Design Studio, and last revised May 3, 2026. The landscape screening installed in Outlot B shall be planted as densely as practicable, using the tallest and most mature shrubs and evergreen trees feasible for transplanting. 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 May 4, 2026. 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 May 4, 2026. 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 Subject Property shall be governed by a Declaration of Covenants, Conditions, and Restrictions (“CCR’s”), which shall provide for the formation of a homeowner’s 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. The CCR’s shall contain a provision restricting the number of Duplex units that will be leased to a third- party(ies) to ten percent (10%) of the total number of Duplexes and of that 10%, no lease shall be for less than six (6) months or for hotel or transient purposes. This provision shall not apply to a Duplex unit which is subject to a first mortgage insured by FHA or USDA or guaranteed by the VA. The CCR’s shall be submitted to the Village Staff and Village Board 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. 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. Planning & Zoning Staff Report for Case No. PZ-2025-17 (Preliminary)
- Exhibit B. 2026-O-11, Ordinance approving the Huntington Villas Preliminary PUD
- Exhibit C. ALTA/NSPS Land Title Survey
- Exhibit D. Final Plat
- Exhibit E. Final Engineering Plan
- Exhibit F. Final Landscape Plan
- Exhibit G. Duplex Floorplans & Elevations
- Exhibit H. Marketing Signs
- Exhibit I. Traffic Study



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

MAY 11, 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.

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

- Chair Patrician
- Commissioner Laipert
- Commissioner Rasek
- Commissioner Szpekowski
- Commissioner Sturznickel

Member Absent: Commissioner Bumbales and Commissioner Neuhalphen

Staff Present: Director Patrick Knapp, 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 April 13, 2026, Planning and Zoning Commission meeting minutes. A motion was made by Commissioner Sturznickel and seconded by Commissioner Szpekowski to approve the minutes. The motion was approved with a 5-0 vote.

Case Number PZ-2026-06 – Consideration of a Request to Approve a Final Plat of Subdivision and Final Planned Development for the Huntington Villas Subdivision

Caitlin Csuk, the attorney representing 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 Szpekowski asked whether there would be screening and landscaping along the southern property boundary. Director Knapp explained that this area overlooks an existing natural area. Commissioner Szpekowski then asked about the area between the duplex lots along the southern property boundary. Ms. Csuk responded that it will be a path connection.

Commissioner Rasek asked whether the subdivision will be age-restricted. Ms. Csuk responded that it is not, though it is age-targeted. Commissioner Rasek commented that the impact on the schools was minimal. Ms. Csuk noted that it would be about six students.

Chair Patrician asked how the rental restriction percentage worked. Ms. Csuk explained that the restriction is for three units, not four, as there is no rounding up. Director Knapp added that an exception allows for an additional rental unit if backed by an FHA or veteran-backed loan.

Commissioner Szpekowski asked how rentals are monitored. Ms. Csuk responded that the HOA regulates and tracks the number of rental units.

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 Laipert and seconded by Commissioner Szpekowski to recommend approval of the Final Plat titled “Final Plat of Subdivision for Huntington Villas”, as prepared by CEMCON, Ltd., and revised May 8, 2026, and approve a Final Planned Development for the Subject Property located at the Southwest Corner of Stonegate Road and Huntington Drive, as outlined in the staff report for case PZ-2026-06 dated May 8, 2026, and subject to the recommended conditions and final staff approval.. The motion carried (5-0).

New/Old Business

Community Development Report

Director Knapp provided an update regarding ongoing projects and Village Board approvals of Planning and Zoning cases.

Adjournment

Chair Patrician asked for a motion to adjourn. A motion was made by Commissioner Szpekowski and seconded by Commissioner Sturznickel. The motion carried on a 5-0 vote. The meeting was adjourned at 7:57 pm.

Minutes signed by:

Stephanie Barajas, Planner



SITE
LOCATION

VICINITY MAP

LOT AREA SUMMARY TABLE			
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	6,550	23	5,181
2	5,112	24	4,825
3	5,982	25	4,825
4	5,982	26	4,825
5	5,121	27	4,825
6	5,112	28	8,044
7	5,140	29	5,172
8	6,457	30	5,140
9	5,371	31	5,140
10	5,112	32	5,140
11	5,114	33	5,140
12	6,839	34	5,140
13	6,227	35	5,140
14	7,035	36	5,140
15	7,154	37	5,129
16	8,054	38	5,104
17	7,428	OUTLOT A	78,994
18	7,042	OUTLOT B	19,566
19	7,269	OUTLOT C	61,632
20	8,869	OUTLOT D	2,431
21	7,889	OUTLOT E	2,884
22	5,161	OUTLOT F	1,029

FINAL PLAT OF SUBDIVISION FOR
HUNTINGTON VILLAS
PART OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN MCHEENY COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION
10.932 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
18-22-100-013
MCHEENY COUNTY

SHEET 1 OF 4



SCALE: 1 INCH = 60 FEET

- LEGEND**
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
 - LOT LINE/PROPERTY LINE (Solid Line)
 - ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
 - BUILDING LINE (Long Dashed Lines)
 - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
 - CENTERLINE (Single Dashed Lines)
 - LINE USED TO LOCATE EXCEPTIONS IN LEGAL DESCRIPTIONS (Single Dotted Lines)
 - SET CONCRETE MONUMENT

NOTES

3/4" IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ROADWAY MEDIAN OUTLOT BOUNDARIES WILL BE AT THE BACK OF CURB AS CONSTRUCTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH () ARE RECORDED DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

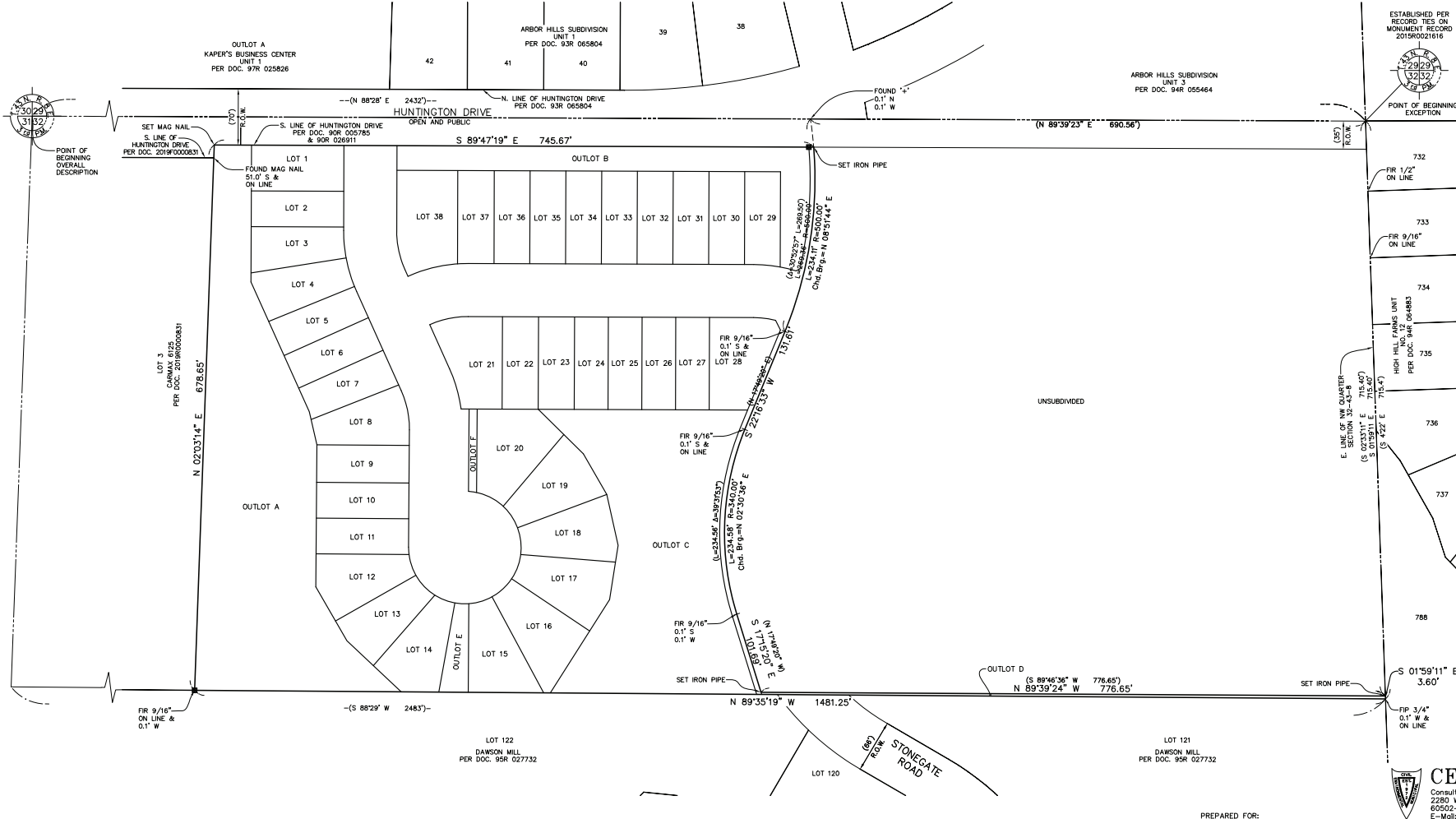
V.U.E. - INDICATES VILLAGE UTILITY EASEMENT. HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT. HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

THE BEARINGS SHOWN ARE BASED UPON THE SOUTH LINE OF THE SUBJECT SITE BEING N 89°30'19" W (ASSUMED).

OUTLOTS B, E AND F TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE CONSIDERED OPEN SPACE.

F.I.P. = FOUND IRON PIPE (# AS SHOWN)
F.I.R. = FOUND IRON ROD (# AS SHOWN)

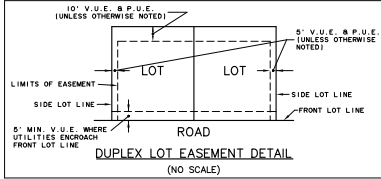


PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. SCHAUMBURG ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-2592

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: coud@cemcon.com Website: www.cemcon.com

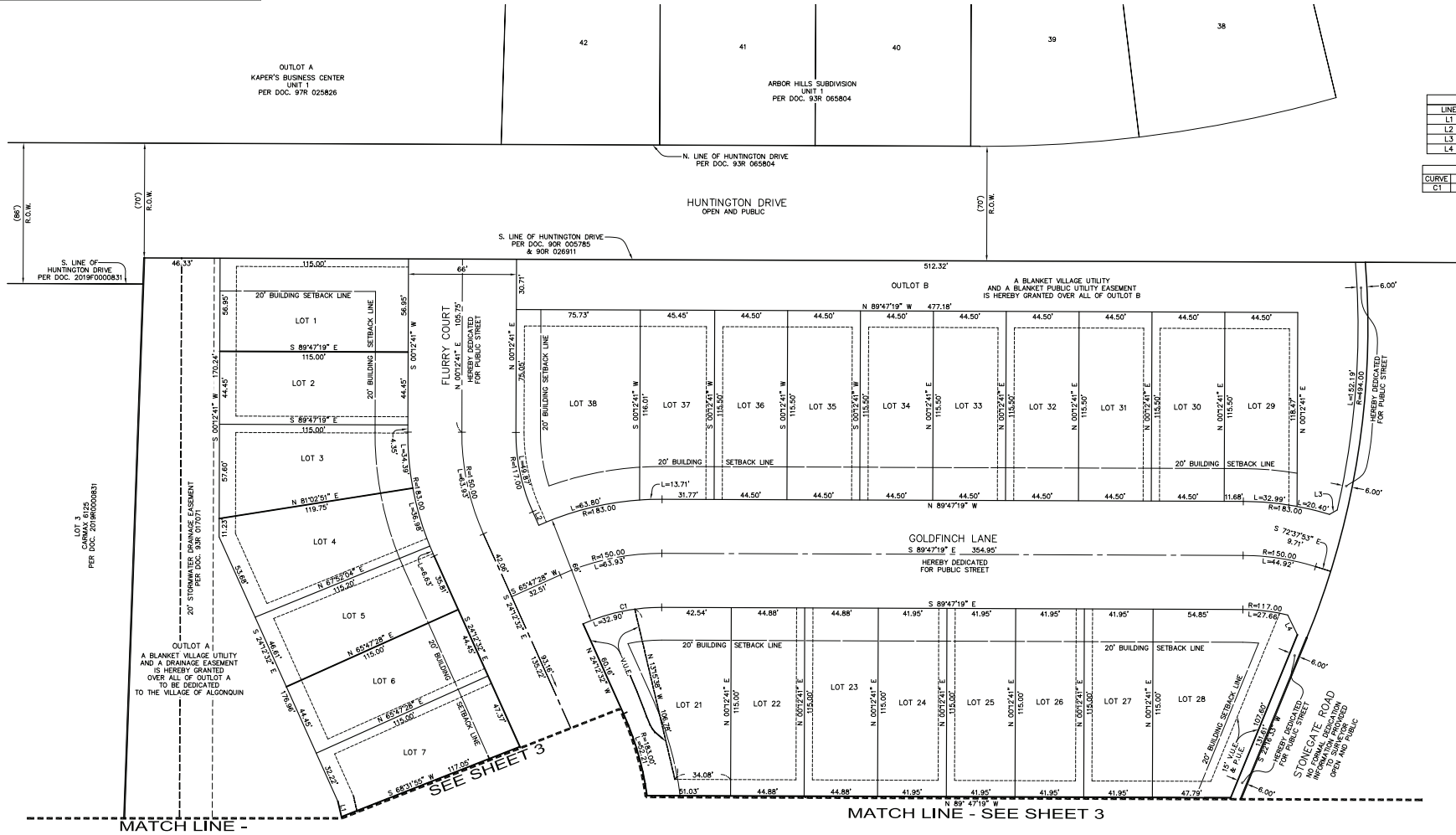
DISC NO.: 402179 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D06/31-34
COMPLETION DATE: 04-28-26 JOB NO.: 402179
CHECKED BY:
REVISED 06-08-26/UPDATED NOTES
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FINAL PLAT OF SUBDIVISION FOR HUNTINGTON VILLAS PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MC HENRY COUNTY, ILLINOIS.



LINE TABLE			
LINE	BEARING	LENGTH	
L1	N 12°50'43" W	9.74'	
L2	N 24°12'32" W	9.06'	
L3	S 60°16'56" W	5.46'	
L4	S 26°06'32" E	13.42'	

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
CT	49.37'	117.00'	N 78°07'19" E



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: cems@cemcon.com Website: www.cemcon.com

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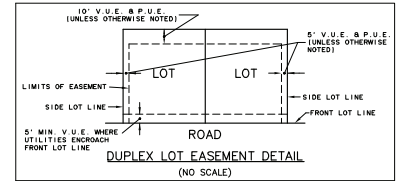
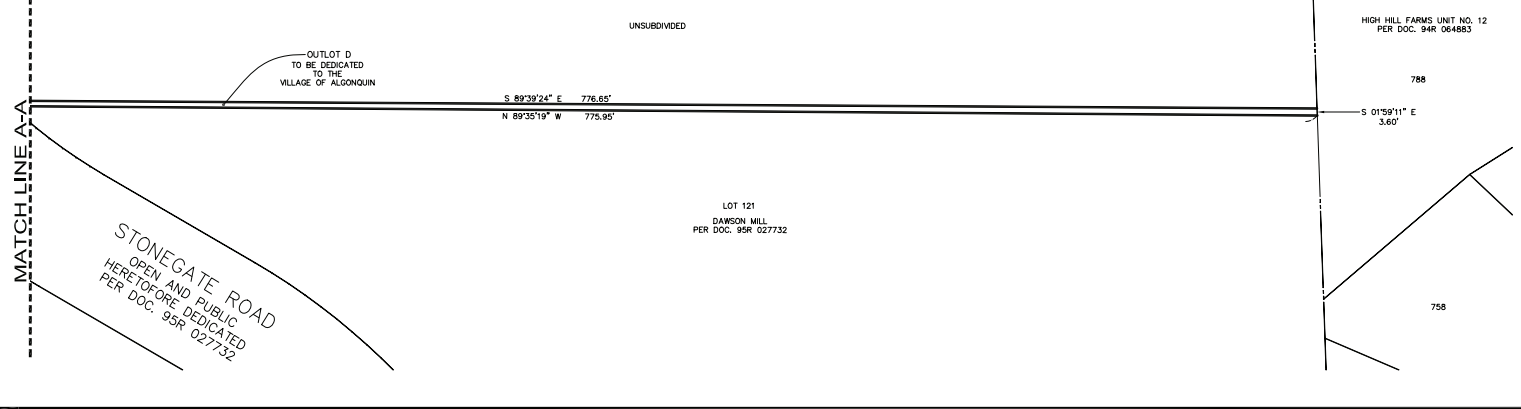
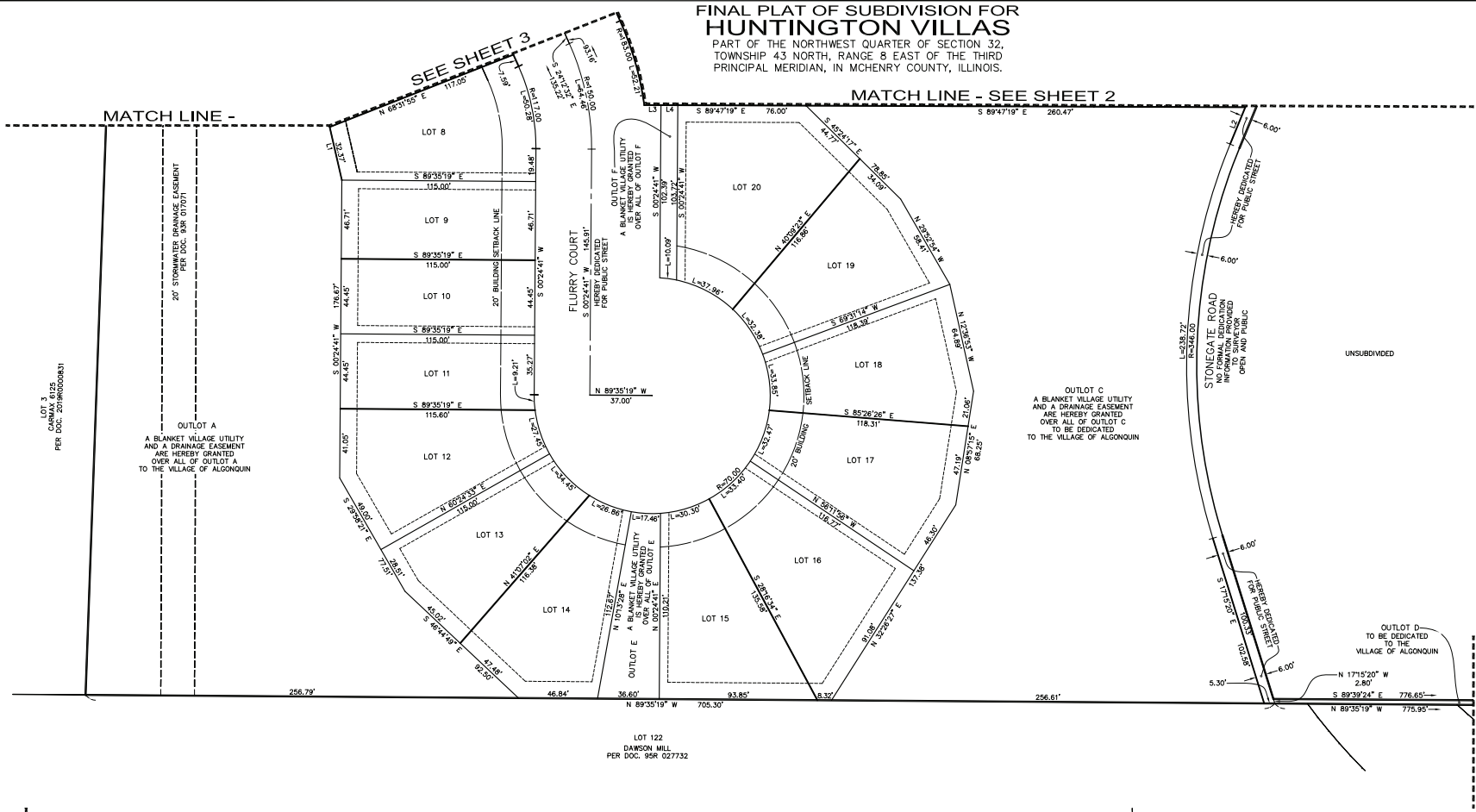
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FINAL PLAT OF SUBDIVISION FOR
HUNTINGTON VILLAS
PART OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN MC HENRY COUNTY, ILLINOIS.



30 15 0 30
SCALE: 1 INCH = 30 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 12°50'43" E	42.11'
L2	S 22°16'33" W	23.58'
L3	S 89°47'19" E	8.90'
L4	S 89°47'19" E	10.00'



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
63052-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: coid@cemcon.com Website: www.cemcon.com
DISC NO.: 402179 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D06\31-34
COMPLETION DATE: 04-28-26 JOB NO.: 402179
CHECKED BY:
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OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.
THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE LEGAL OWNERS OF RECORD OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.
DATED THIS ____ DAY OF _____, 20____.
PULTE HOME COMPANY, LLC: OWNER: _____
A MICHIGAN LIMITED LIABILITY COMPANY TITLE: _____
1900 E. SCHAUMBURG ROAD
SUITE 300 ATTEST: _____
SCHAUMBURG, IL 60173 TITLE: _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS / HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT HE / SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE VILLAGE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND
2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

COMMUNITY UNIT SCHOOL DISTRICT 300

ELGIN COMMUNITY COLLEGE DISTRICT 509

BY: _____
OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.
I, HEREBY CERTIFY THAT _____
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATION BE KNOWN TO ME AS SUCH OWNER.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

THIS IS TO CERTIFY TO THE VILLAGE OF ALGONQUIN THAT I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING LEGALLY DESCRIBED PROPERTY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF.

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, 2485 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 31 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 715.40 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST 770.65 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, 224.56 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, 689.50 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 MCHEMRY COUNTY, ILLINOIS.

CONTAINING 10.932 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED OR MEDIAN OUTLOTS, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION AS REQUIRED BY THE PLAT ACT (765 ILCS 209/0.01 ET SEQ.). DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ALGONQUIN, AND I FURTHER CERTIFY THAT 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.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF MCHEMRY AND KANE) SS.
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ALGONQUIN, MCHEMRY COUNTY AND KANE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20____.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF MCHEMRY AND KANE) SS.
THIS IS TO CERTIFY THAT MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ALGONQUIN, MCHEMRY COUNTY AND KANE COUNTY, ILLINOIS, HAVE REVIEWED THE ABOVE PLAT.
DATED THIS ____ DAY OF _____, 20____.

CHAIRPERSON

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTIES OF MCHEMRY AND KANE) SS.
I, _____, 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, MCHEMRY AND KANE COUNTIES, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHEMRY) SS.
THIS IS TO CERTIFY THAT I, _____, COUNTY CLERK OF MCHEMRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL IN WOODSTOCK, ILLINOIS

THIS ____ DAY OF _____, 20____.

BY: _____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MCHEMRY) SS.
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COUNTY, ILLINOIS,
THIS ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M.

AND RECORDED IN MAP BOOK _____, PAGE _____, AS DOCUMENT NUMBER _____.

BY: _____
COUNTY RECORDER

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.
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 CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SUCH SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS THAT 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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS ____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL ENGINEER

OWNER OR DULY AUTHORIZED ATTORNEY

FINAL PLAT OF SUBDIVISION FOR HUNTINGTON VILLAS

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHEMRY COUNTY, ILLINOIS.

DRAINAGE EASEMENT PROVISIONS

THE VILLAGE OF ALGONQUIN IS HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED 'VILLAGE UTILITY EASEMENTS' AND JOINTLY WITH PUBLIC UTILITIES IN EASEMENTS DESIGNATED AS 'PUBLIC UTILITY EASEMENTS'. SAID EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR'S SUCCESSORS AND ASSIGNS. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. FENCES MAY BE PERMITTED PROVIDING THE PROPERTY OWNER SIGNS A WAIVER AGREEMENT APPROVED BY THE VILLAGE MANAGER OR HIS DESIGNEE. THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION TO, AT ANY TIME, ABATE ANY OBSTRUCTIONS PLACED ON OR OVER THE EASEMENT AREA. ANY COSTS INCURRED BY THE VILLAGE, OR ITS AGENTS AND SUB CONTRACTORS TO ABATE THE OBSTRUCTIONS SHALL BE PAID FOR BY THE PROPERTY OWNER, IF THE PROPERTY OWNER CANNOT PAY FOR THE COSTS, THEN A LIEN SHALL BE PLACED ON THE PROPERTY. ANY MORTGAGE ON THE EASEMENT PROPERTY WILL BE SUBORDINATE TO THIS EASEMENT. IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS AN ACTION TO ENFORCE AND/OR INTERPRET ITS RIGHTS UNDER THIS EASEMENT, IT SHALL BE REIMBURSED ITS ATTORNEY'S FEES AND COSTS FROM THE NONPREVAILING PARTY, INCLUDING THOSE ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ANY APPEAL.

VILLAGE UTILITY EASEMENT PROVISIONS

THE VILLAGE OF ALGONQUIN IS HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED 'VILLAGE UTILITY EASEMENTS' AND JOINTLY WITH PUBLIC UTILITIES IN EASEMENTS DESIGNATED AS 'PUBLIC UTILITY EASEMENTS'. SAID EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR'S SUCCESSORS AND ASSIGNS. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEM OF THE VILLAGE OF ALGONQUIN EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR PEDESTRIAN PATHS, SIDEWALKS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. FENCES MAY BE PERMITTED PROVIDING THE PROPERTY OWNER SIGNS A WAIVER AGREEMENT APPROVED BY THE VILLAGE MANAGER OR HIS DESIGNEE. THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION TO, AT ANY TIME, ABATE ANY OBSTRUCTIONS PLACED ON OR OVER THE EASEMENT AREA. ANY COSTS INCURRED BY THE VILLAGE, OR ITS AGENTS AND SUB CONTRACTORS TO ABATE THE OBSTRUCTIONS SHALL BE PAID FOR BY THE PROPERTY OWNER, IF THE PROPERTY OWNER CANNOT PAY FOR THE COSTS, THEN A LIEN SHALL BE PLACED ON THE PROPERTY. ANY MORTGAGE ON THE EASEMENT PROPERTY WILL BE SUBORDINATE TO THIS EASEMENT. IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS AN ACTION TO ENFORCE AND/OR INTERPRET ITS RIGHTS UNDER THIS EASEMENT, IT SHALL BE REIMBURSED ITS ATTORNEY'S FEES AND COSTS FROM THE NON-PREVAILING PARTY, INCLUDING THOSE ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ANY APPEAL.

PUBLIC UTILITY EASEMENT PROVISIONS FOR ELECTRIC AND COMMUNICATION SERVICES

UTILITY COMPANIES PROVIDING ELECTRIC OR COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREE, SHRUBS OR SAPLINGS, WITHIN VILLAGE GUIDELINES AND SUPERVISION, THAT INTERFERENCE, THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

PUBLIC UTILITY EASEMENT PROVISIONS FOR NICOR GAS COMPANY

NICOR, ITS SUCCESSOR AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS, SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
630.622-2100 FAX: 630.662.2199
E-Mail: ccsd@cemcon.com Website: www.cemcon.com

DISC NO.: 402179 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D06\31-34
COMPLETION DATE: 04-28-26 JOB NO.: 402.179
CHECKED BY:
REVISED 06-08-26/UPDATED NOTES

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FINAL SITE DEVELOPMENT PLANS
FOR
HUNTINGTON VILLAS
TOWNSHIP, ILLINOIS
WATERMAIN-SANITARY SEWER-STREET-STREET LIGHTING
AND DRAINAGE IMPROVEMENTS

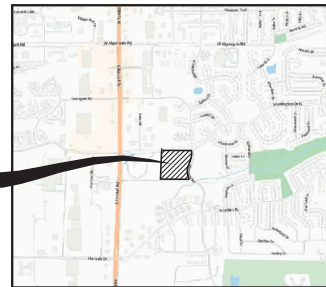
PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHEENY COUNTY, ILLINOIS.

INDEX OF SHEETS

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03	CONSTRUCTION SPECIFICATIONS - GENERAL NOTES
04	OVERALL SITE GEOMETRIC PLAN
05	EXISTING CONDITIONS - DEMOLITION PLAN
06	STREET PAVEMENT DESIGN AND DETAILS
07	MASTER UTILITY PLAN
08	OVERALL STREET LIGHTING STRIPING AND SIGNAGE PLAN
09-13	DRAINAGE AND GRADING PLAN
14	PLAN & PROFILE: FLURRY COURT
15	PLAN & PROFILE: GOLDFINCH LANE
16	PLAN & PROFILE: SANITARY SEWER EXTENSION
17	SANITARY SEWER AND WATERMAIN CONSTRUCTION DETAILS
18	DRAINAGE STRUCTURE DETAILS
ER01	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
ER02	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
ER03	STORMWATER POLLUTION PREVENTION PLAN

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		INLET PROTECTOR
		TEMPORARY DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

PROJECT
LOCATION



LOCATION MAP
10.93 Ac.

BENCH MARKS/CONTROL POINTS

ELEVATION REFERENCE MARK:

MCHEENY 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 "4" 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 #112: SET "4" 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 50 FEET NORTHWESTERLY OF THE MIDDLE OF THE TRAIL CROSSING.
NORTHING: 2003320.53
EASTING: 985449.03
ELEVATION: 871.05 NAVD 88

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS) SS.
COUNTY OF DU PAGE)

I, CHRISTOPHER R. MORGART, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF PULTE HOME COMPANY, LLC, BY CEMCON, LTD., UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 28TH DAY OF APRIL, A.D. 2026.



ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-068788

MY LICENSE EXPIRES ON NOVEMBER 30, 2027.

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937

EXPIRES APRIL 30, 2027.

NOTE: UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

FOR UNDERGROUND UTILITY
LOCATIONS, CALL
J.U.L.I.E.
TOLL FREE
TEL. 1-800-892-0123 or 811

DATE: _____
RELEASED FOR PLAN REVIEW AND PERMIT
PROCESSING ONLY.

IF USED FOR BIDDING PURPOSES, THOSE PARTIES
CONCERNED SHALL BE ADVISED THAT REVISIONS
MAY BE REQUIRED PRIOR TO PLAN APPROVAL.

NOT ISSUED FOR CONSTRUCTION UNTIL APPROVED BY THE
VILLAGE OF ALGONQUIN AND PERMITTED AS REQUIRED.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
(847) 230-5400



PREPARED BY:
CEMCON, Ltd.
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E-Mail: info@cemcon.com Website: www.cemcon.com

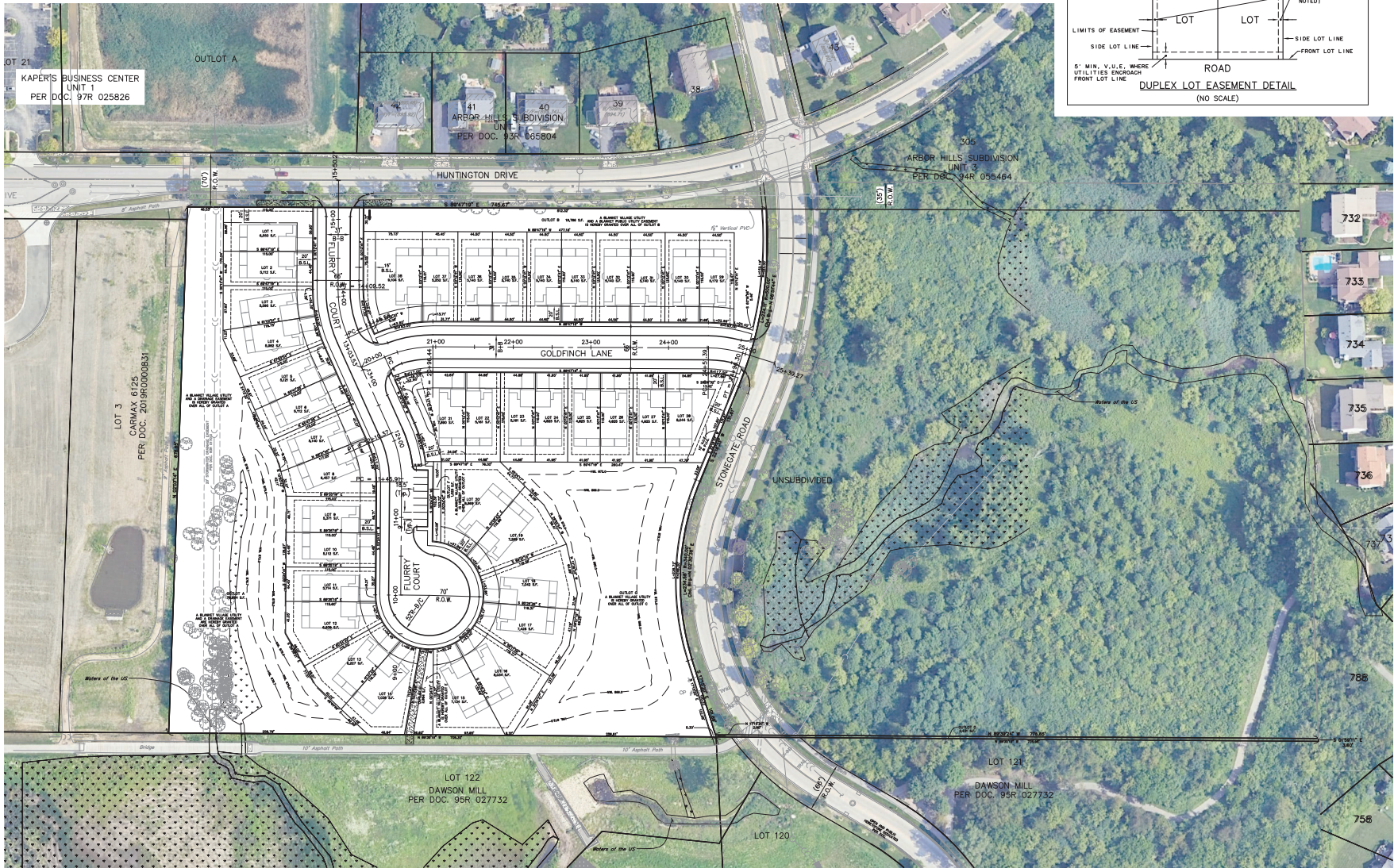
REVISIONS

NO.	DATE	SHEETS	NO.	DATE	SHEETS

JOB NO. 402.179
COMPLETION DATE :
APRIL 23, 2026
SHEET 1 OF 18

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PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
(847) 230-5400



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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

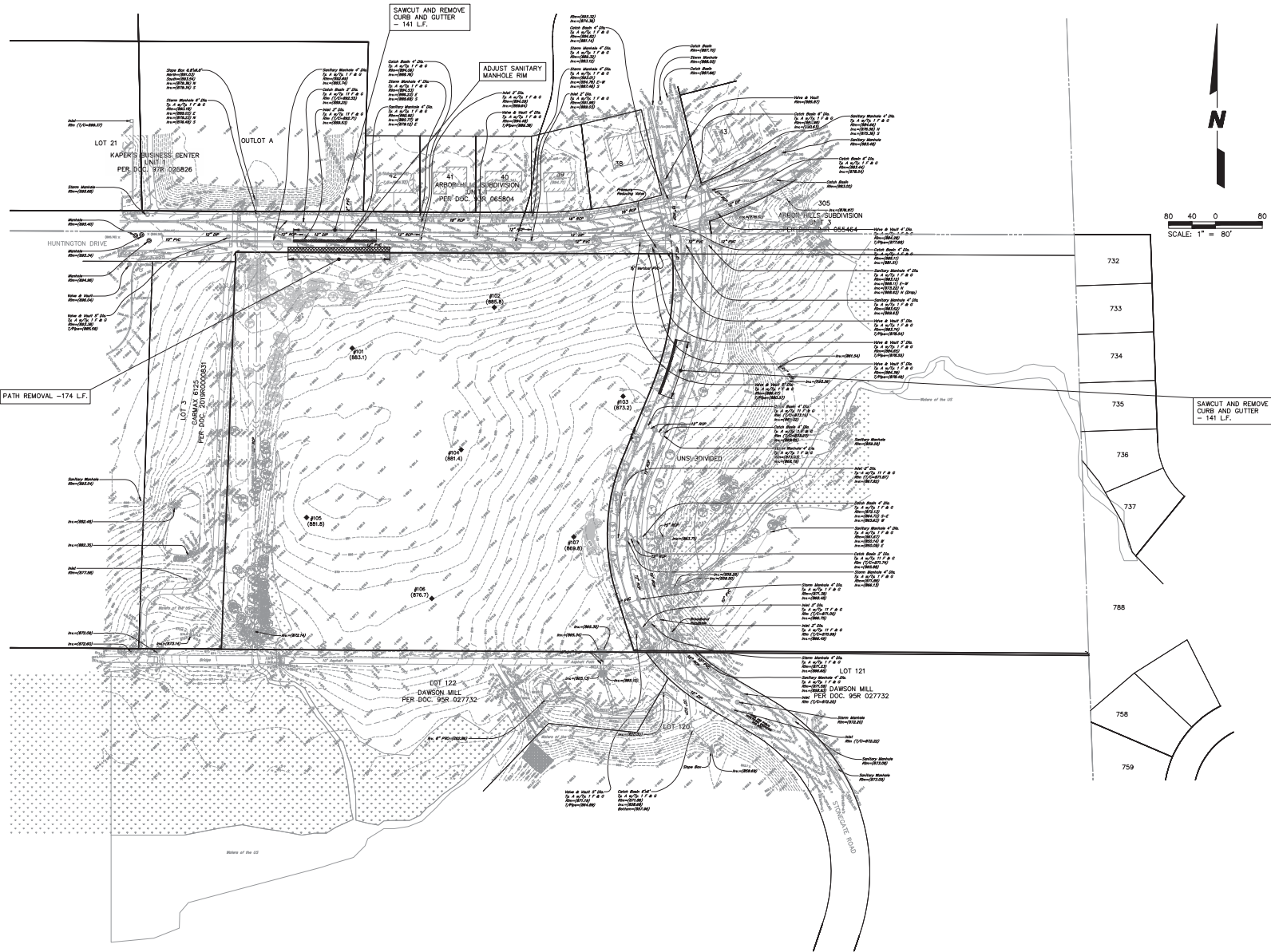
OVERALL SITE GEOMETRIC PLAN				
HUNTINGTON VILLAS				
FILE NAME: OVRSITE	DSGN. BY: CRM	JOB NO.: 402.179	F.L.D. BK./PG.:	SHEET NO.
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 60'	04 of 18

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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
- SANITARY MANHOLE
- SEPTIC TANK
- FIRE HYDRANT
- WATER VALVE
- VALVE VAULT
- WELL HEAD
- WATER SPIGOT ON WOOD POST
- 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
- SIGN
- FIBER OPTIC MARKER POST
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- 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
- CONFEROUS TREE w/TRUNK DIAM.
- DECIDUOUS TREE w/TRUNK DIAM.
- DEPRESSED CURB
- SOIL BORING LOCATION w/NUMBER



80 40 0 80
SCALE: 1" = 80'

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PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
(847) 230-5400



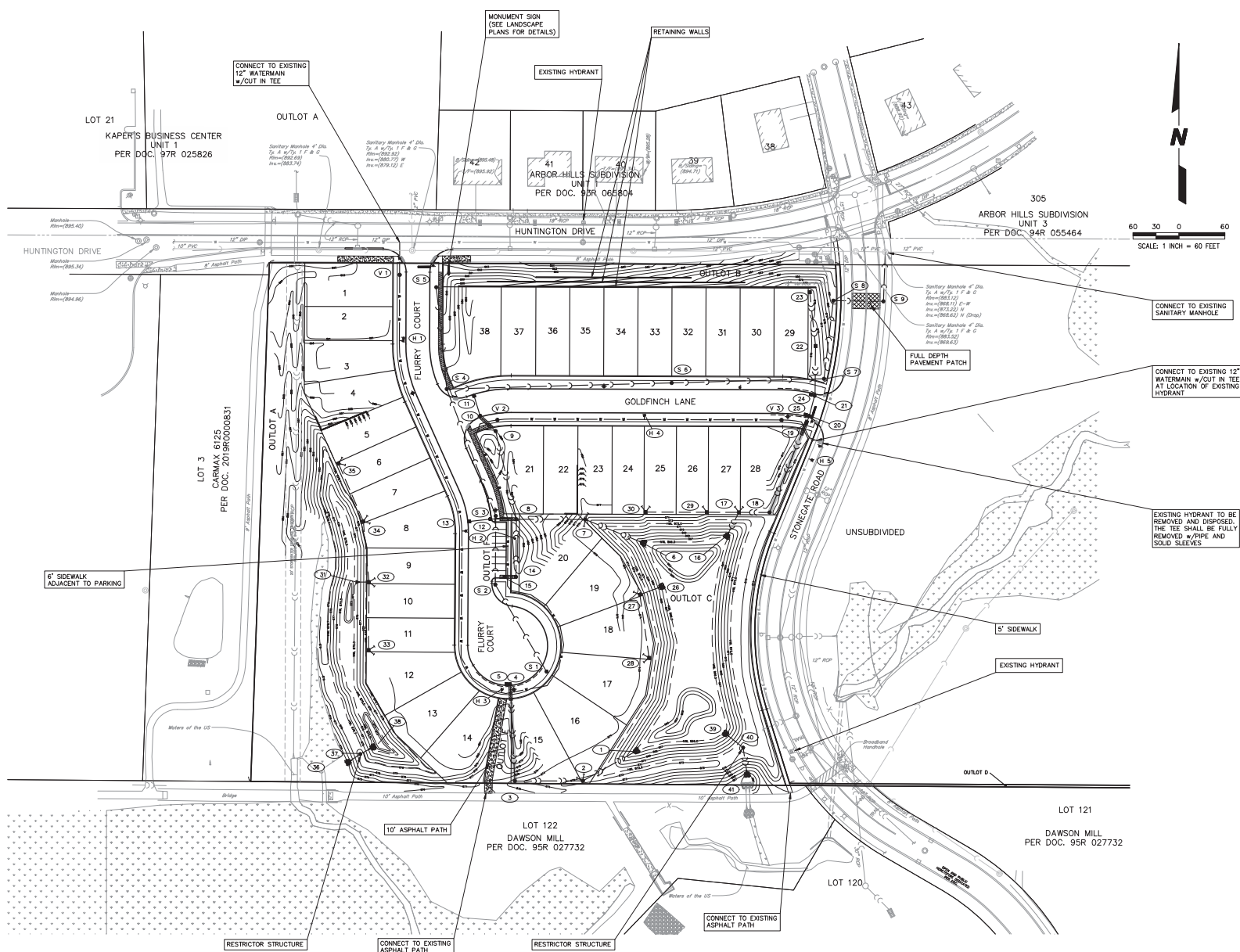
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Aurora, Illinois 60502-9675
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REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

EXISTING CONDITIONS— DEMOLITION PLAN
HUNTINGTON VILLAS

FILE NAME: DEMO	DSGN. BY: CRM	JOB NO.: 402.179	FLD. BK./PG.:	SHEET NO.
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 80'	05 of 18

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM SEWER
		CLAY COLLAR
		STORM MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		END SECTION
		SUMP DRAIN CONDUIT
		SANITARY SEWER
		SANITARY MANHOLE
		WATERMAIN
		WATER VALVE IN VAULT
		FIRE HYDRANT
		STREET LIGHT
		BIKE PATH
		SIDEWALK LOWER THAN CURB
		NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
		NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION
		NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
		NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION

NOTE:
NO STREET LIGHTING POLE OR FOUNDATION SHALL BE LOCATED CLOSER THAN 5' TO ANY OTHER UTILITY STRUCTURE, 8' FROM A FIRE HYDRANT, AND 3.5' (CENTER OF LIGHT POLE) FROM THE BACK OF CURB. THE LOCATIONS OF LIGHT POLES SHALL BE FURTHER ADJUSTED TO STAY OUT OF THE FUTURE TREE CANOPY OF THE PROPOSED PARKWAY TREES AS MUCH AS POSSIBLE.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
(847) 230-5400

LES LINDBERG
Professional Engineer
State of Illinois
No. 042179

PREPARED BY:
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

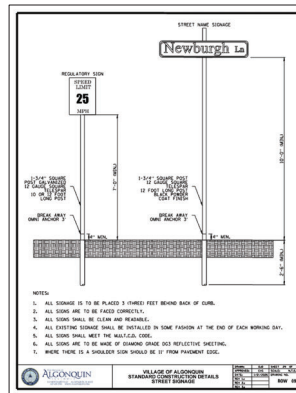
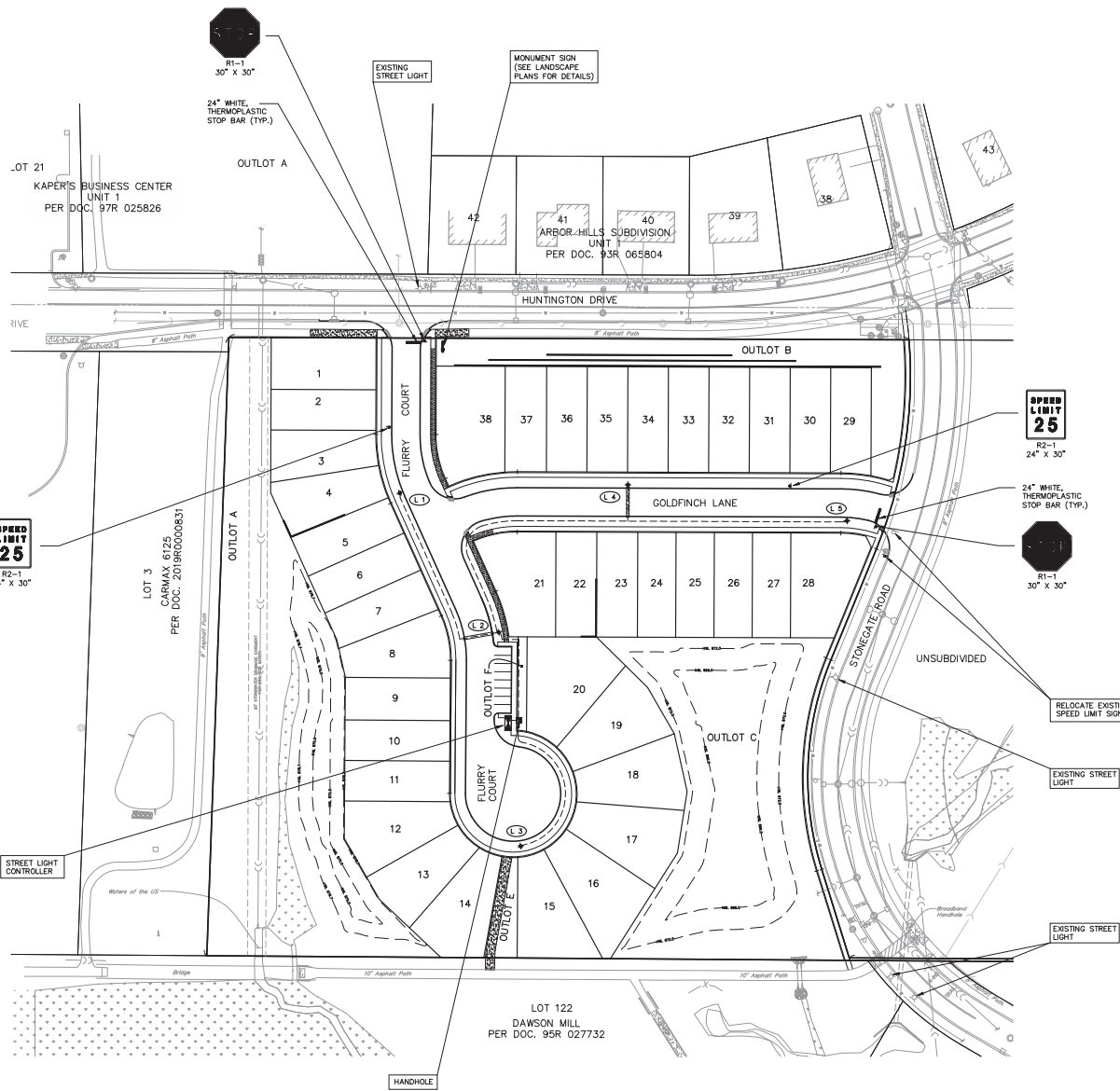
MASTER UTILITY PLAN
HUNTINGTON VILLAS

FILE NAME: OVRUTIL	DSGN. BY: CRM	JOB NO.: 402179	FLD. BK./PG.:
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 60'

SHEET NO.
07 of 18

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LEGEND	
SYMBOL	DESCRIPTION
X	LOCAL STREET LIGHT
+	STREET LIGHT W/ STREET SIGN
---	STREET LIGHT CABLE
	GALVANIZED STEEL CONDUIT (1 1/2") CROSSING
(L NO)	NUMBERING SYSTEM USED FOR PHASE 1 LIGHT POLE/STREET LIGHT IDENTIFICATION.
■	CONTROLLER
■	HANDHOLE

- NOTES:
- Luminaires to be Cobra Head Style, Painted Black with Full Cut Off Optics LED Lamps and Multi-Top Ballast.
 - Pole to be 25' Mounting Height Round Tapered Aluminum Pole Powder Coated black with Davit Type Arms.
 - Foundation to be Metal Screw in Type.
 - Conduit layout to be coordinated by Contractor with COMED Design.
 - Pole and Light Fixtures, Conduit and wire schedule, voltage drop calculations and all out sheets to be provided to the Village for approval prior to ordering of Materials.
 - Street light standards shall be mounted on a metal screw-in type foundation located 42 inches behind the curb, except where the distance between the curb and sidewalk prohibits this location. Breakaway couplings or transformer bases shall be utilized in accordance with IDOT District 1 General Guidelines for Lighting Design, latest edition, Table D.2.2 and D.2.3 or current Article.
 - The lighting controller shall be UL 508A listed control panel and require a 120/240V, 100-amp, 18, 3-wire ComEd metered electric service. The controller shall be protected by a 100-amp, 2-pole, 600V-rated circuit breaker and controlled by a mechanically held/electrically operated 100-amp-rated, 2-pole lighting controller with a time delay relay operated photocell and HOA override switch. All branch circuits shall be protected by a minimum 20-amp, 240V-rated, 2-pole circuit breaker. All internal cabinet control wiring shall be MTW type conductors. All external wiring shall be XLP Type USE copper conductors. The maximum voltage drop on any branch circuit may not exceed 5 percent.
 - Conduits used for street lighting shall be HDPE Sch. 40 duct and buried a minimum of 30 inches below grade and 24 inches behind the curb (or 24 inches from the edge of the shoulder). Where conductors cross under existing streets or private drives, they shall run in rigid galvanized steel (RGS) conduit and the RGS conduit shall extend a minimum of 5 feet on each side of all streets and driveways.
 - Conduits: All proposed wiring used for electric services, branch circuits, and pole wiring shall be cross-linked polyethylene (XLP) Type USE copper conductors. No splicing of conductors shall be allowed other than in pole handholes. All splicing shall be by means of compression couplings that are sealed in heat shrink-type boots and sealing mastic. All current carrying conductors shall be fused. All fusing shall be by means of single pole or double pole in-line fuse kits connected to the load side pole wiring spliced within the pole handhole. All wiring and splices shall have enough cable slack to be withdrawn 18 inches minimum outside of the pole handhole. The conductor colors for the street lighting branch circuit wiring shall be "A" phase (red), "B" phase (blue), neutral (white) and ground (green). If recastable circuit wiring is installed in the same conduit as the street lighting, the phase conductor shall be (blue), the neutral shall be (white) and ground (green). If multiple receptacle circuits are to be installed, then the phase conductors shall be different colors than identified above. Phase taping shall not be allowed. All branch circuit wiring shall be labeled on the load side of the circuit breaker in which it originates and also in the pole handholes. The label shall indicate controller number and circuit number. The light standard shall also carry the same identification but shall also include the pole number.
 - All controls shall be mounted in a black powder coated aluminum NEMA 3R, IDOT Type 3 minimum size enclosure, and shall include a stainless steel plate labeled "Street Lighting on the door". The cabinet shall not exceed IDOT Type 3 in size and be mounted on a 4-foot-high by 3-inch diameter black powder coated traffic signal post with a conical base. The concrete foundation shall be 4 feet deep consisting of four vertical rods and #3 rings 12 inches on center for reinforcing. The top of the base shall be 2 1/2 (+/-) 1/2-inch inches above the finished existing grade, the top of curb, or edge of the shoulder, whichever is highest. The base shall include the required number of feeder conduits with standard rati and a 2-inch minimum service conduit connected directly to the meter pocket as required by Commonwealth Edison. All feeder and supply conduit shall enter the cabinet from the bottom. A triangular ground field with a minimum of 38 inches by 10-foot ground rods externally welded and installed in 3 individual 12-inch by 12-inch composite concrete handholes.
 - Streetslights shall be controlled by a lighting controller mounted photocell. A hand-off-auto switch shall provide the manual operation of a mechanically held contactor of 100 amperes minimum capacity. Each service center shall have a duplex GFCI 120-volt receptacle and door-switch operated maintenance light, mounted inside the cabinet.
 - The receptacle circuits shall operate as listed in Section 22.06-H3b herein. The receptacles shall be housed in a separate metered traffic box enclosure mounted back to back with the street lighting controller. The electric service to the controller shall be a 120/240V, 14, 3-wire, 100-amp service. If service is to be larger than 100-amp, Village approval shall be required. The receptacle enclosure shall include a 240-volt-rated, 2-pole circuit breaker protecting a 240V, two-pole main rated breaker. The controller shall have one 120V control circuit for manual operation of the circuits with a time clock override. The second circuit shall be a 120-volt maintenance circuit which shall include a 120-volt duplex GFCI receptacle and a door-switch operated maintenance light. The receptacle circuit breakers shall be controlled by mechanically held/electrically-operated lighting controller feeding a main lug only 12-pollation lighting panel with independent neutral and ground bus bars.
 - Electric service to the controller for the street lighting system shall be run underground a minimum of 30 inches deep from the Commonwealth Edison service source, either overhead or underground to the lighting controller. The proposed load to serve shall determine the size of the service entrance conductors. Service conductors shall be 600-volt XLP-type USE-type and shall be installed in a minimum 2-inch hot-dipped rigid conduit that shall be a continuous unspliced cable run from the lighting controller to the Commonwealth Edison service source. The minimum size service wires shall be #2 copper conductors.
 - All underground feeders shall be tested in accordance with IDOT Standard Specifications for Road and Bridge Construction, latest edition, A.801.13 "Testing" or current article. All testing shall be done in the presence of the Public Works Director or designee.

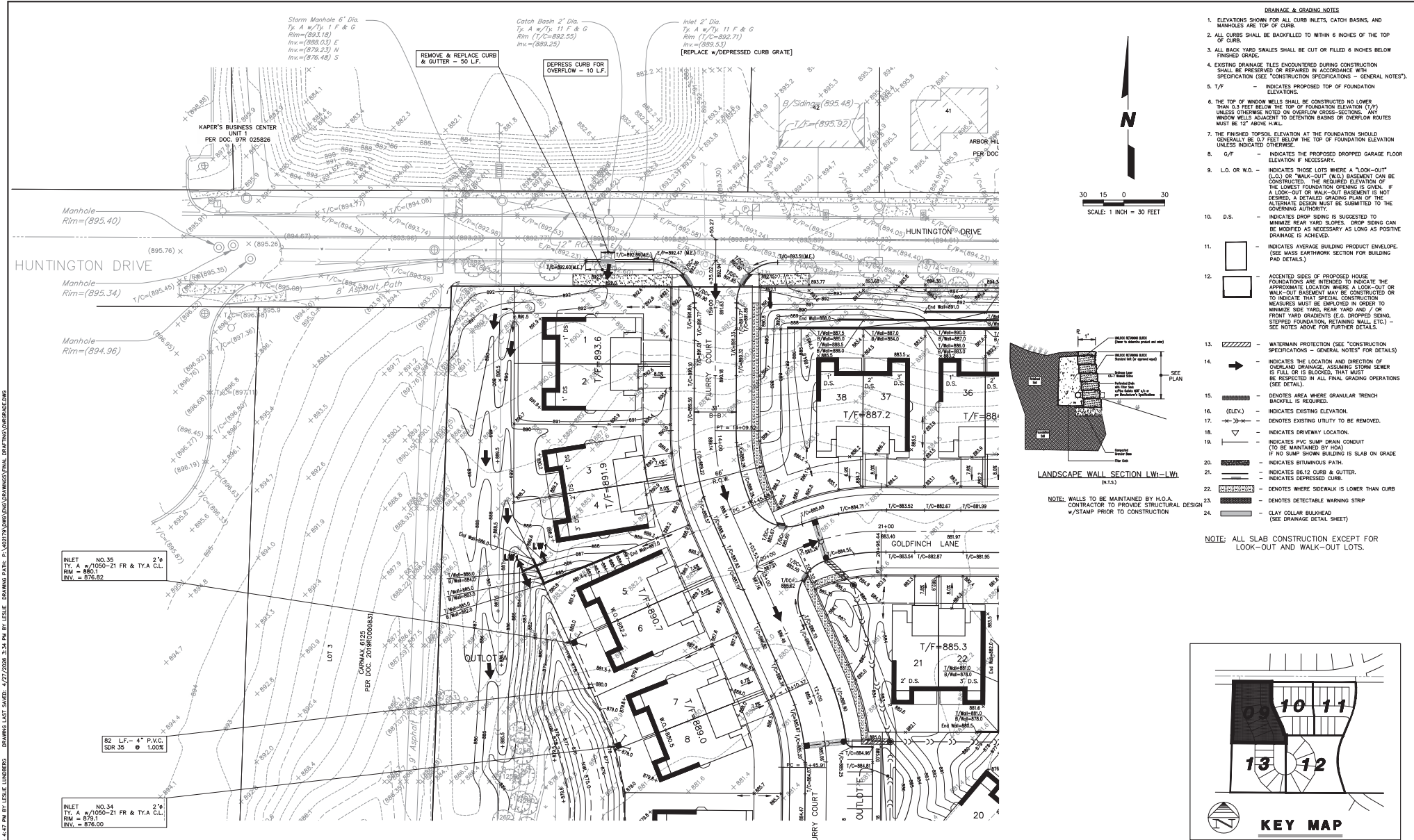
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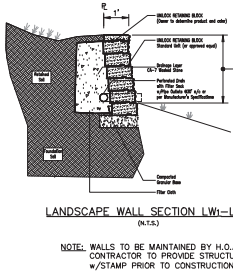
REVISIONS			
NO.	DATE	DESCRIPTION	

OVERALL STREET LIGHTING STRIPING AND SIGNAGE PLAN			
HUNTINGTON VILLAS			
FILE NAME: OVRUTIL	DSGN. BY: CRM	JOB NO.: 402.179	FLD. BK./PG.:
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 60'
SHEET NO. 08 of 18			

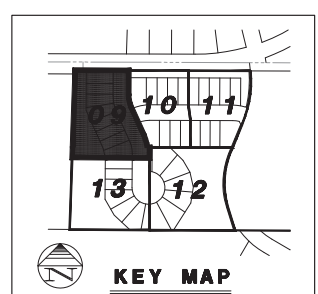
PLOT FILE CREATED: 4/27/2028 4:47 PM BY LESLIE LINDBERG DRAWING LAST SAVED: 4/27/2028 3:34 PM BY LESLIE LINDBERG DRAWING DATE: P:\052179\052179.DWG (DRAINAGE) FINAL DRAFTING: OVRGRADE.DWG



- DRAINAGE & GRADING NOTES**
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURBS.
 - ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURBS.
 - ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
 - EXISTING DRAINAGE LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE "CONSTRUCTION SPECIFICATIONS - GENERAL NOTES").
 - T/F - INDICATES PROPOSED TOP OF FOUNDATION ELEVATIONS.
 - THE TOP OF WINDOW WELLS SHALL BE CONSTRUCTED NO LOWER THAN 0.5 FEET BELOW THE TOP OF FOUNDATION ELEVATION (T/F) UNLESS OTHERWISE NOTED ON OVERFLOW CROSS-SECTIONS. ANY WINDOW WELLS ADJACENT TO DETENTION BASINS OR OVERFLOW ROUTES MUST BE 12" ABOVE H.W.L.
 - THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE TOP OF FOUNDATION ELEVATION UNLESS INDICATED OTHERWISE.
 - G/F - INDICATES THE PROPOSED DROPPED GARAGE FLOOR ELEVATION IF NECESSARY.
 - L.O. OR W.O. - INDICATES THOSE LOTS WHERE A "LOOK-OUT" (L.O.) OR "WALK-OUT" (W.O.) BASEMENT CAN BE CONSTRUCTED. THE REQUIRED ELEVATION OF THE LOWEST FOUNDATION OPENING IS GIVEN. IF A LOOK-OUT OR WALK-OUT BASEMENT IS NOT DESIRED, A DETAILED GRADING PLAN OF THE ALTERNATE DESIGN MUST BE SUBMITTED TO THE GOVERNING AUTHORITY.
 - D.S. - INDICATES DROP SLOPING IS SUGGESTED TO MINIMIZE REAR YARD SLOPES. DROP SLOPING CAN BE MODIFIED AS NECESSARY AS LONG AS POSITIVE DRAINAGE IS ACHIEVED.
 - [Symbol] - INDICATES AVERAGE BUILDING PRODUCT ENVELOPE. (SEE MASS EARTHWORK SECTION FOR BUILDING PAD DETAILS).
 - [Symbol] - ADJACENT SIDES OF PROPOSED SECTION FOR FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE A LOOK-OUT OR WALK-OUT BASEMENT MAY BE CONSTRUCTED. MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND / OR FRONT YARD GRADIENTS (E.G. DROPPED SLOPING, STEPPED FOUNDATION, RETAINING WALL, ETC.) - (SEE NOTES ABOVE FOR FURTHER DETAILS).
 - [Symbol] - WATERMAN PROTECTION (SEE "CONSTRUCTION SPECIFICATIONS - GENERAL NOTES" FOR DETAILS).
 - [Symbol] - INDICATES THE LOCATION AND DIRECTION OF OVERLAND DRAINAGE, ASSUMING STORM SEWER IS FULL OR IS BLOCKED, THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAILS).
 - [Symbol] - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
 - (ELEV.) - INDICATES EXISTING ELEVATION.
 - [Symbol] - DENOTES EXISTING UTILITY TO BE REMOVED.
 - [Symbol] - INDICATES DRIVEWAY LOCATION.
 - [Symbol] - INDICATES PVC SWAMP DRAIN CONDUIT (TO BE MAINTAINED BY HOA).
 - [Symbol] - NO SWAMP SHOWN BUILDING IS SLAB ON GRADE.
 - [Symbol] - INDICATES BITUMINOUS ASPHALT PATH.
 - [Symbol] - INDICATES BELT CURB & GUTTER.
 - [Symbol] - INDICATES DEPRESSED CURB.
 - [Symbol] - DENOTES WHERE SIDEWALK IS LOWER THAN CURB.
 - [Symbol] - DENOTES DETECTABLE WARNING STRIP.
 - [Symbol] - CLAY COLLAR BULKHEAD (SEE DRAINAGE DETAIL SHEET).



NOTE: ALL SLAB CONSTRUCTION EXCEPT FOR LOOK-OUT AND WALK-OUT LOTS.



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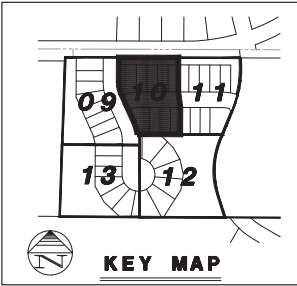
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REVISIONS			
NO.	DATE	DESCRIPTION	

DRAINAGE AND GRADING PLAN
HUNTINGTON VILLAS

FILE NAME: OVRGRADE	DSGN. BY: CRM	JOB NO.: 402179	F.L.D. BK./PG.: D06/31-34	SHEET NO. 09 of 18
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 30'	



- NOTE:** ALL SLAB CONSTRUCTION EXCEPT FOR
LOOK-OUT AND WALK-OUT LOTS.

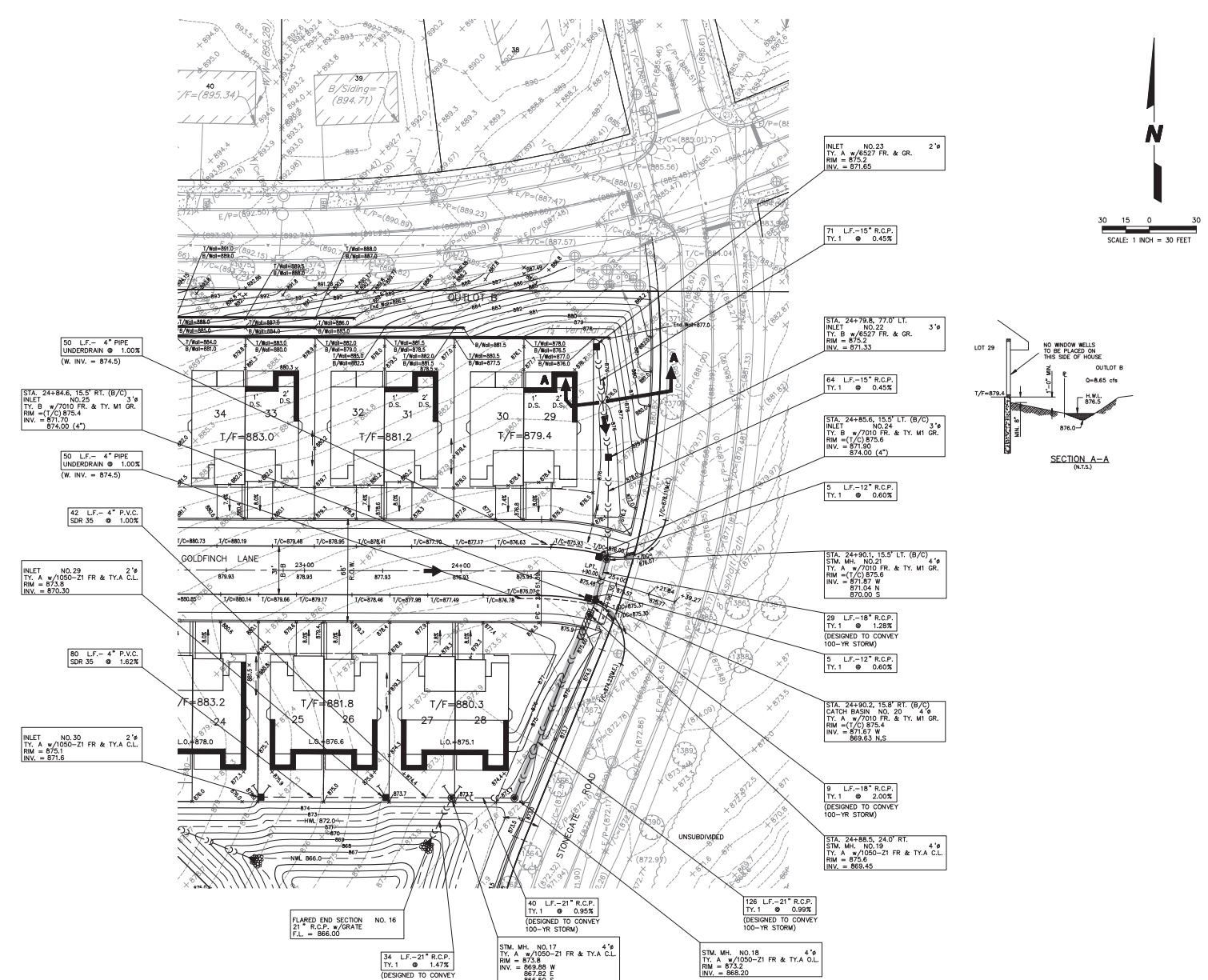
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DRAINAGE AND GRADING PLAN

HUNTINGTON VILLAS

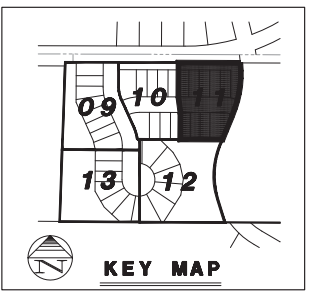
FILE NAME: OVRGRADE	DSGN. BY: CRM	JOB NO.: 402.179	FLD. BK./PG.: 006\31-34	SHEET NO.
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 30'	10 of 18

PLOT FILE CREATED: 4/27/2028 4:47 PM BY LESLIE LINDBERG DRAWING DATE: 4/27/2028 3:34 PM BY LESLIE LINDBERG DRAWING DATE: 4/27/2028 3:34 PM BY LESLIE LINDBERG



- DRAINAGE & GRADING NOTES**
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
 - ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
 - ALL BACK YARD SVALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
 - EXISTING DRAINAGE LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE "CONSTRUCTION SPECIFICATIONS - GENERAL NOTES").
 - 1/1" - INDICATES PROPOSED TOP OF FOUNDATION ELEVATIONS.
 - THE TOP OF WINDOW WELLS SHALL BE CONSTRUCTED NO LOWER THAN 3 FEET BELOW THE TOP OF FOUNDATION ELEVATION. ANY WINDOW WELLS ADJACENT TO DETENTION BASINS OR OVERFLOW ROUTES MUST BE 12" ABOVE H.W.L.
 - THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE TOP OF FOUNDATION ELEVATION UNLESS INDICATED OTHERWISE.
 - 0/F - INDICATES THE PROPOSED DROPPED GARAGE FLOOR ELEVATION IF NECESSARY.
 - L.O. OR W.O. - INDICATES THOSE LOTS WHERE A "LOOK-OUT" (L.O.) OR "WALK-OUT" (W.O.) BASEMENT CAN BE CONSTRUCTED. THE REQUIRED ELEVATION OF A LOOK-OUT OR WALK-OUT BASEMENT IS GIVEN. IF A LOOK-OUT OR WALK-OUT BASEMENT IS NOT DESIRED, A DETAILED GRADING PLAN OF THE ALTERNATE DESIGN MUST BE SUBMITTED TO THE GOVERNING AUTHORITY.
 - D.S. - INDICATES DROP SLOPE IS SUGGESTED TO MINIMIZE REAR YARD SLOPES. DROP SLOPE CAN BE MODIFIED AS NECESSARY AS LONG AS POSITIVE DRAINAGE IS ACHIEVED.
 - [Symbol] - INDICATES AVERAGE BUILDING PRODUCT ENVELOPE. (SEE MASS EARTHWORK SECTION FOR BUILDING PAD DETAILS).
 - [Symbol] - ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE A LOOK-OUT OR WALK-OUT BASEMENT MAY BE CONSTRUCTED. CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND / OR FRONT YARD GRADIENTS (E.G. DROPPED SLOPE, STEPPED FOUNDATION, RETAINING WALL, ETC.) - SEE NOTES ABOVE FOR FURTHER DETAILS.
 - [Symbol] - WATERMAN PROTECTION (SEE "CONSTRUCTION SPECIFICATIONS - GENERAL NOTES" FOR DETAILS).
 - [Symbol] - INDICATES THE LOCATION AND DIRECTION OF OVERLAND DRAINAGE, ASSUMING STORM SEWER IS FULL OR IS BLOCKED, THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAILS).
 - [Symbol] - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
 - (ELEV.) - INDICATES EXISTING ELEVATION.
 - [Symbol] - DENOTES EXISTING UTILITY TO BE REMOVED.
 - [Symbol] - INDICATES DRIVEWAY LOCATION.
 - [Symbol] - INDICATES PVC SUMP DRAIN CONDUIT (TO BE MAINTAINED BY HOA).
 - [Symbol] - INDICATES BITUMINOUS PATH.
 - [Symbol] - INDICATES B612 CURB & GUTTER.
 - [Symbol] - INDICATES DEPRESSIONED CURB.
 - [Symbol] - DENOTES WHERE SIDEWALK IS LOWER THAN CURB.
 - [Symbol] - DENOTES DETECTABLE WARNING STRIP.
 - [Symbol] - CLAY COLLAR BULKHEAD (SEE DRAINAGE DETAIL SHEET).

NOTE: ALL SLAB CONSTRUCTION EXCEPT FOR LOOK-OUT AND WALK-OUT LOTS.



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REVISIONS			
NO.	DATE	DESCRIPTION	

DRAINAGE AND GRADING PLAN				
HUNTINGTON VILLAS				
FILE NAME: OVRGRADE	DSGN. BY: CRM	JOB NO.: 402.179	F.L.D./PG.: D06/31-34	SHEET NO.
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 30'	11 of 18

PLOT FILE CREATED: 4/27/2028 4:47 PM BY LESLIE LUNDGREN DRAWING DATE: 4/27/2028 3:34 PM BY LESLIE LUNDGREN DRAWING DATE: 4/27/2028 3:34 PM BY LESLIE LUNDGREN

FLARED END SECTION NO. 26
12" R.C.P. w/GRATE
F.L. = 866.00

INLET NO. 27
TY. A w/1050-21 FR & TYA C.L.
RM = 873.6
INV. = 866.72 E
869.77 S

B3 LF-12" R.C.P.
SDR 35 @ 1.00%

INLET NO. 28
TY. A w/1050-21 FR & TYA C.L.
RM = 873.6
INV. = 866.72 E
869.77 S

STA. 9+48.0, 35.5' RT. (B/C)
CATCH BASIN NO. 3
TY. A w/7010 FR & TY. M1 GR.
RM = (T/C) 880.7
INV. = 871.0
879.40 (4')

5 LF-12" R.C.P.
TY. 1 @ 2.00%

STA. 9+48.1, 40.5' RT. (B/C)
CATCH BASIN NO. 4
TY. A w/7010 FR & TY. M1 GR.
RM = (T/C) 880.7
INV. = 871.0
879.40 (4')

127 LF-12" R.C.P.
TY. 1 @ 4.25%

STM. MH. NO. 3
TY. A w/1050-21 FR & TYA C.L.
RM = 874.8
INV. = 871.80

89 LF-12" R.C.P.
TY. 1 @ 3.37%

STM. MH. NO. 2
TY. A w/1050-21 FR & TYA C.L.
RM = 873.6
INV. = 866.60

79 LF-12" R.C.P.
TY. 1 @ 3.29%

FLARED END SECTION NO. 1
12" R.C.P. w/GRATE
F.L. = 866.00

STORMWATER MANAGEMENT FACILITY NO. 002
N.W.L. = 866.0
H.W.L. = 872.0
STORMWATER STORAGE REQUIRED = 3.91 AC-FT
EMERGENCY OVERFLOW ELEVATION (E.O.) = 872.5
STORAGE VOLUME PROVIDED AT E.O. = 4.38 AC-FT

FLARED END SECTION NO. 39
12" R.C.P. w/GRATE
F.L. = 866.00

29 LF-12" R.C.P.
TY. 1 @ 0.00%

CATCH BASIN NO. 40
6" TY. SPECIAL w/2.75" RESTRICTOR
w/1" FR & C.L.
RM = 873.5
INV. = 866.00
(SEE "DRAINAGE STRUCTURE DETAILS")

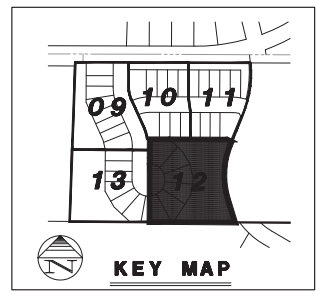
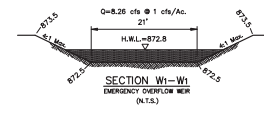
34 LF-12" R.C.P.
TY. 1 @ 0.00%

FLARED END SECTION NO. 41
12" R.C.P. w/GRATE
F.L. = 866.00



1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE "CONSTRUCTION SPECIFICATIONS - GENERAL NOTES").
5. T/F - INDICATES PROPOSED TOP OF FOUNDATION ELEVATIONS.
6. THE TOP OF WINDOW WELLS SHALL BE CONSTRUCTED NO LOWER THAN 0.5 FEET BELOW THE TOP OF FOUNDATION CROSS-SECTION. ANY WINDOW WELLS ADJACENT TO DETENTION BASINS OR OVERFLOW ROUTES MUST BE 12" ABOVE H.W.L.
7. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE TOP OF FOUNDATION ELEVATION UNLESS INDICATED OTHERWISE.
8. G/F - INDICATES THE PROPOSED DROPPED GARAGE FLOOR ELEVATION IF NECESSARY.
9. L.O. OR W.O. - INDICATES THOSE LOTS WHERE A "LOOK-OUT" (L.O.) OR "WALK-OUT" (W.O.) BASEMENT CAN BE CONSTRUCTED. THE REQUIRED ELEVATION OF THE LOWEST FOUNDATION OPENING IS GIVEN. IF A LOOK-OUT OR WALK-OUT BASEMENT IS NOT DESIRED, A DETAILED GRADING PLAN OF THE ALTERNATE DESIGN MUST BE SUBMITTED TO THE GOVERNING AUTHORITY.
10. D.S. - INDICATES DROP SINGING IS SUGGESTED TO MINIMIZE REAR YARD SLOPES. DROP SINGING CAN BE MODIFIED AS NECESSARY AS LONG AS POSITIVE DRAINAGE IS ACHIEVED.
11. [Symbol] - INDICATES AVERAGE BUILDING PRODUCT ENVELOPE. (SEE MASS EARTHWORK SECTION FOR BUILDING PAD DETAILS).
12. [Symbol] - ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE A LOOK-OUT OR WALK-OUT BASEMENT MAY BE CONSTRUCTED. MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND / OR FRONT YARD GRADIENTS (E.G. DROPPED SINGING, STEPPED FOUNDATION, RETAINING WALL, ETC.) - SEE NOTES ABOVE FOR FURTHER DETAILS.
13. [Symbol] - WATERMAN PROTECTION (SEE "CONSTRUCTION SPECIFICATIONS - GENERAL NOTES" FOR DETAILS).
14. [Symbol] - INDICATES THE LOCATION AND DIRECTION OF OVERLAND DRAINAGE, ASSUMING STORM SEWER IS FULL OR IS BLOCKED, THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAILS).
15. [Symbol] - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
16. (ELEV.) - INDICATES EXISTING ELEVATION.
17. [Symbol] - DENOTES EXISTING UTILITY TO BE REMOVED.
18. [Symbol] - INDICATES DRIVEWAY LOCATION.
19. [Symbol] - INDICATES FIVE SPIN DRAIN CONDUIT (TO BE MAINTAINED BY HOA).
20. [Symbol] - INDICATES BITUMINOUS PATH.
21. [Symbol] - INDICATES BELT CURB & GUTTER.
22. [Symbol] - INDICATES DEPRESSION CURB.
23. [Symbol] - DENOTES WHERE SIDEWALK IS LOWER THAN CURB.
24. [Symbol] - DENOTES DETECTABLE WARNING STRIP.
25. [Symbol] - CLAY COLLAR BULKHEAD (SEE DRAINAGE DETAIL SHEET).

NOTE: ALL SLAB CONSTRUCTION EXCEPT FOR LOOK-OUT AND WALK-OUT LOTS.



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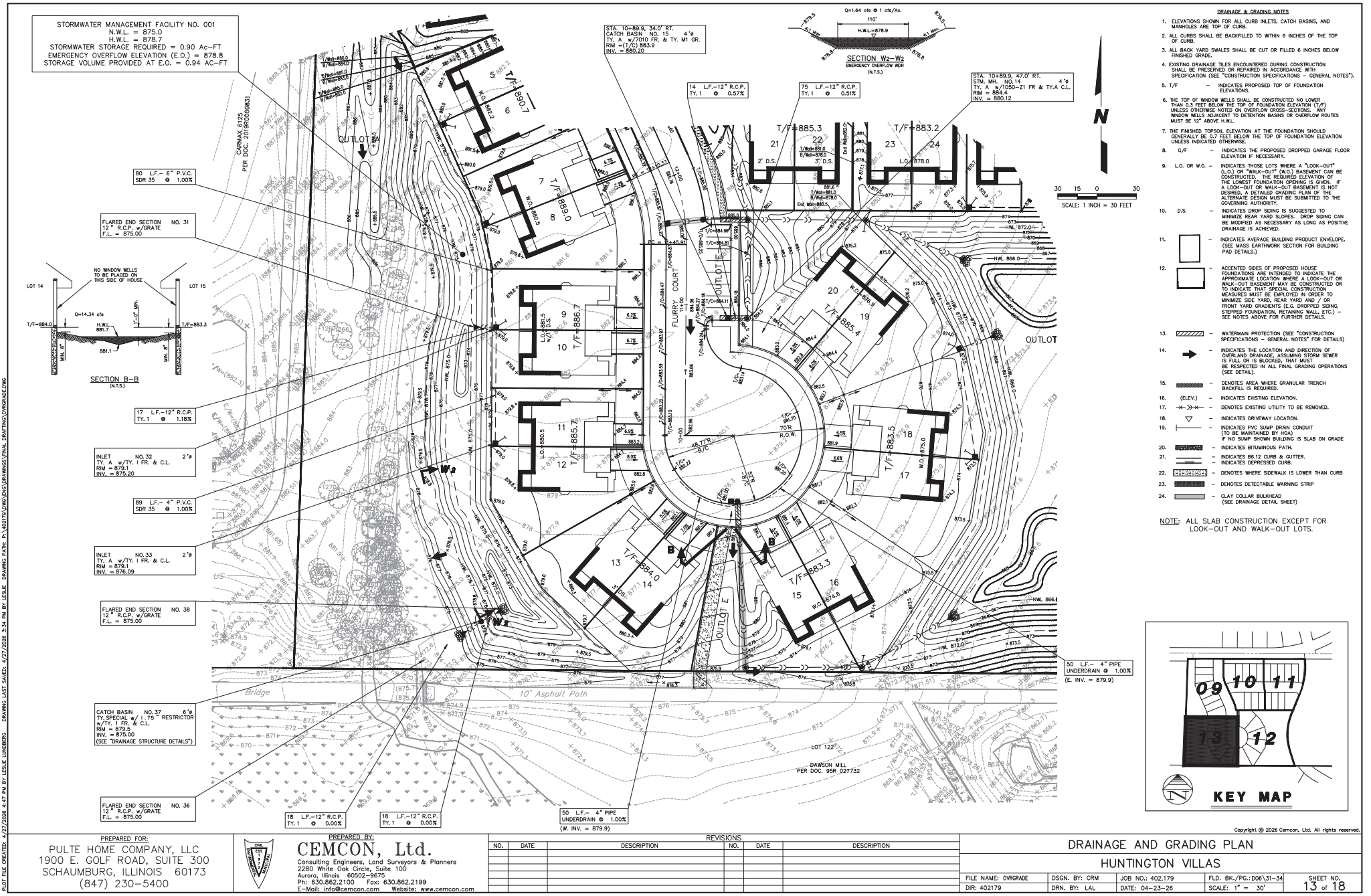


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REVISIONS			
NO.	DATE	DESCRIPTION	

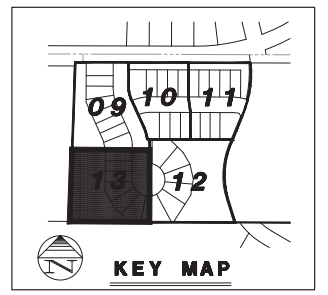
DRAINAGE AND GRADING PLAN HUNTINGTON VILLAS

FILE NAME: OVRGRADE	DSGN. BY: CRM	JOB NO.: 402.179	F.L.D. BK./PG.: D06/31-34	SHEET NO. 12 of 18
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 30'	



- DRAINAGE & GRADING NOTES**
- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
 - ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
 - ALL BACK YARD SHALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
 - EXISTING DRAINAGE LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE "CONSTRUCTION SPECIFICATIONS - GENERAL NOTES").
 - T/F - INDICATES PROPOSED TOP OF FOUNDATION ELEVATIONS.
 - THE TOP OF WINDOW WELLS SHALL BE CONSTRUCTED NO LOWER THAN 3 FEET BELOW THE TOP OF FOUNDATION ELEVATION. ANY WINDOW WELLS ADJACENT TO DETENTION BASINS OR OVERFLOW ROUTES MUST BE 12" ABOVE H.W.L.
 - THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE TOP OF FOUNDATION ELEVATION UNLESS INDICATED OTHERWISE.
 - G/F - INDICATES THE PROPOSED DROPPED GARAGE FLOOR ELEVATION IF NECESSARY.
 - L.O. OR W.O. - INDICATES THOSE LOTS WHERE A "LOOK-OUT" (L.O.) OR "WALK-OUT" (W.O.) BASEMENT CAN BE CONSTRUCTED. THE REQUIRED ELEVATION OF THE LOWEST FOUNDATION OPENING IS GRADE. IF A LOOK-OUT OR WALK-OUT BASEMENT IS NOT DESIRED, A DETAILED GRADING PLAN OF THE ALTERNATE DESIGN MUST BE SUBMITTED TO THE GOVERNING AUTHORITY.
 - D.S. - INDICATES DROP SLOPING IS SUGGESTED TO MINIMIZE REAR YARD SLOPES. DROP SLOPING CAN BE MODIFIED AS NECESSARY AS LONG AS POSITIVE DRAINAGE IS ACHIEVED.
 - INDICATES AVERAGE BUILDING PRODUCT ENVELOPE. (SEE MASS EARTHWORK SECTION FOR DETAILS.)
 - ACCOUNTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE A LOOK-OUT OR WALK-OUT BASEMENT MAY BE CONSTRUCTED. MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND / OR FRONT YARD GRADIENTS (E.G. DROPPED SLOPING, STEPPED FOUNDATION, RETAINING WALL, ETC.) - SEE NOTES ABOVE FOR FURTHER DETAILS.
 - WATERMARK PROTECTION (SEE "CONSTRUCTION SPECIFICATIONS - GENERAL NOTES" FOR DETAILS)
 - INDICATES THE LOCATION AND DIRECTION OF OVERLAND DRAINAGE, ASSUMING STORM SEWER IS FULL OR IS BLOCKED, THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAILS)
 - DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
 - (ELEV.) - INDICATES EXISTING ELEVATION.
 - DENOTES EXISTING UTILITY TO BE REMOVED.
 - INDICATES DRIVEWAY LOCATION.
 - INDICATES PVC SHARP DRAIN CONDUIT (TO BE MAINTAINED BY HOA)
 - INDICATES BITUMINOUS PATH.
 - INDICATES BELT CURB & GUTTER.
 - INDICATES DEPRESSED CURB.
 - DENOTES WHERE SIDEWALK IS LOWER THAN CURB
 - DENOTES DETECTABLE WARNING STRIP
 - CLAY COLLAR BULKHEAD (SEE DRAINAGE DETAIL SHEET)

NOTE: ALL SLAB CONSTRUCTION EXCEPT FOR LOOK-OUT AND WALK-OUT LOTS.



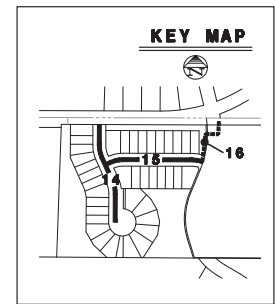
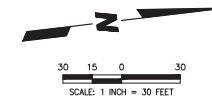
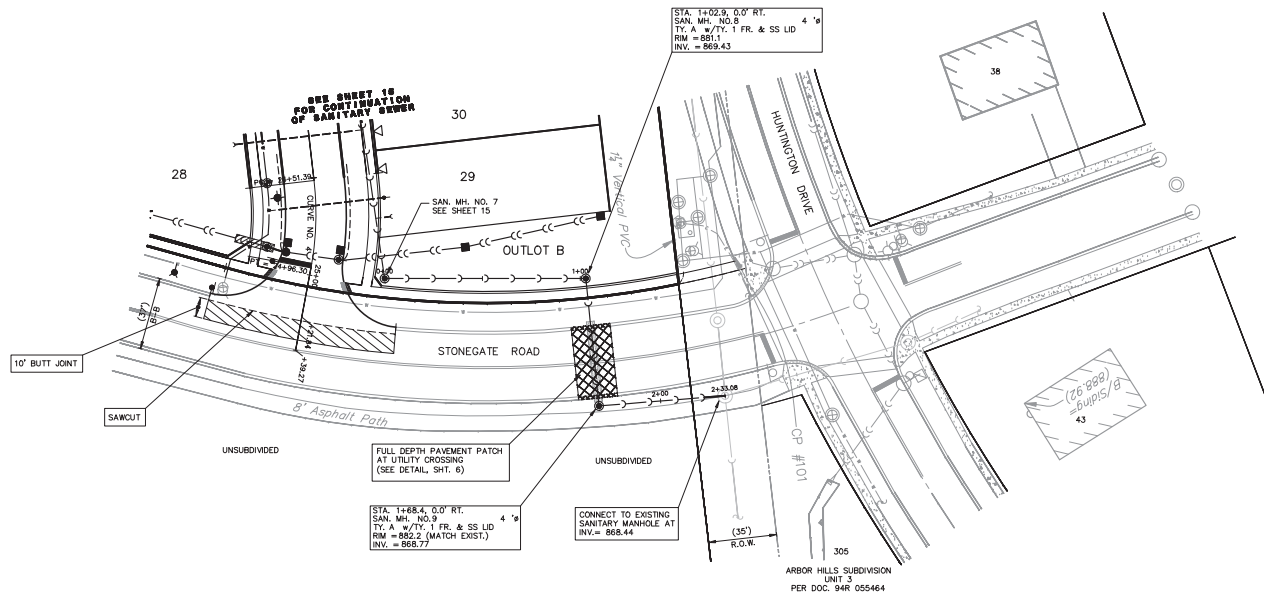
PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60022-3676
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

REVISIONS			
NO.	DATE	DESCRIPTION	

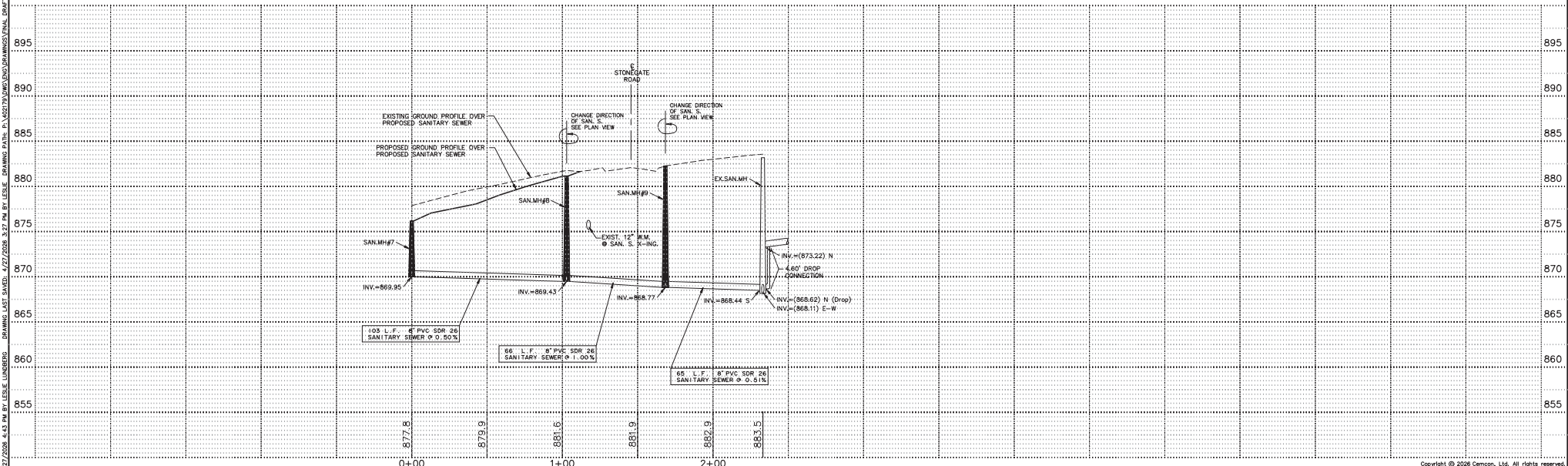
DRAINAGE AND GRADING PLAN				
HUNTINGTON VILLAS				
FILE NAME: OVRGRADE	DSGN. BY: CRM	JOB NO.: 402.179	F.L.D./PG.: D06/31-34	SHEET NO.
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 30'	13 of 18

PLOT FILE CREATED: 4/27/2028 4:43 PM BY LESLIE LINDBERG DRAWING DATE: 4/27/2028 3:27 PM BY LESLIE LINDBERG DRAWING DATE: 4/27/2028 3:27 PM BY LESLIE LINDBERG DRAWING DATE: 4/27/2028 3:27 PM BY LESLIE LINDBERG



- INDICATES SIDEWALK IS LOWER THAN CURB
- INDICATES 8-6.12 CURB & GUTTER
- INDICATES DEPRESSED CURB & GUTTER
- INDICATES ADA DETECTABLE WARNING STRIP
- INDICATES WATER MAIN PROTECTION (RUBBER GASKET JOINTS SHALL SPAN FROM STORM STRUCTURE TO STORM STRUCTURE AT WATERMAIN CROSSINGS)
- INDICATES TRENCH BACKFILL
- INDICATES RISER REQUIRED
- INDICATES CURB RETURN
- INDICATES DRIVEWAY LOCATION

SANITARY SEWER EXTENSION



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PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, ILLINOIS 60173
(847) 230-5400

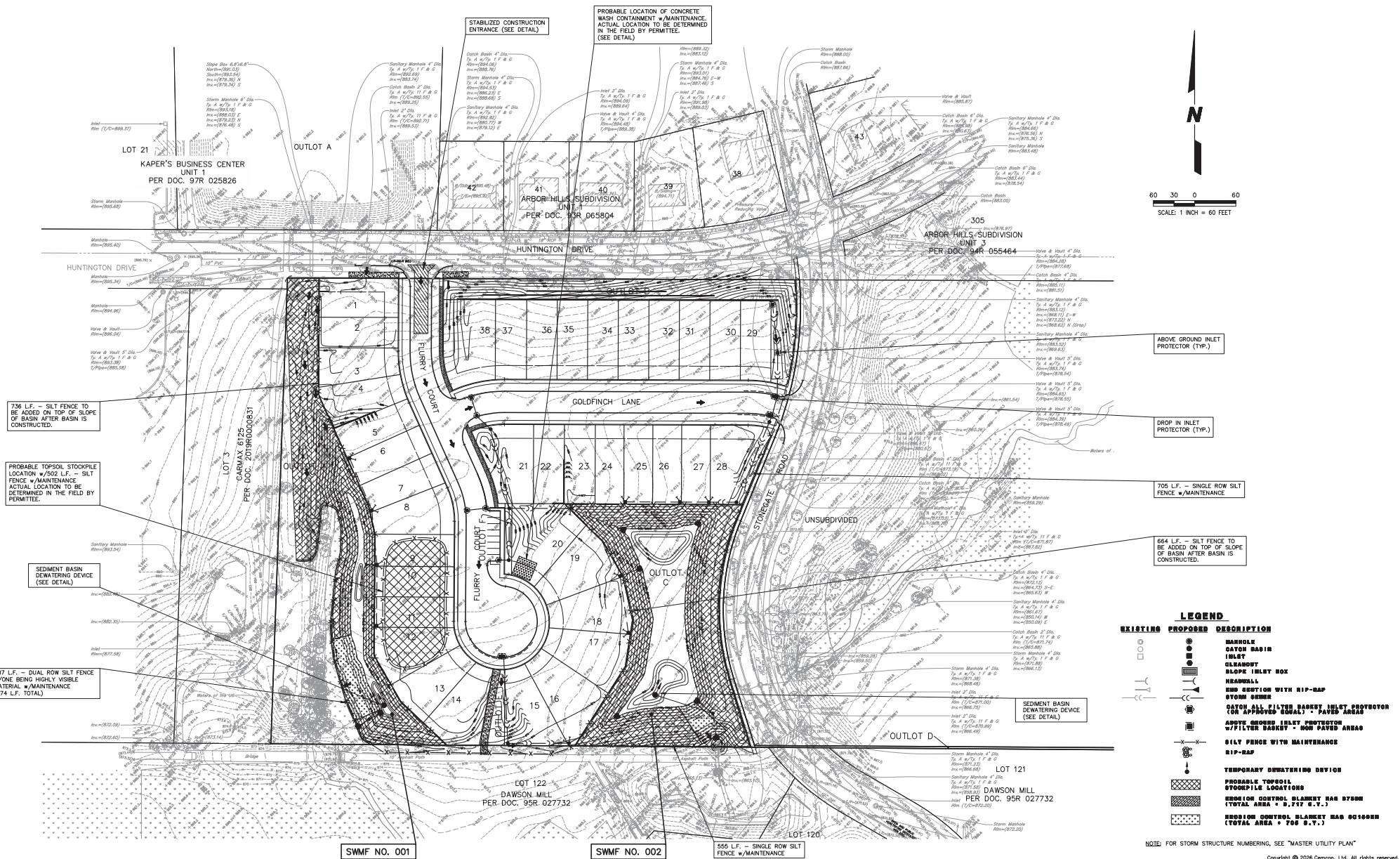


PREPARED BY:
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REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SANITARY SEWER EXTENSION HUNTINGTON VILLAS

FILE NAME: OVRPP	DSGN. BY: CRM	JOB NO.: 402.179	F.L.D. BK./PG.:	SHEET NO.
DIR: 402.179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 30'H, 5'V	16 of 18



NOTE: FOR STORM STRUCTURE NUMBERING, SEE "MASTER UTILITY PLAN"

PREPARED FOR:
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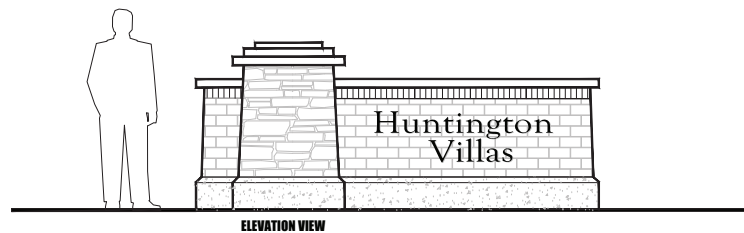
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SOIL EROSION AND SEDIMENTATION CONTROL PLAN
HUNTINGTON VILLAS

FILE NAME: SOILERO	DSGN. BY: CRM	JOB NO.: 402.179	FLD. BK./PG.: ----	SHEET NO. ER01 of ER03
DIR: 402179	DRN. BY: LAL	DATE: 04-23-26	SCALE: 1" = 60'	

HUNTINGTON VILLAS

SWC OF HUNTINGTON DRIVE & STONEGATE ROAD | ALGONQUIN, IL



ENTRANCE MONUMENT SIGN
(REFER TO SHEET L3.2 FOR DETAILING)

PROJECT TEAM

OWNER / DEVELOPER:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
TEL (847) 230-5308
CONTACT: MATT BROLLEY

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 JAMES 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 PROJECT TEAM ENTRANCE MONUMENT SIGN
L0.2	NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE PLANT SYMBOLS KEY DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	PLAN SHEET KEY SCHEDULES: PLANTS & MATERIALS LISTS (OVERALL, LAND DEV. & HOUSELINE)
L1.1	TREE PRESERVATION / REMOVAL PLAN
L1.2	TREE INVENTORY - ONSITE SUMMARY: EXISTING ONSITE TREES RATING SCALE: TREE CONDITION / FORM
L1.3	TREE INVENTORY - R.O.W. TREE INVENTORY - OFFSITE RATING SCALE: TREE CONDITION / FORM
L2.1	LANDSCAPE PLAN - NORTH
L2.2	LANDSCAPE PLAN - SOUTH NATIVE AREA NOTES
L2.3	FOUNDATIONS: SCHEDULES: PLANTS & MATERIALS LISTS LANDSCAPE PLAN
L3.1	DESIGN DETAILS: PRIVACY FENCE ENTRANCE MONUMENT LANDSCAPE PLAN
L3.2	DESIGN DETAILS: ENTRANCE MONUMENT



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STUDIO

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

SCHAUMBURG, IL

PLAN DATE

APRIL 28, 2026

REVISIONS

1.	5/2/26 PER CLIENT
2.	5/3/26 PER CLIENT (PROTOTYPICAL FOUNDATIONS)
3.	
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PROJECT NAME AND SHEET TITLE

HUNTINGTON VILLAS
ALGONQUIN, IL

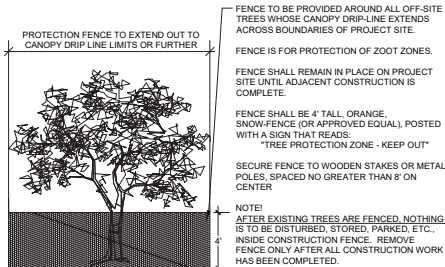
FINAL LANDSCAPE PLAN
- TITLE

SHEET NUMBER

L0.1

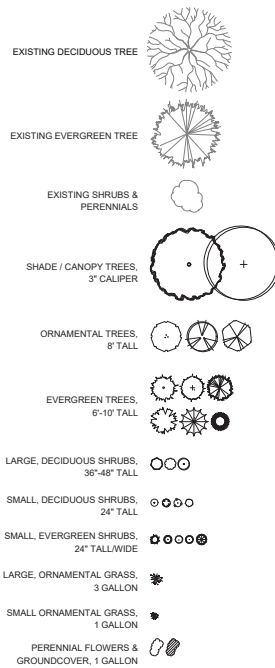
1. TREE PRESERVATION:

- ### DETAIL: TREE PROTECTION FENCE

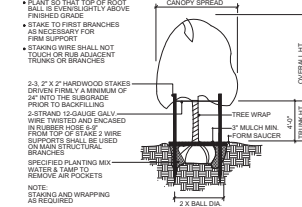


NOTE!

NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.

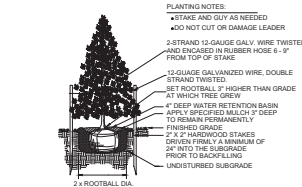


PLANTING NOTES:
PLANT SO THAT



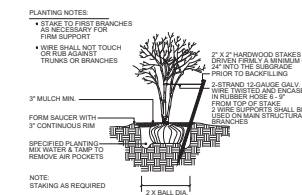
TREE PLANTING & STAKING

NOT TO SCALE



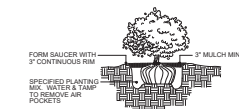
EVERGREEN TREE PLANTING

NOT TO SCALE



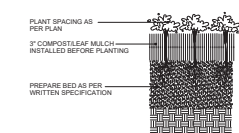
MULTI-TRUNK TREE STAKING

NOT TO SCALE



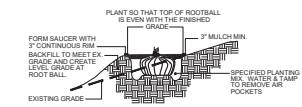
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.

2. CALL JULIE L. UTILITY LOCATION SERVICE (TEL. 800.892.2123, 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. PLANTING MUST BE PRUNED/MAINTAINED 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 BY FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (0"-12" DEEP, FINE GRADING, AND PREPARATION OF ALL PLANTING BEDS) AND 1/3 TOPSOIL. ISLANDS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ADDRESS ALL 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, 2/3 MUSHROOM COMPOST, AND 1/3 TORFED BARK. ISLAND MATERIAL SHALL BE - ROTTE-TILTED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDING TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS NOTED OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDED HARDWOOD MULCH (COLOR: NON-VEYD, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH THE LANDSCAPE ARCHITECT TO ENSURE PROPER WATERING OF PLANTING SCHEDULES AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY RISK OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FISHER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/PROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR IS TO USE PRECAUTIONS WHEN DIGGING. CONTRACTOR SHALL MAKE NECESSARY TOLERANCES 7' FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMISSIONS TO COME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR DETERMINING 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 AT THE TIME OF THE FINAL PLANS. ANY SUBSTITUTIONS OF THE LANDSCAPE ARCHITECT, IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REQUEST MATERIALS 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 BE PENNYCUE BLUEGRASS BLENDED SOO (MINERAL NOT PEAT), PER VILLAGE. SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO REFORM A SOIL. LAWN AREAS, FREE OF BARE SPOTS, IDENTIFICATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR EROSION AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATIC CONDITIONS. ALL 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 YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.



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(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

SCHAUMBURG, IL

PLAN DATE

APRIL 28, 2026

REVISIONS

2.	5/3/26 PER CLIENT (PROTOTYPICAL FOUNDATIONS)
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PROJECT NAME AND SHEET TITLE

HUNTINGTON VILLAS

FINAL LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER

LO.2

EXISTING TREES

TREE INVENTORY SUMMARY

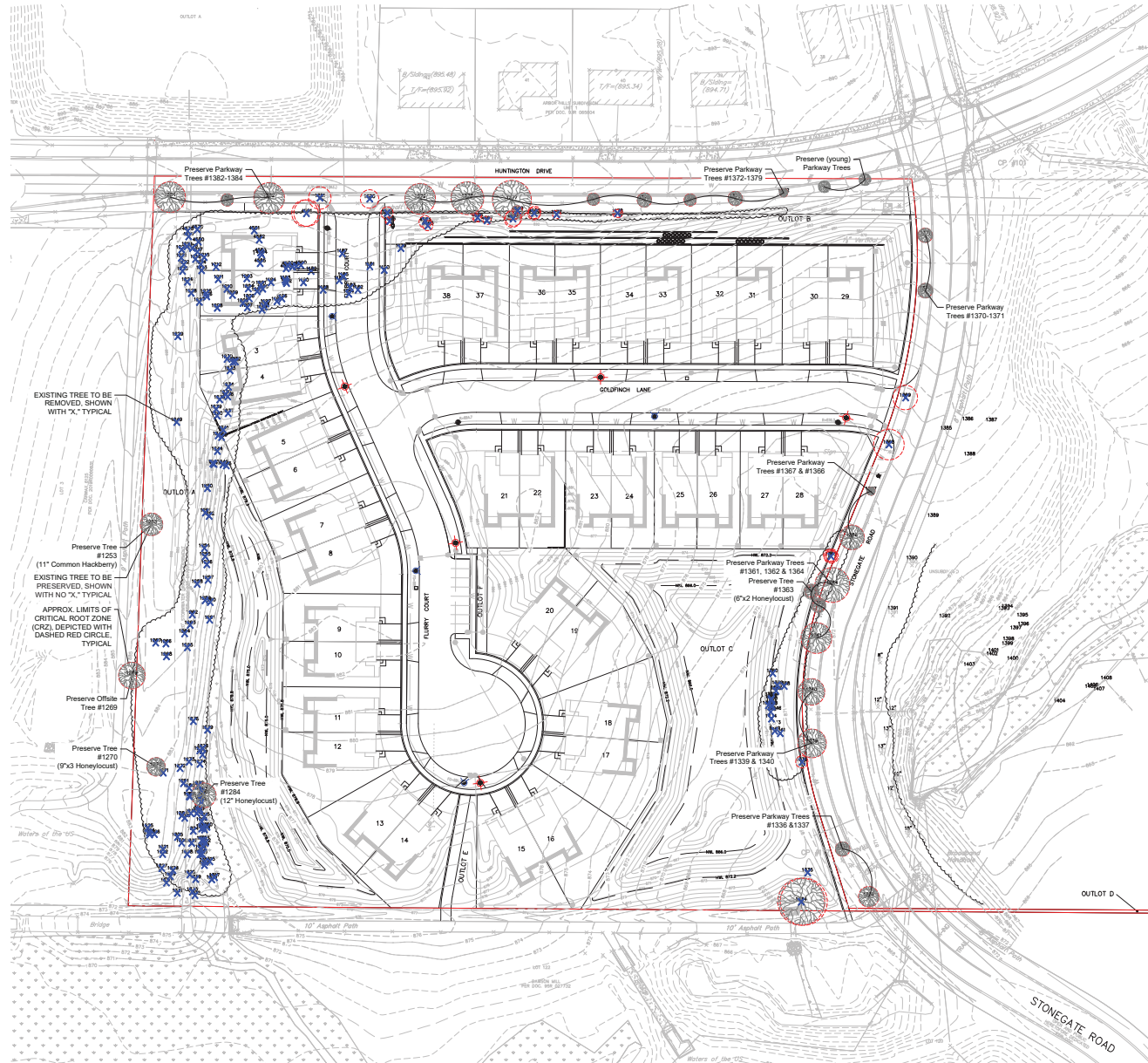
TOTAL NUMBER OF TREES SURVEYED = 231*
 NUMBER OF TREES TO BE REMOVED = 180*
 NUMBER OF TREES TO BE PRESERVED = 51*
 *Includes existing trees within R.O.W.

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"

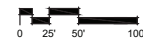
DESCRIPTIONS:

- 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"



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 LAKE IN THE HILLS, IL 60156
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CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

SCHAUMBURG, IL

PLAN DATE

APRIL 28, 2026

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- 5/2/26 PER CLIENT
- 5/3/26 PER CLIENT (PROTOTYPICAL FOUNDATIONS)
-
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PROJECT NAME AND SHEET TITLE

HUNTINGTON VILLAS
ALGONQUIN, IL

FINAL 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	<i>Ulmus spp.</i>	Elm Cultivar	3	Remove	D
1178	4x2	<i>Morus alba</i>	White Mulberry	3	Remove	D
1179	6x6	<i>Morus spp.</i>	Apple Cultivar	3	Remove	C
1180	6x2	<i>Morus spp.</i>	Apple Cultivar	3	Remove	C
1181	9x3	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1182	10	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1183	4	<i>Morus spp.</i>	Apple Cultivar	3	Remove	C
1184	7	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1185	9x2	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1186	6x2	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1187	6	<i>Juglans nigra</i>	Black Walnut	3	Remove	A
1188	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1189	15	<i>Ulmus pumila</i>	Siberian Elm	4	Remove	D
1190	6	<i>Ulmus pumila</i>	Siberian Elm	4	Remove	D
1191	7	<i>Ulmus americana</i>	American Elm	4	Remove	D
1192	23	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
1193	10	<i>Morus alba</i>	White Mulberry	3	Remove	D
1194	18x2	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1195	11	<i>Ulmus pumila</i>	Siberian Elm	3	Remove	D
1196	5	<i>Morus alba</i>	White Mulberry	3	Remove	D
1197	4x3	<i>Morus alba</i>	White Mulberry	3	Remove	D
1198	5	<i>Morus alba</i>	White Mulberry	4	Remove	D
1199	8	<i>Morus alba</i>	White Mulberry	4	Remove	D
1200	4	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
1201	10	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1202	5	<i>Morus alba</i>	White Mulberry	3	Remove	D
1203	15	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
1204	7	<i>Morus spp.</i>	Apple Cultivar	3	Remove	C
1205	12	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
1206	4	<i>Juniperus virginiana</i>	Eastern Red Cedar	4	Remove	B
1207	13	<i>Morus alba</i>	White Mulberry	3	Remove	D
1208	8	<i>Morus alba</i>	White Mulberry	3	Remove	D
1209	7	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
1210	12	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1211	15	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
1212	19x2	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1213	6x2	<i>Morus alba</i>	White Mulberry	3	Remove	D
1214	5	<i>Morus alba</i>	White Mulberry	4	Remove	D
1215	6	<i>Morus alba</i>	White Mulberry	4	Remove	D
1216	12	<i>Ulmus pumila</i>	Siberian Elm	3	Remove	D
1217	5x3	<i>Morus alba</i>	White Mulberry	4	Remove	D
1218	4	<i>Morus alba</i>	White Mulberry	4	Remove	D
1219	4	<i>Morus alba</i>	White Mulberry	4	Remove	D
1220	6x3	<i>Morus alba</i>	White Mulberry	4	Remove	D
1221	6	<i>Morus alba</i>	White Mulberry	4	Remove	D
1222	13	<i>Morus alba</i>	White Mulberry	4	Remove	D
1223	4x2	<i>Morus alba</i>	White Mulberry	4	Remove	D
1224	6x3	<i>Morus alba</i>	White Mulberry	4	Remove	D
1225	4	<i>Morus alba</i>	White Mulberry	4	Remove	D
1226	14	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1227	7x3	<i>Morus alba</i>	White Mulberry	3	Remove	D
1228	4x3	<i>Morus alba</i>	White Mulberry	4	Remove	D
1229	18x2	<i>Morus alba</i>	White Mulberry	3	Remove	D
1230	12	<i>Gleditsia triacanthos</i>	Honey-Locust	2	Remove	B
1231	6	<i>Morus alba</i>	White Mulberry	3	Remove	D
1232	6	<i>Morus alba</i>	White Mulberry	3	Remove	D
1233	8x2	<i>Morus alba</i>	White Mulberry	3	Remove	D
1234	4	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1235	8	<i>Morus alba</i>	White Mulberry	4	Remove	D
1236	5x2	<i>Morus alba</i>	White Mulberry	4	Remove	D
1237	6	<i>Morus alba</i>	White Mulberry	4	Remove	D
1238	5x2	<i>Morus alba</i>	White Mulberry	3	Remove	D
1239	8x4	<i>Morus alba</i>	White Mulberry	3	Remove	D
1240	8	<i>Morus alba</i>	White Mulberry	3	Remove	D
1241	16	<i>Ulmus pumila</i>	Siberian Elm	4	Remove	D
1242	7x2	<i>Morus alba</i>	White Mulberry	3	Remove	D
1243	9	<i>Morus alba</i>	White Mulberry	3	Remove	D
1244	10	<i>Gleditsia triacanthos</i>	Honey-Locust	2	Remove	B
1245	6x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1246	5	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1247	13x2	<i>Morus alba</i>	White Mulberry	3	Remove	D
1248	16	<i>Acer negundo</i>	Ash-Leaf Maple	2	Remove	D
1249	12x2	<i>Acer negundo</i>	Ash-Leaf Maple	2	Remove	D
1250	17	<i>Morus alba</i>	White Mulberry	3	Remove	D
1251	15	<i>Gleditsia triacanthos</i>	Honey-Locust	2	Remove	B
1252	11	<i>Celtis occidentalis</i>	Common Hackberry	2	PRESERVE	B
1253	6	<i>Morus alba</i>	White Mulberry	3	Remove	D
1254	17	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1255	17	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1256	7x3	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1257	6x2	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1258	7	<i>Acer negundo</i>	Ash-Leaf Maple	2	Remove	D
1259	14x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1260	18	<i>Morus alba</i>	White Mulberry	3	Remove	D
1261	7x2	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1262	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1263	20	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1264	6	<i>Acer negundo</i>	Ash-Leaf Maple	2	Remove	D
1265	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1266	12	<i>Acer negundo</i>	Ash-Leaf Maple	2	Remove	D

Tag #	DBH (inches)	Botanic Name	Common Name	Condition	Outcome	Sp. Group
1267	10x3	<i>Acer negundo</i>	Ash-Leaf Maple	2	Remove	D
1268	16	<i>Acer negundo</i>	Ash-Leaf Maple	2	Remove	D
1270	9x3	<i>Gleditsia triacanthos</i>	Honey-Locust	2	PRESERVE	B
1271	8x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1272	19	<i>Ulmus pumila</i>	Siberian Elm	3	Remove	D
1273	10	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1274	10	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1275	7	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1276	14	<i>Ulmus pumila</i>	Siberian Elm	3	Remove	D
1277	4x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1278	11x3	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1279	6	<i>Morus alba</i>	White Mulberry	3	Remove	D
1280	4x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1281	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1282	9	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1283	10x2	<i>Morus alba</i>	White Mulberry	4	Remove	D
1284	12	<i>Gleditsia triacanthos</i>	Honey-Locust	2	PRESERVE	B
1285	5x2	<i>Acer negundo</i>	Ash-Leaf Maple	5	Remove	D
1286	4	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1287	10	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1288	10	<i>Ulmus pumila</i>	Siberian Elm	4	Remove	D
1289	9	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1290	4	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1291	7	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1292	8	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1293	8	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1294	10	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1295	16	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1296	12	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1297	5	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1298	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1299	6	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1300	12	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1301	8	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1302	5	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1303	7	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1304	8	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1305	17	<i>Ulmus pumila</i>	Siberian Elm	3	Remove	D
1306	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1307	6	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1308	12	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1309	9x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1310	5	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1311	13	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1312	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1313	5	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1314	12	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1315	5	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1316	6x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1317	4x2	<i>Acer negundo</i>	Ash-Leaf Maple	4	Remove	D
1318	7	<i>Acer negundo</i>	Ash-Leaf Maple	5	Remove	D
1319	7	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1320	10x2	<i>Salix fragilis</i>	Crack Willow	4	Remove	D
1321	6x2	<i>Robinia pseudoacacia</i>	Black Locust	3	Remove	D
1322	8	<i>Robinia pseudoacacia</i>	Black Locust	3	Remove	D
1323	4	<i>Robinia pseudoacacia</i>	Black Locust	2	Remove	D
1324	4	<i>Robinia pseudoacacia</i>	Black Locust	3	Remove	D
1325	4	<i>Robinia pseudoacacia</i>	Black Locust	3	Remove	D
1326	14	<i>Morus alba</i>	White Mulberry	3	Remove	D
1327	10	<i>Robinia pseudoacacia</i>	Black Locust	3	Remove	D
1328	7	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1329	12	<i>Robinia pseudoacacia</i>	Black Locust	3	Remove	D
1330	6	<i>Ulmus pumila</i>	Siberian Elm	3	Remove	D
1331	14x2	<i>Salix fragilis</i>	Crack Willow	5	Remove	D
1332	20	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1333	26	<i>Salix fragilis</i>	Crack Willow	3	Remove	D
1334	23x2	<i>Ulmus pumila</i>	Siberian Elm	2	Remove	D
1335	19	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1336	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1341	18	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1342	27	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1343	20	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1344	16	<i>Salix fragilis</i>	Crack Willow	3	Remove	D
1345	14x2	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1346	9	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1347	7	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1348	10x2	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1349	8	<i>Salix fragilis</i>	Crack Willow	3	Remove	D
1350	7	<i>Salix fragilis</i>	Crack Willow	3	Remove	D
1351	7	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
1352	5	<i>Salix fragilis</i>	Crack Willow	3	Remove	D
1353	8	<i>Salix fragilis</i>	Crack Willow	3	Remove	D
1354	7	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
1355	16	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1356	18x2	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
1357	10x2	<i>Populus deltoides</i>	Eastern Cottonwood	4	Remove	C
1358	16	<i>Salix fragilis</i>	Crack Willow	3	Remove	D
1359	18	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C

Tag #	DBH (inches)	Botanic Name	Common Name	Condition	Outcome	Sp. Group
1360	10	<i>Acer negundo</i>	Ash-Leaf Maple	3	Remove	D
1363	6x2	<i>Gleditsia triacanthos</i>	Honey-Locust	3	PRESERVE	B
1365	6x4	<i>Gleditsia triacanthos</i>	Honey-Locust	3	Remove	B
1380	9	<i>Acer X Freemanii</i>	Freeman's Maple	2	Remove	B
1381	11	<i>Acer X Freemanii</i>	Freeman's Maple	2	Remove	B
4577	5x3	<i>Morus alba</i>	White Mulberry	3	Remove	D
4578	5x2	<i>Morus alba</i>	White Mulberry	4	Remove	D
4579	4x3	<i>Morus alba</i>	White Mulberry	4	Remove	D
4580	11	<i>Morus alba</i>	White Mulberry	3	Remove	D
4581	25	<i>Populus deltoides</i>	Eastern Cottonwood	2	Remove	C
4582	27	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
4583	17	<i>Populus deltoides</i>	Eastern Cottonwood	3	Remove	C
4584	6	<i>Morus alba</i>	White Mulberry	4	Remove	D
4585	4	<i>Morus alba</i>	White Mulberry	4	Remove	D
4586	5	<i>Ulmus americana</i>	American Elm	4	Remove	D
4587	5	<i>Morus alba</i>	White Mulberry	4	Remove	D
4588	5x3	<i>Morus alba</i>	White Mulberry	3	Remove	D
4589	6	<i>Morus alba</i>	White Mulberry	4	Remove	D
4590	5x2	<i>Morus alba</i>	White Mulberry	4	Remove	D
4591	13x3	<i>Ulmus pumila</i>	Siberian Elm	4	Remove	D
4592	6	<i>Ulmus spp.</i>	Elm Cultivar	3	Remove	D
4593	4x2	<i>Ulmus spp.</i>	Elm Cultivar	3	Remove	D
4594	6	<i>Pyrus calleryana</i>	Ornamental Pear	2	Remove	D
4595	5	<i>Pyrus calleryana</i>	Ornamental Pear	2	Remove	D
4596	6	<i>Morus spp.</i>	Elm Cultivar	3	Remove	D
4597	4	<i>Pyrus calleryana</i>	Ornamental Pear	3	Remove	D

TREE INVENTORY - RIGHT-OF-WAY (R.O.W.)

Tag #	DBH (inches)	Botanic Name	Common Name	Condition	Outcome	Sp. Group
1336	30	<i>Corallorhiza innata</i>	Northern Catalpa	2	PRESERVE	B
1337	7	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	2	PRESERVE	B
1339	14	<i>Tilia cordata</i>	Little-Leaved Linden	2	PRESERVE	B
1340	13	<i>Tilia cordata</i>	Little-Leaved Linden	2	PRESERVE	B
1361	15	<i>Tilia cordata</i>	Little-Leaved Linden	2	PRESERVE	B
1362	6x2	<i>Gleditsia triacanthos</i>	Honey-Locust	3	PRESERVE	B
1364	17	<i>Gleditsia triacanthos</i>	Honey-Locust	1	PRESERVE	B
1366	12	<i>Ulmus spp.</i>	Elm Cultivar	2	PRESERVE	D
1367	4	<i>Quercus alba</i>	Northern White Oak	2	PRESERVE	A
1368	15	<i>Tilia cordata</i>	Little-Leaved Linden	2	Remove	B
1369	12	<i>Tilia cordata</i>	Little-Leaved Linden	4	Remove	B
1370	7	<i>Taxodium distichum</i>	Southern Bald-Cypress	1	PRESERVE	B
1371	7	<i>Acer X freemanii</i>	Freeman's Maple	2	PRESERVE	B
1372	4	<i>Celtis occidentalis</i>	Common Hackberry	2	PRESERVE	B
1373	7	<i>Alder spp.</i>	Alder Cultivar	2	PRESERVE	C
1374	6	<i>Alder spp.</i>	Alder Cultivar	2	PRESERVE	C
1375	7	<i>Betula nigra</i>	River Birch	2	PRESERVE	C
1376	6	<i>Alder spp.</i>	Alder Cultivar	4	PRESERVE	C
1377	19	<i>Ulmus spp.</i>	Elm Cultivar	2	PRESERVE	D
1378	16	<i>Ulmus spp.</i>	Elm Cultivar	2	PRESERVE	D
1379	15	<i>Ulmus spp.</i>	Elm Cultivar	2	PRESERVE	D
1382	15	<i>Acer X freemanii</i>	Freeman's Maple	2	PRESERVE	B
1383	6	<i>Alder spp.</i>	Alder Cultivar	4	PRESERVE	C
1384	15	<i>Gleditsia triacanthos</i>	Honey-Locust	3	PRESERVE	B

TREE INVENTORY - OFFSITE

Tag #	DBH (inches)	Botanic Name	Common Name	Condition	Outcome	Sp. Group
1269	13	<i>Acer negundo</i>	Ash-Leaf Maple	4	PRESERVE	D
1385	6	<i>Gleditsia triacanthos</i>	Honey-Locust	2	PRESERVE	B
1386	14	<i>Tilia cordata</i>	Little-Leaved Linden	2	PRESERVE	B
1387	5	<i>Juglans nigra</i>	Black Walnut	3	PRESERVE	A
1388	6	<i>Morus alba</i>	White Mulberry	3	PRESERVE	D
1389	6	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	1	PRESERVE	B
1390	6	<i>Catalpa speciosa</i>	Northern Catalpa	2	PRESERVE	B
1391	10	<i>Celtis occidentalis</i>	Common Hackberry	1	PRESERVE	B
1392	4	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1393	11	<i>Acer negundo</i>	Ash-Leaf Maple	2	PRESERVE	D
1394	9	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1395	12x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1396	12x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1397	6	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1398	9x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1399	10	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1400	12x3	<i>Morus alba</i>	White Mulberry	5	PRESERVE	D
1401	14x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1402	18x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1403	4	<i>Juglans nigra</i>	Black Walnut	2	PRESERVE	A
1404	5	<i>Juniperus communis</i>	Common Juniper	2	PRESERVE	C
1405	5x2	<i>Acer negundo</i>	Ash-Leaf Maple	3	PRESERVE	D
1406	7	<i>Juniperus communis</i>	Common Juniper	4	PRESERVE	C
1407	11	<i>Juniperus communis</i>	Common Juniper	3	PRESERVE	C
1408	10	<i>Acer negundo</i>	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 causes, 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

APRIL 28, 2026

REVISIONS

1.	5/2/26 PER CLIENT
2.	5/3/26 PER CLIENT (PROTOTYPICAL FOUNDATIONS)
3.	
4.	
5.	
6.	
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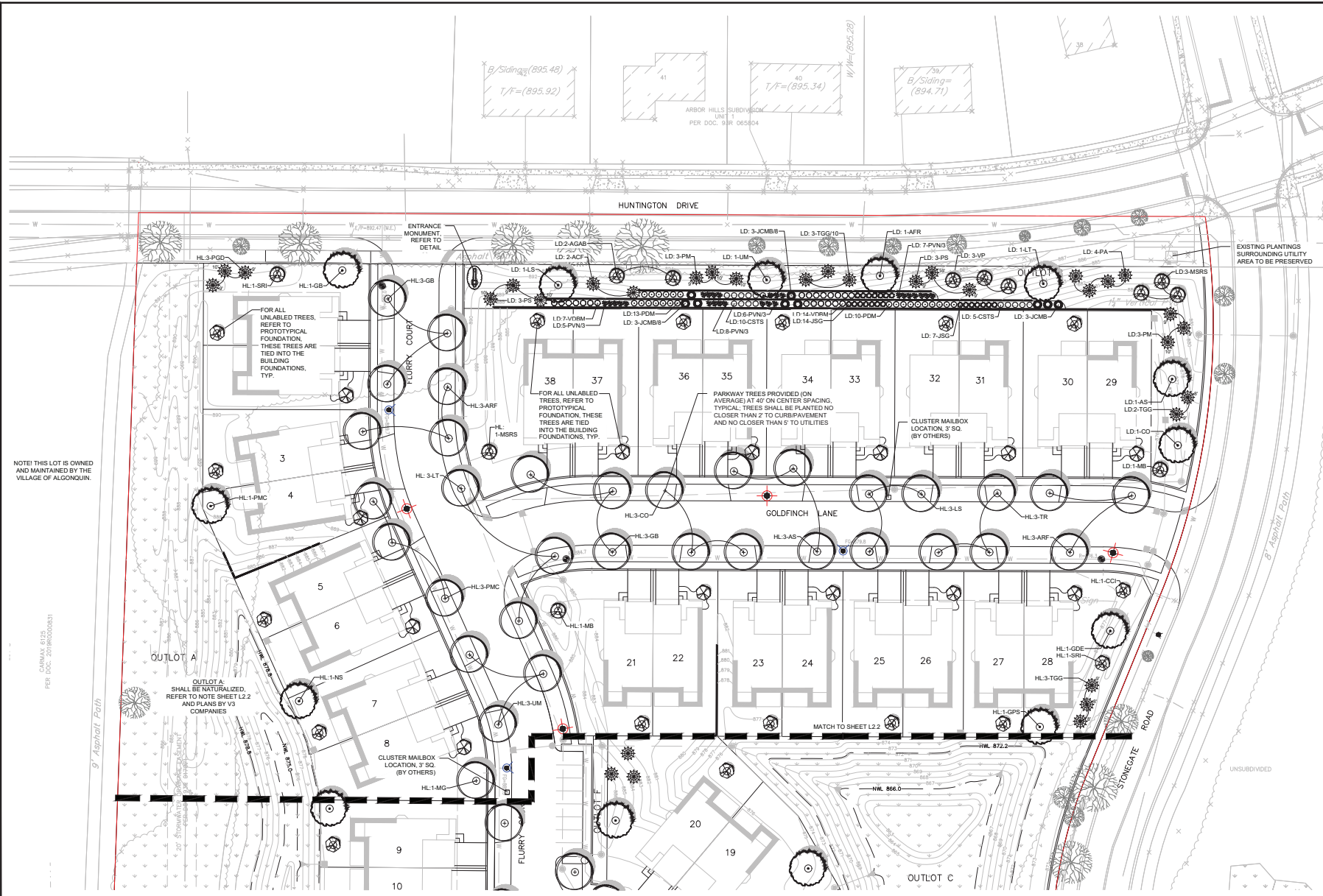
PROJECT NAME AND SHEET TITLE

HUNTINGTON VILLAS
ALGONQUIN, IL

FINAL LANDSCAPE PLAN
- TREE INVENTORY

SHEET NUMBER

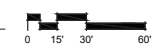
L1.3



NOTE: THIS LOT IS OWNED AND MAINTAINED BY THE VILLAGE OF ALGONQUIN.

CANAL 6125
PER DOC. 201900000331

LANDSCAPE PLAN: NORTH
SCALE: 1" = 30'-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
APRIL 28, 2026

REVISIONS	
1.	5/2/26 PER CLIENT
2.	5/3/26 PER CLIENT (PROTOTYPICAL FOUNDATIONS)
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE
**HUNTINGTON VILLAS
ALGONQUIN, IL**

**FINAL LANDSCAPE PLAN
- PROPOSED OVERALL
NORTH**

SHEET NUMBER
L2.1

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:

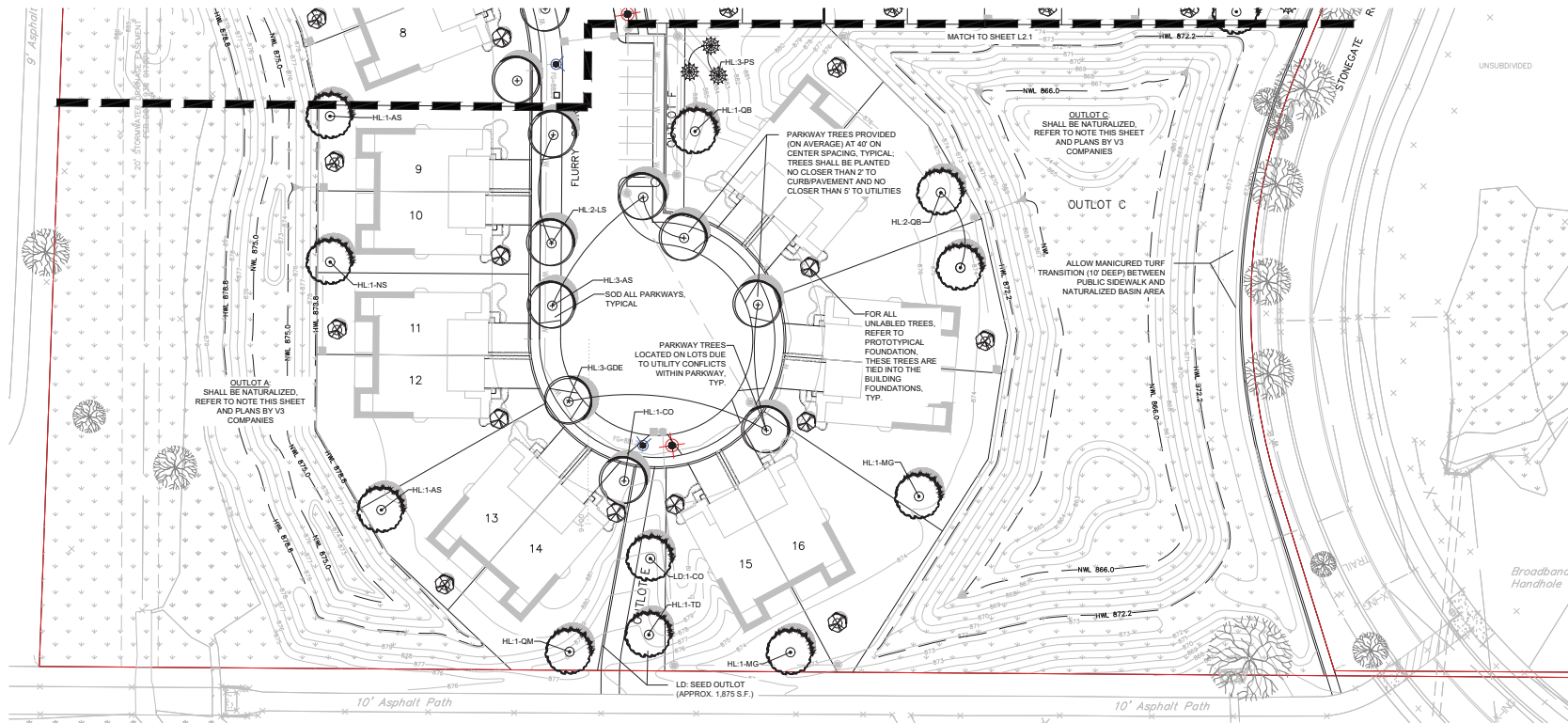
STORMWATER MANAGEMENT AREA (DELINEATED IN HATCHING) TO BE NATURALIZED.

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 UNDESIRABLE HERBACEOUS VEGETATION
- RAKE OR DISC SOIL FOR SEED BED PREPARATION
- SEED AREA WITH NATIVE SEED MIX
- COVER SEED AREA WITH EROSION CONTROL BLANKET (S75BN) OR STRAW MULCH OR SIMILAR AS RECOMMENDED BY PROJECT ECOLOGIST (V3)
- INSTALL EMERGENT PLUGS AS NEEDED
- PROVIDE A 3-YEAR ESTABLISHMENT PLAN*

*PLANT PALETTES, INSTALLATION SPECIFICATIONS, AND MONITORING AND MAINTENANCE PLANS TO BE PROVIDED BY V3 COMPANIES 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.



LANDSCAPE PLAN: SOUTH

SCALE: 1" = 30'-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

APRIL 28, 2026

REVISIONS

1.	5/2/26 PER CLIENT
2.	5/3/26 PER CLIENT (PROTOTYPICAL FOUNDATIONS)
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

HUNTINGTON VILLAS
ALGONQUIN, IL

FINAL LANDSCAPE PLAN
- PROPOSED OVERALL
SOUTH

SHEET NUMBER

L2.2

PROTOTYPICAL FOUNDATIONS - LANDSCAPE PLANS

SCHEDULES: PLANT & MATERIALS LISTS, FOUNDATIONS

RESIDENCE 1

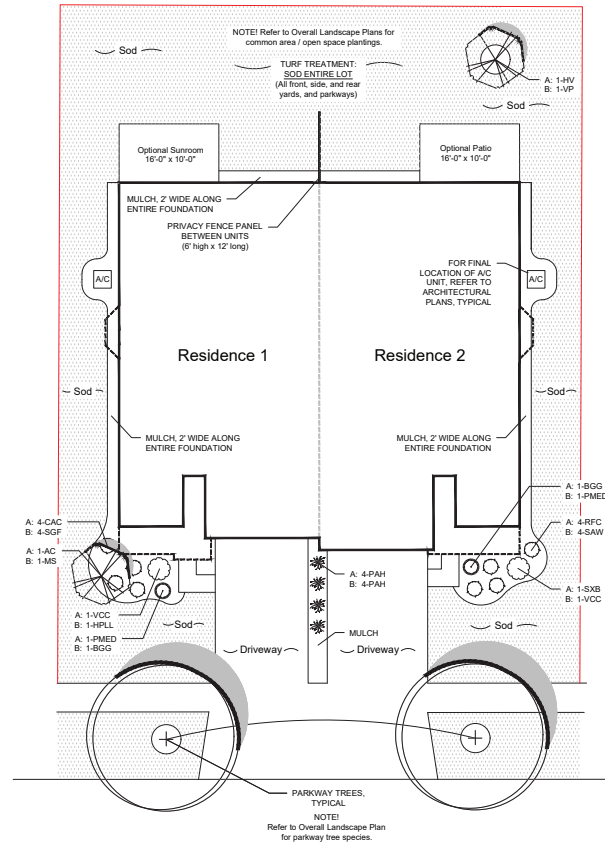
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
"A" SOUTH / WEST ORIENTATION				
AC	1	2" cal / 6' high	ORNAMENTAL TREES <i>Azalea</i>	Shadblow Serviceberry
VCC	1	36" high	LARGE DECIDUOUS SHRUBS <i>Viburnum cerasifolium</i> 'Compact'	Dwarf Koreanspice Viburnum
CAC	4	5 gal/24"	SMALL DECIDUOUS SHRUBS <i>Cotoneaster capitatus</i>	Kranspice Cotoneaster
PMED	1	24" wide	EVERGREEN SHRUBS <i>Prunus mugo</i> 'Tiny'	End Dwarf Mugo Pine
PAH	4	1 Gal.	ORNAMENTAL GRASSES <i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass
			MATERIALS	
	1	CY		Soil Amendments
	3.5	CY		Shredded Hardwood Mulch
	1	5 Y		Kentucky Bluegrass Blend Soil
	1	PANEL		Privacy Fence (12' long by 6' high)

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
"B" NORTH / EAST ORIENTATION				
MS	1	2" cal / 6' high	ORNAMENTAL TREES Malus sargentii	Sargent Flowering Crabapple
HPLL	1	36" high	Large DECIDUOUS SHRUBS Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea
SGF	4	5 gal./24"	SMALL DECIDUOUS SHRUBS Spiraea bushiana 'Goldflame'	Goldflame Spiraea
BGG	1	24" wide	EVERGREEN SHRUBS Buxus x 'Green Giant'	Green Giant Boxwood
PAH	4	1 Gal.	ORNAMENTAL GRASSES Pennisetum alopecuroides 'Hamit'	Hardt Fountain Grass
MATERIALS				
-	1	CY		Soil Amendments
-	3.5	CY		Shredded Hardwood Mulch
-	1	5 Y		Kentucky Bluegrass Blend Sod
-	1	PANEL		Privacy Fence (12' long by 6' high)

RESIDENCE 2

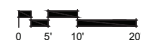
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
"A" SOUTH / WEST ORIENTATION				
HV	1	6' high	ORNAMENTAL TREES Hamamelis, emulsi	Vernal Witchhazel
SXB	1	36" high	LARGE DECIDUOUS SHRUBS Syringa x Pental	Flowering Almond
RFC	4	54" x 24"	SMALL DECIDUOUS SHRUBS Rosa x Nostrant	Bloomer Carpet Pink Rose
BGG	1	24" wide	EVERGREEN SHRUBS Buxus x Green Gem	Green Gem Boxwood
PAH	4	1 Gal.	ORNAMENTAL GRASSES Pennisetum alopecuroides 'Hameli'	Dwarf Fountain Grass
			MATERIALS	
	1	C.Y.		Soil Amendments
	3.5	C.Y.		Shredded Hardwood Mulch
	TBD	S.Y.		Kentucky Bluegrass Blend Sod
		PANEL		Privacy Fence (12' long by 6' high)

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
"B" NORTH / EAST ORIENTATION				
VP	1	6' high	ORNAMENTAL TREES	
			<i>Viburnum prunifolium</i>	Blackhaw-Viburnum
VCC	1	36" high	LARGE DECIDUOUS SHRUBS	
			<i>Viburnum carlesii</i> 'Compactum'	Dwarf Koraesapine Viburnum
SAW	4	5 gal./24"	SMALL DECIDUOUS SHRUBS	
			<i>Spiraea bumalda</i> 'Autumn Waterer'	Waterer Waterer Burnald Spirea
PMED	1	24" wide	EVERGREEN SHRUBS	
			<i>Pinus mugo</i> 'Etna'	Encl Dwarf Mugo Pine
PAH	4	1 Gal	ORNAMENTAL GRASSES	
			<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass
			MATERIALS	
	1	C.Y.		Soil Amendments
	3.5	C.Y.		Shredded Hardwood Mulch
	TBD	S.Y.		Kentucky Bluegrass Seed
	1	PANEL		Privacy Fence (22 long by 6' high)



DETAIL: FOUNDATION LANDSCAPES

SCALE: 1" = 10'-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

APRIL 28, 2026

REVISIONS

1.	5/2/26 PER CLIENT
2.	5/3/26 PER CLIENT (PROTOTYPICAL FOUNDATIONS)
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

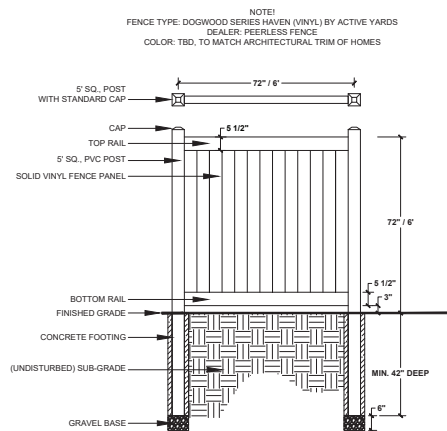
HUNTINGTON VILLAS
ALGONQUIN, IL

FINAL LANDSCAPE PLAN - PROPOSED FOUNDATIONS

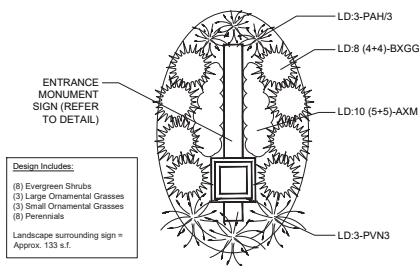
SHEET NUMBER

L2.3

DESIGN DETAILS



DETAIL: PRIVACY FENCE
NOT TO SCALE



DETAIL: ENTRANCE MONUMENT LANDSCAPE
SCALE: 1/4" = 1'-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

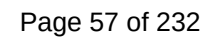
PLAN DATE
APRIL 28, 2026

REVISIONS	
1.	5/2/26 PER CLIENT
2.	5/3/26 PER CLIENT (PROTOTYPICAL FOUNDATIONS)
3.	
4.	
5.	
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10.	

PROJECT NAME AND SHEET TITLE
**HUNTINGTON VILLAS
ALGONQUIN, IL**

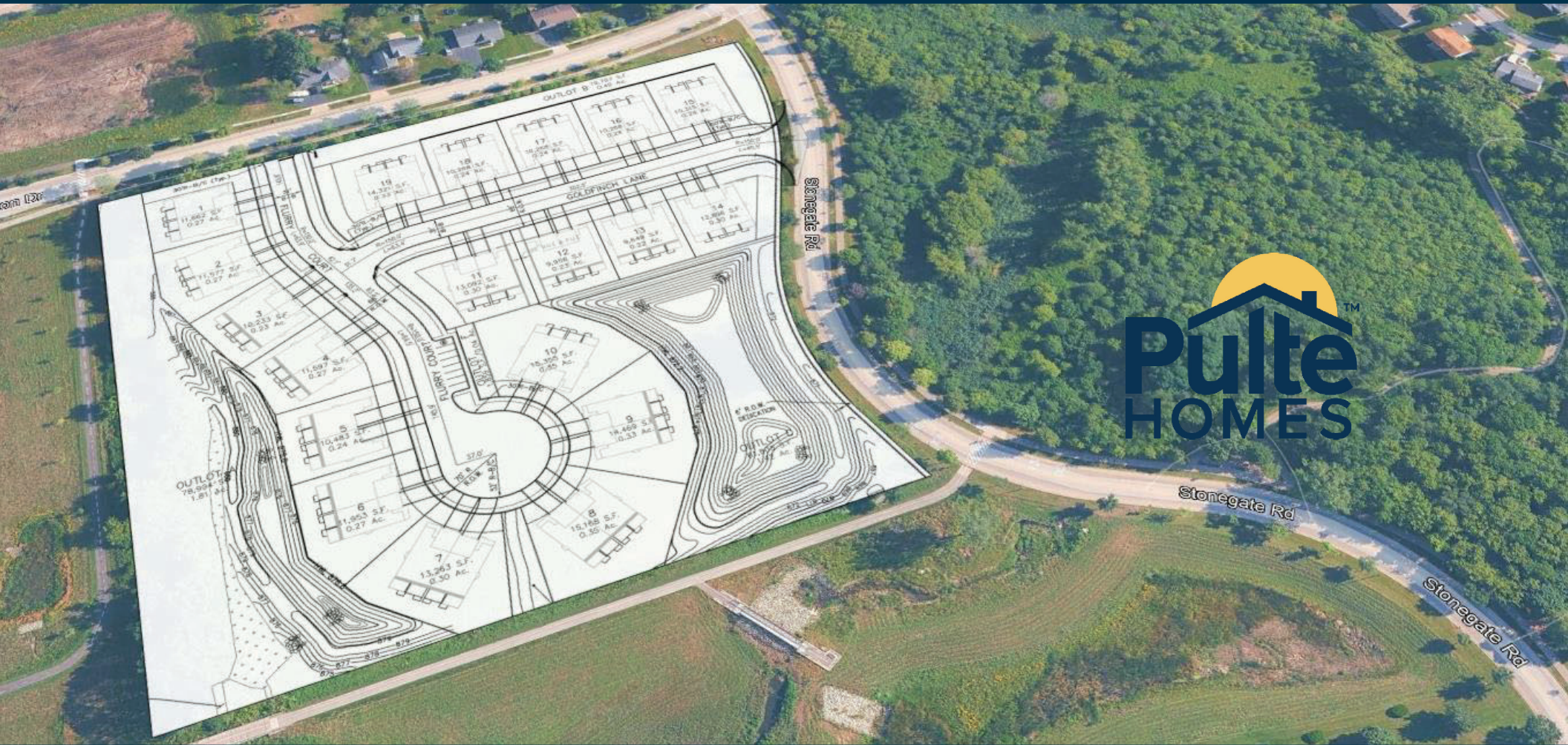
**FINAL LANDSCAPE PLAN
- DESIGN DETAILS**

SHEET NUMBER
L3.1



HUNTINGON VILLAS ELEVATIONS

FINAL PLAT SUBMITTAL
MAY 4TH , 2026



Product Description

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

HUNTINGTON VILLAS ELEVATIONS



Pulte Homes

PROVENCE & PROVENCE W/ LOFT

Page | 3

HUNTINGON VILLAS ELEVATIONS



HUNTINGTON VILLAS ELEVATIONS



HUNTINGON VILLAS ELEVATIONS



HUNTINGON VILLAS ELEVATIONS



HUNTINGTON VILLAS ELEVATIONS



HUNTINGON VILLAS ELEVATIONS



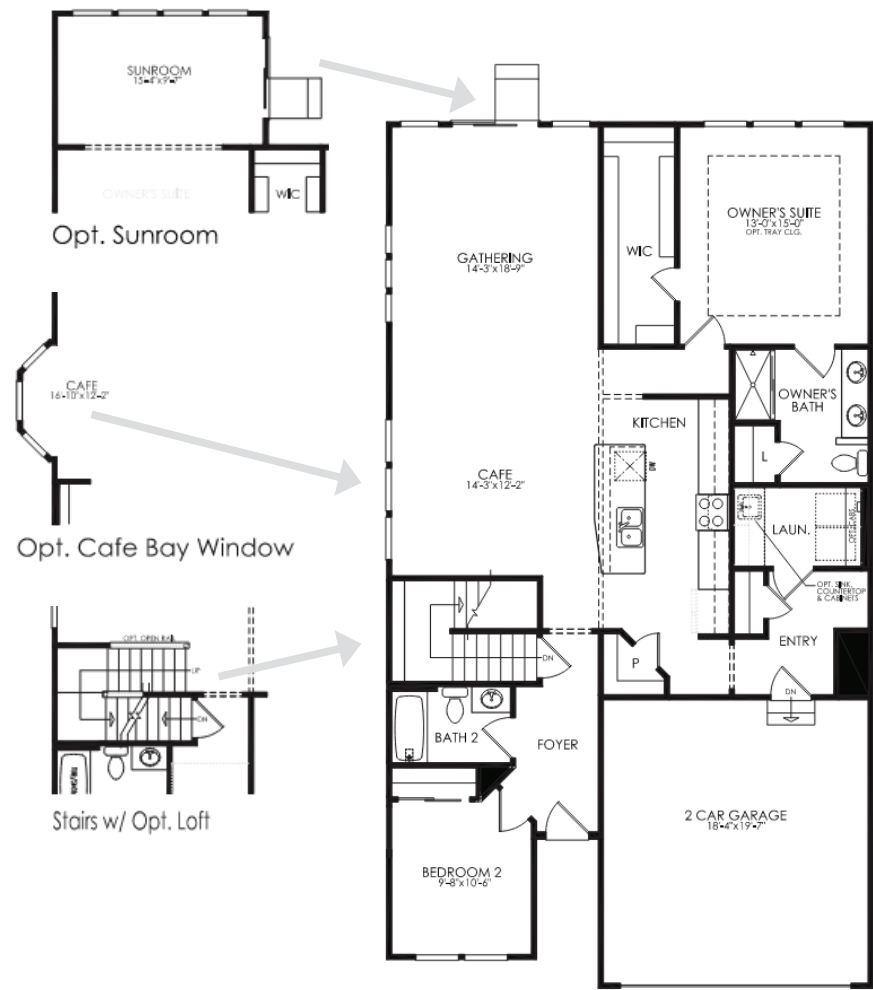
HUNTINGTON VILLAS ELEVATIONS



HUNTINGTON VILLAS ELEVATIONS



HUNTINGTON VILLAS FLOORPLANS | 1ST FLOOR & STRUCTURAL OPTIONS



HUNTINGON VILLAS FLOORPLANS | OPTIONAL 2ND FLOOR



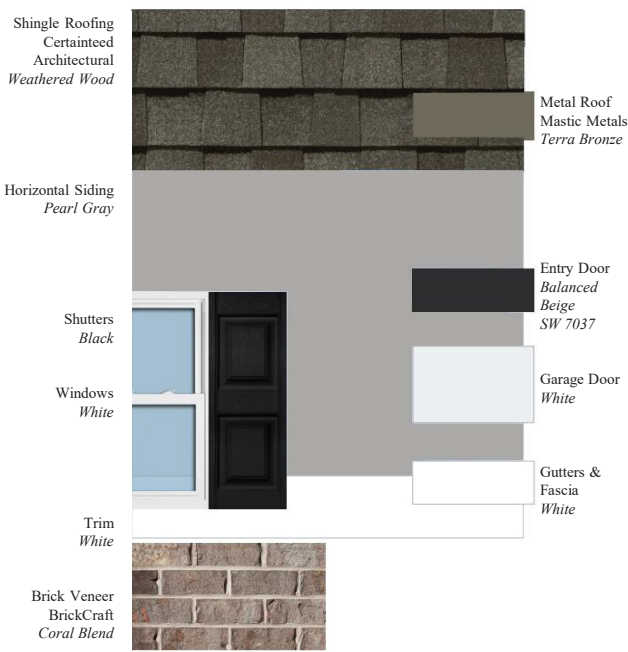
Opt. Loft with Bedroom and Bath

HUNTINGTON VILLAS EXTERIOR COLORS

Package 1



Package 2



Package 3



HUNTINGTON VILLAS EXTERIOR COLORS | BRICK PHOTOS

Package 1



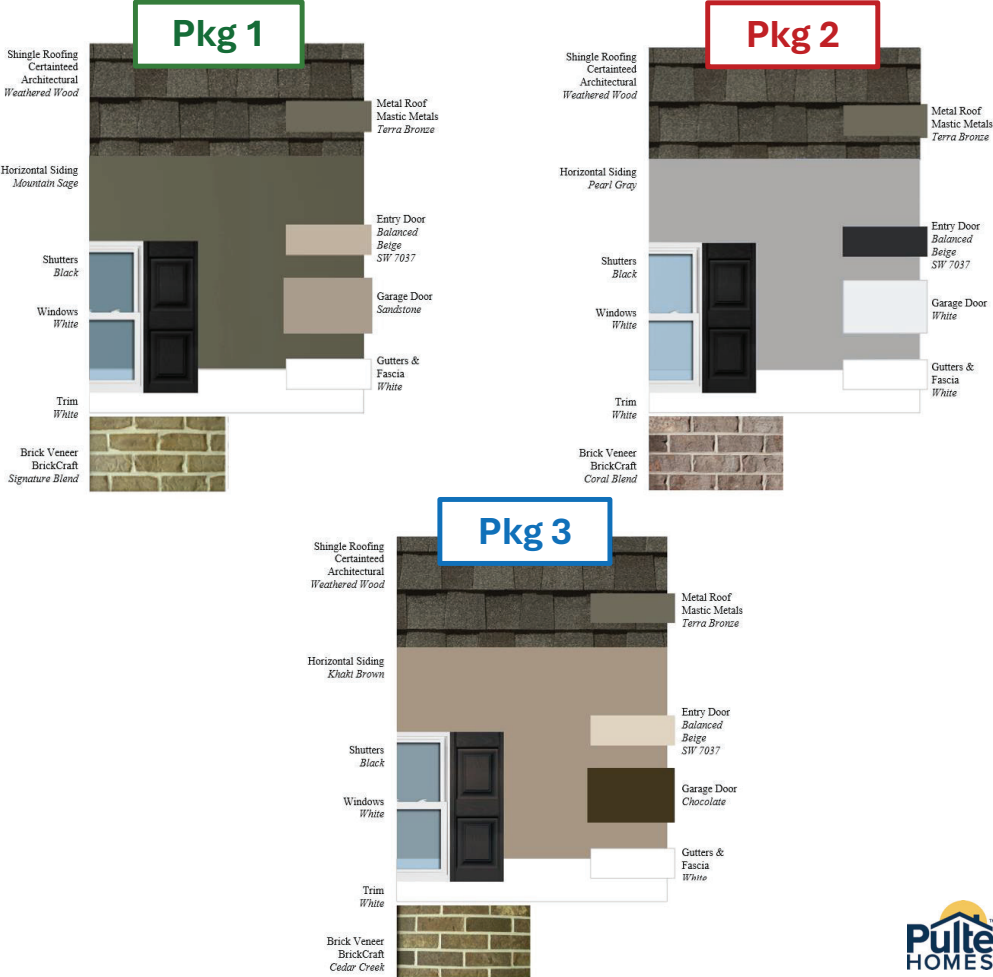
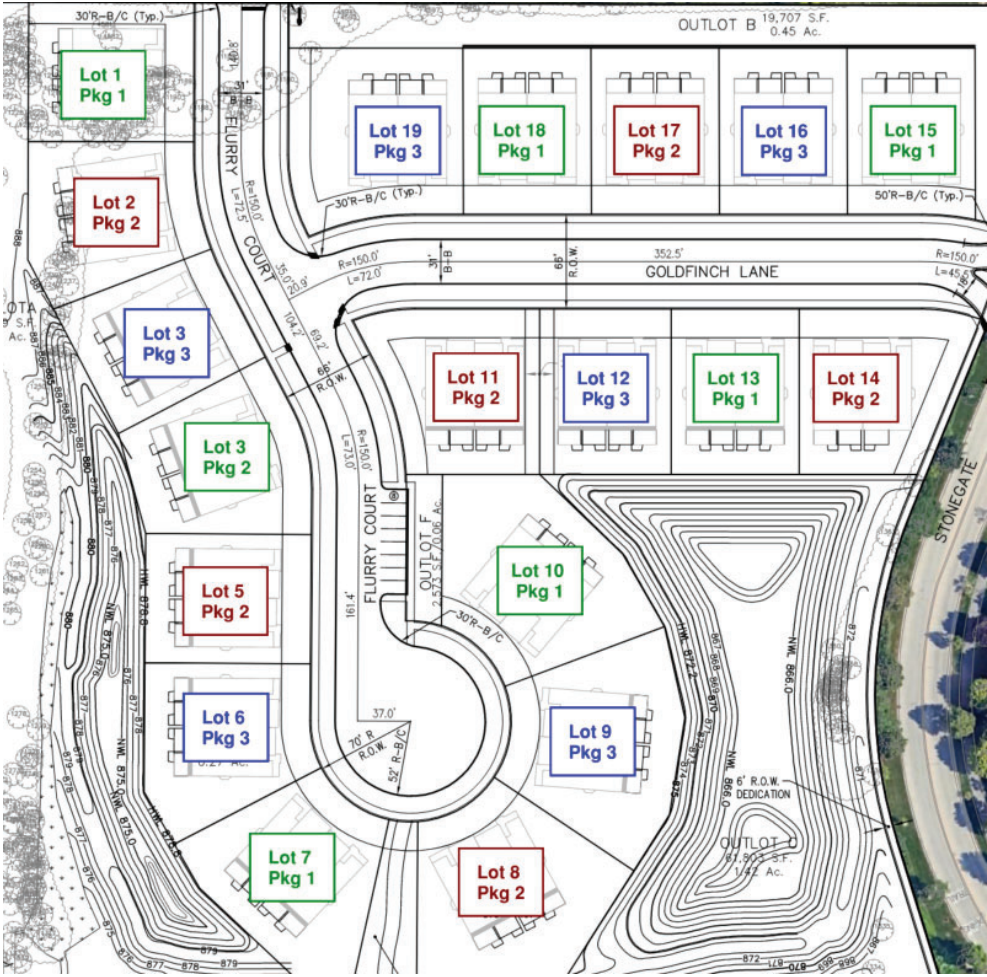
Package 2



Package 3



HUNTINGTON VILLAS COLOR ASSIGNMENTS



Huntington Villas – Algonquin

Proposed Signage Plan

FINAL PLAT SUBMITTAL
MAY 4TH , 2026 (Unrevised)
December 17, 2025

Entrance Billboards – Huntington Dr + Stonegate Rd



Quantity: 1

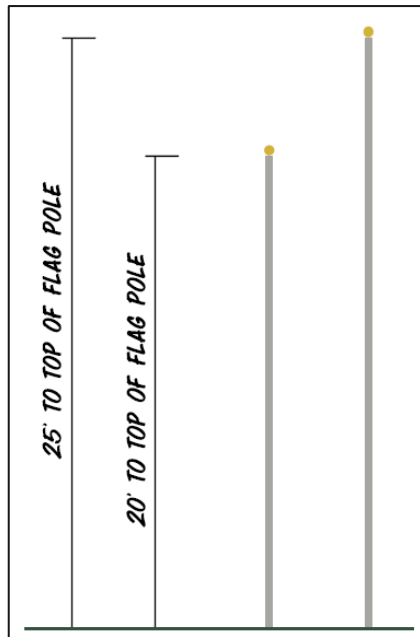
Top Of Billboard Is 10' Off Of The Ground

10'

5'
2'

5' x 10' Double Sided Informational Billboard.
 3/8" MDO Painted Roman 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

Square Footage Of Sign Is 4 SQ. FT.



Model ID Sign: to be installed near the model front door

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 Of Sign Is Blank.
Qty: 1



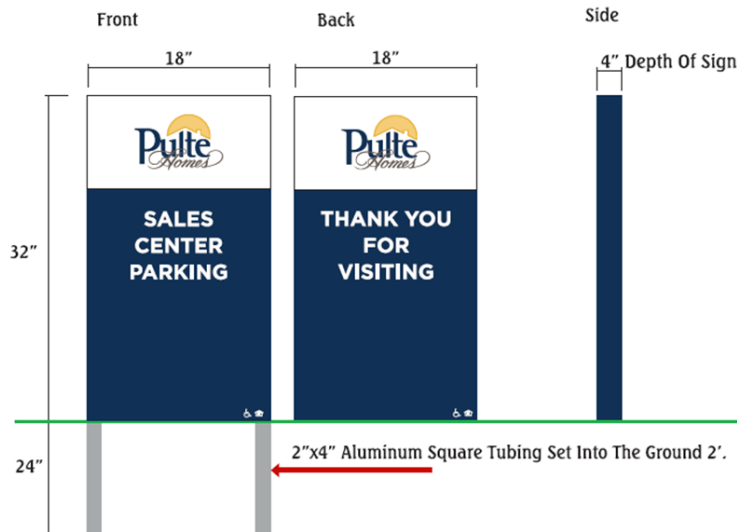
Sign 18.00 Sq. Ft.

Welcome Sign: to be installed in front of the model

6'x3' Custom Made Aluminum Box Sign w/Aluminum Tubing Frame. Sign Is 4" Deep w/Front & Back Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl & Digitally Printed Vinyl Logo Applied To The Front & Back Of The Sign.
Qty: 1

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:



April 29, 2026

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.

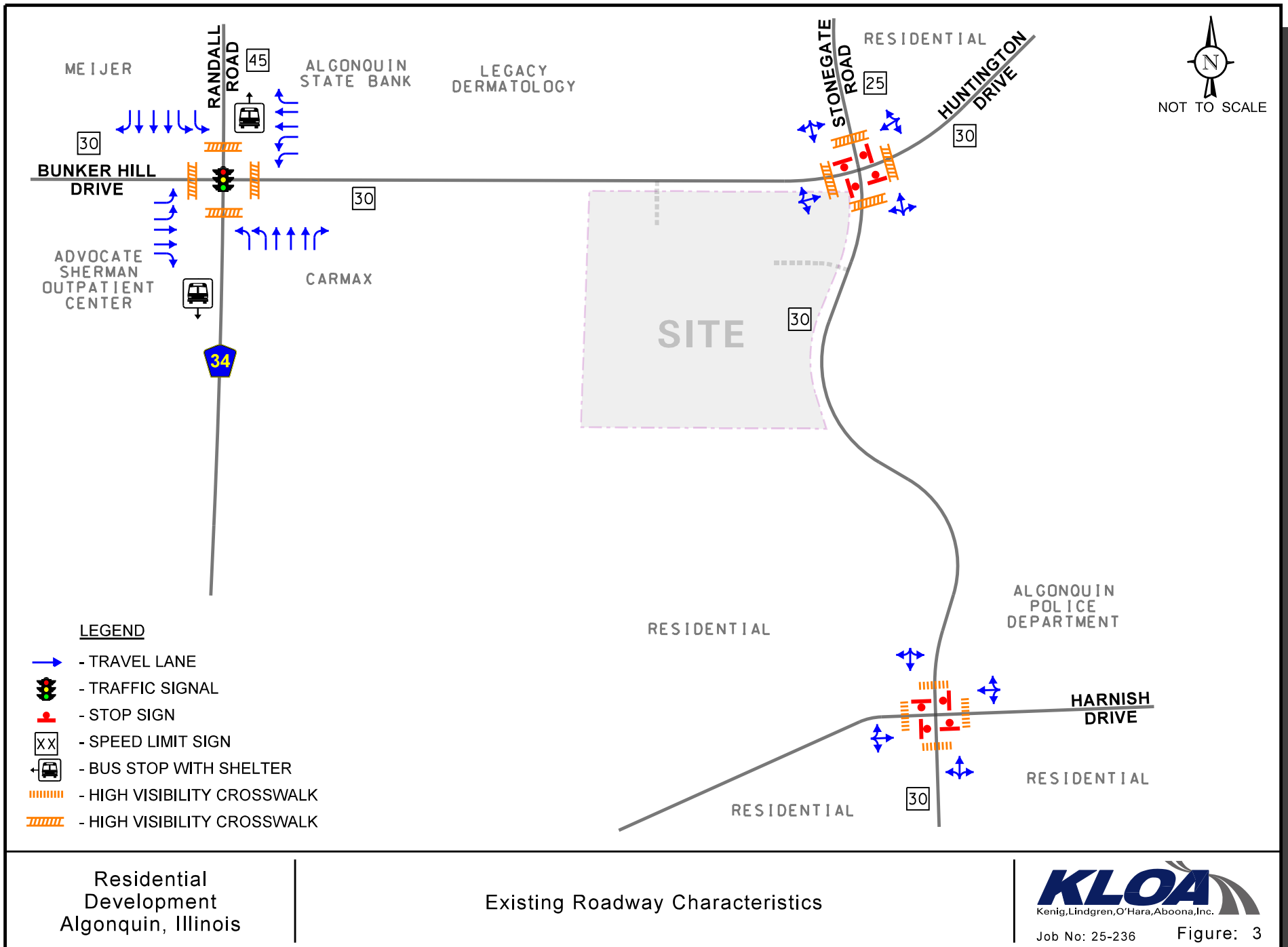
Existing Roadway System Characteristics

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 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.



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.

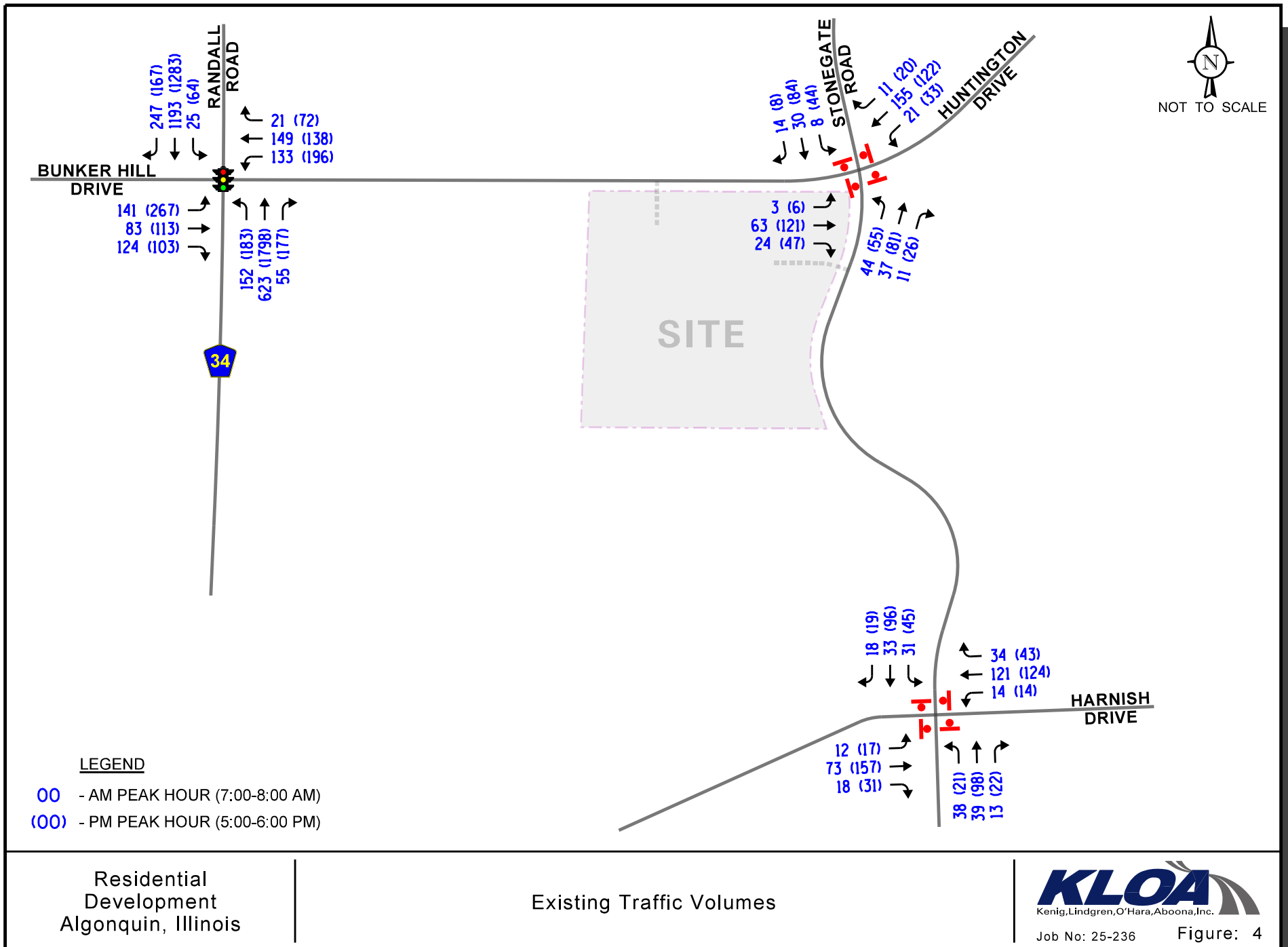
Existing Traffic Volumes

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 data¹ 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
2020	1	0	0	6	0	4	0	11	9	2	0
2021	1	0	0	0	0	10	0	11	6	5	0
2022	0	0	1	2	2	5	0	10	8	2	0
2023	0	0	0	5	1	3	0	9	6	3	0
2024	<u>1</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>3</u>	<u>2</u>	<u>0</u>
Total	3	0	1	17	3	22	0	46	32	14	0
Avg	<1.0	--	<1.0	3.4	<1.0	4.4	<1.0	9.2	6.4	2.8	--
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).

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
2020	2	0	0	0	0	0	0	2	2	0	0
2021	1	0	0	0	0	0	0	1	1	0	0
2022	0	0	0	0	0	0	0	0	0	0	0
2023	2	0	0	0	0	0	0	2	2	0	0
2024	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>
Total	6	0	0	0	0	0	0	6	5	1	0
Avg	1.2	--	--	--	--	--	--	1.2	1	<1.0	--
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
2020	1	0	0	0	0	0	0	1	1	0	0
2021	2	0	0	0	0	0	0	2	2	0	0
2022	1	0	0	0	0	0	0	1	1	0	0
2023	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
2024	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>
Total	5	0	0	0	0	0	0	5	5	0	0
Avg	1	--	--	--	--	--	--	1	1	--	--
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.

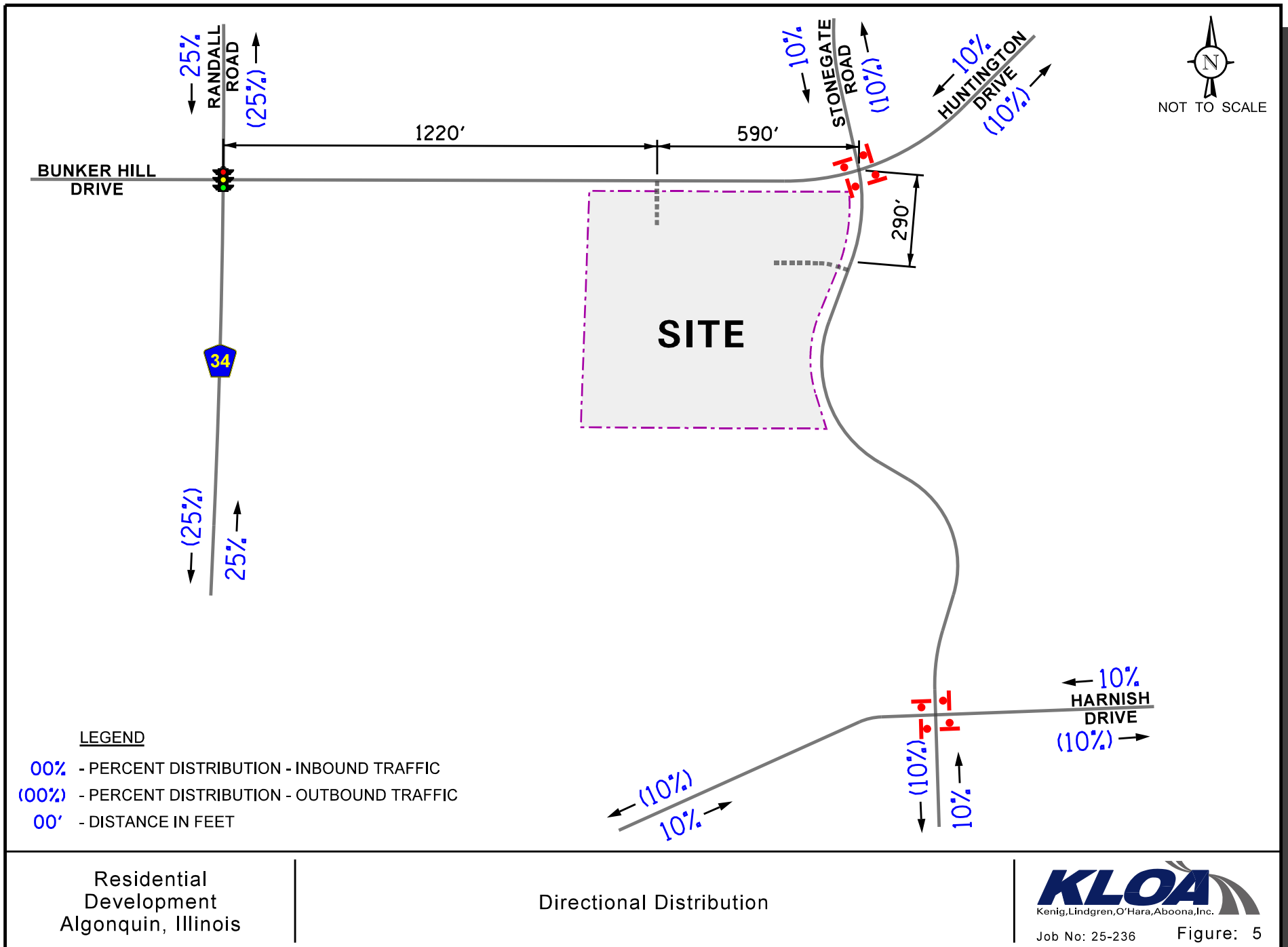


Table 4

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	4	14	18	11	8	19	125	125	250

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

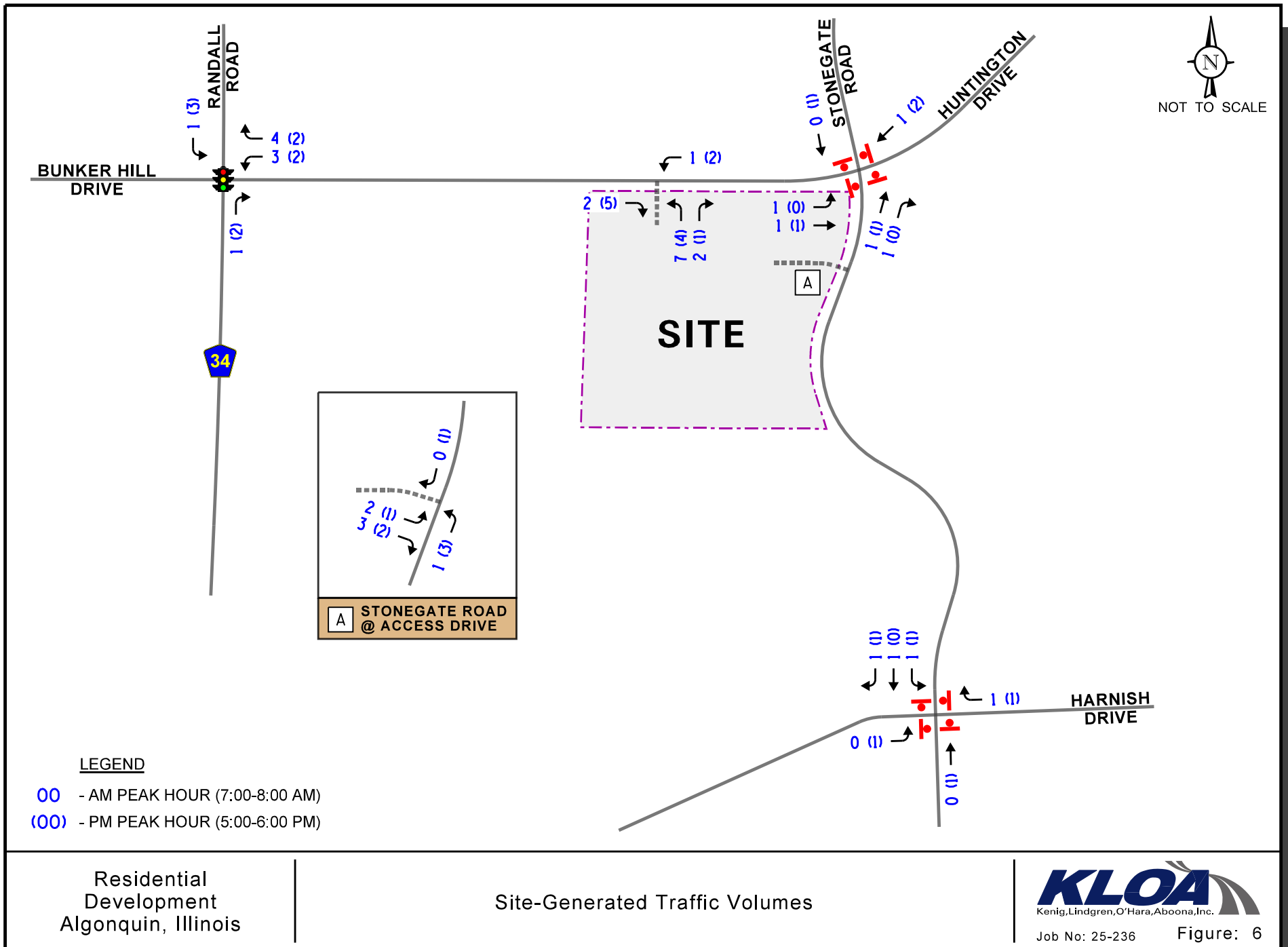
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the 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.

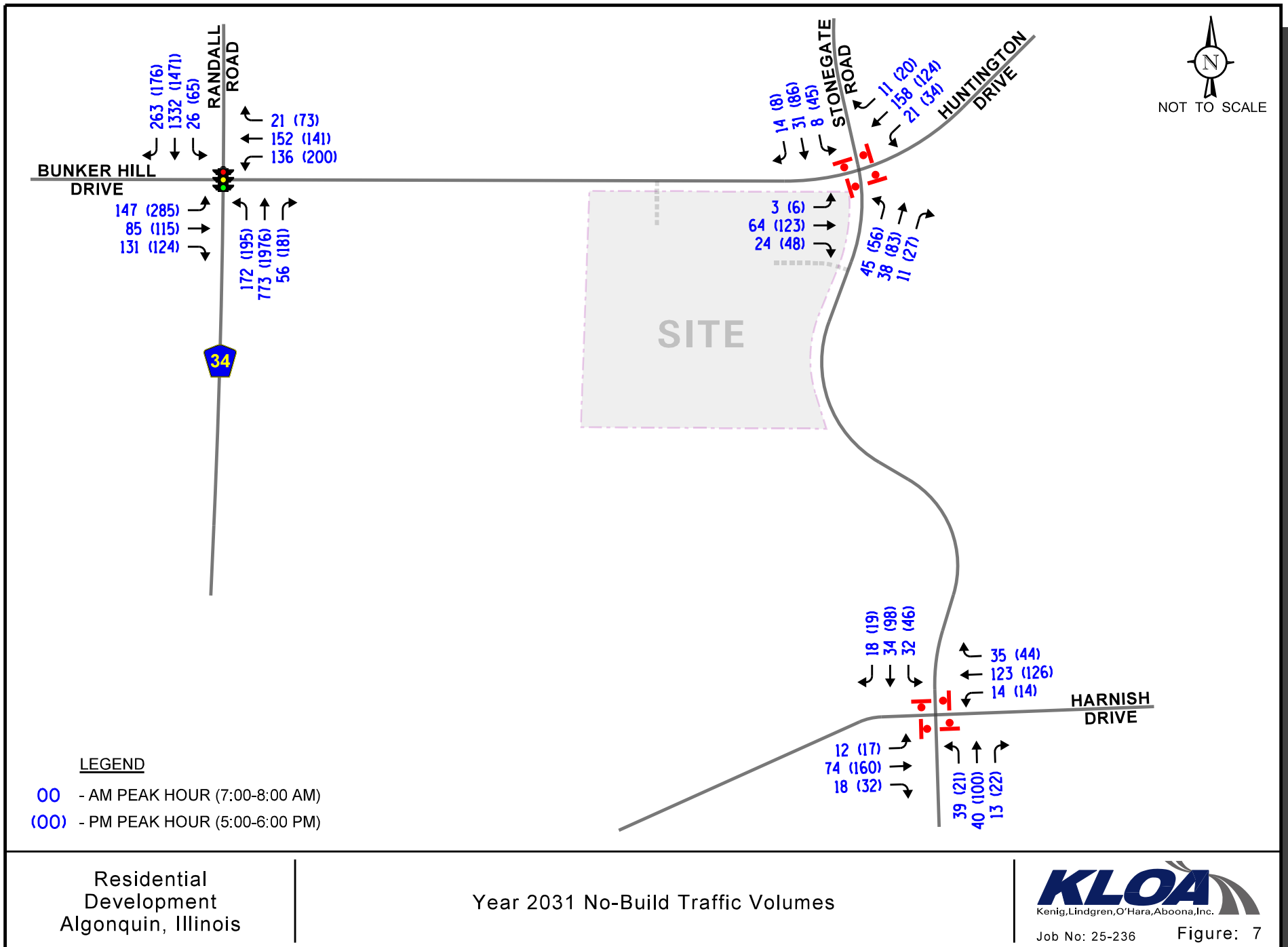
Additionally, the background traffic include traffic estimated to be generated by a proposed Dutch Bros coffee shop to be located in the northeast quadrant of the intersection of Randall Road with Huntington Drive, traffic estimated to be generated by a proposed mixed-use development to be located in 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.

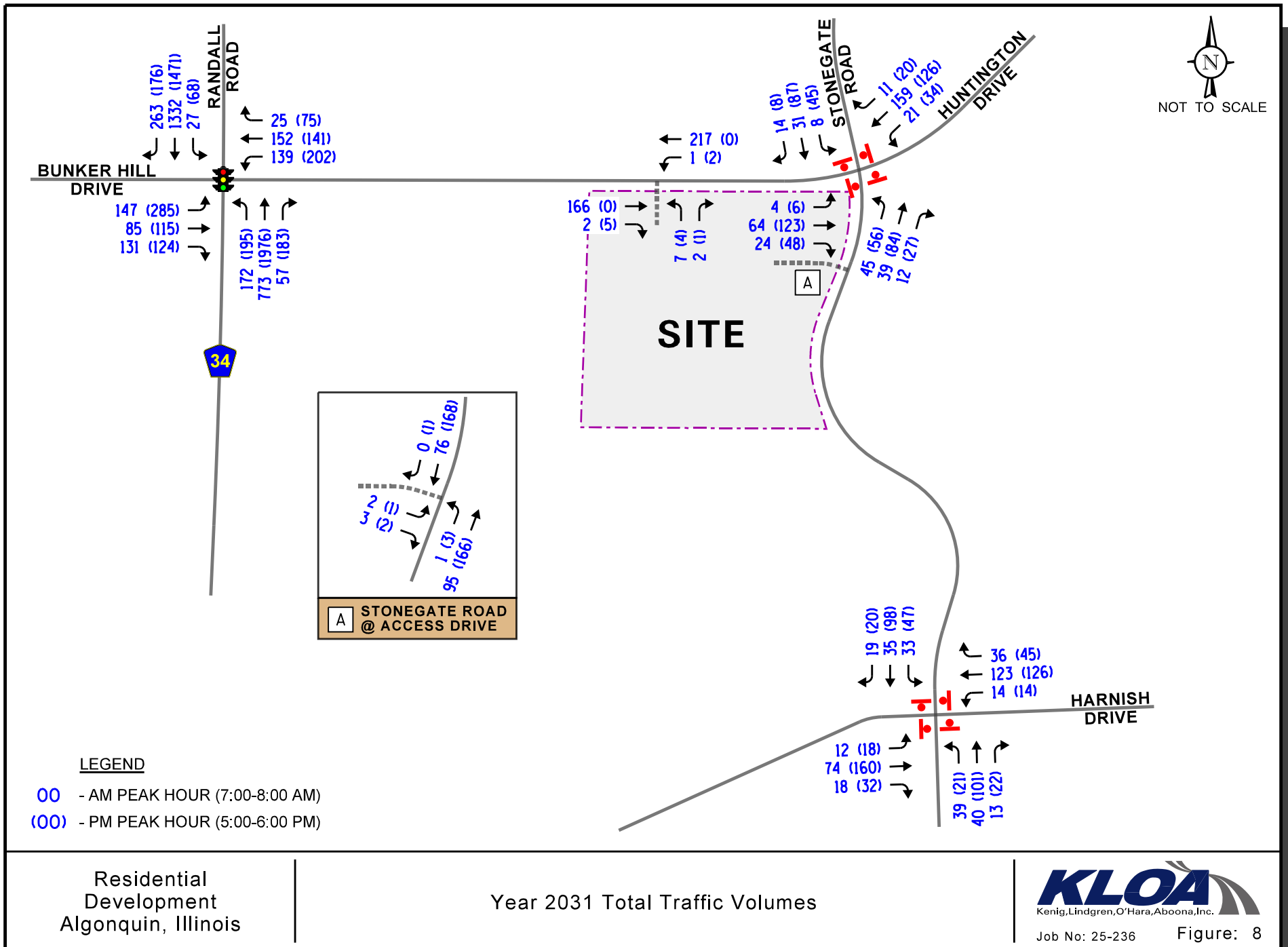
Figure 7 illustrates the Year 2031 no-build traffic volumes.

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**.







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

Existing Conditions	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall	
		L	T	R	L	T	R	L	T	R	L	T	R		
	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 67.4	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 – 57.8			C – 23.8			C – 22.3				
	Weekday Evening	E 73.7	E 57.4	B 15.8	E 75.4	E 63.7	A 8.0	E 70.1	C 26.0	A 1.6	E 67.4	C 25.3	A 1.7	C 32.3	
		E – 56.4			E – 59.4			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 Drive¹				
• 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 Drive¹				
• 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 Drive¹				
• 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 Drive¹				
• 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 Drive¹				
• Overall	A	9.2	B	10.1
• Eastbound Approach	A	8.4	A	9.9
• Westbound Approach	A	9.9	B	10.3
• Northbound Approach	A	9.1	B	10.1
• Southbound Approach	A	8.4	A	9.9
Stonegate Road with Harnish Drive¹				
• Overall	A	8.6	B	10.5
• 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	10.5
Huntington Drive with Proposed Access Drive²				
• Northbound Approach	B	10.1	B	10.6
• Westbound Left Turn	A	7.4	A	7.6
Stonegate Road with Proposed Access Drive²				
• Eastbound Approach	A	9.0	A	9.6
• Northbound Left Turn	A	9.0	A	7.6
LOS = Level of Service		1 – All-way stop control		
Delay is measured in seconds.		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 LOS B during the 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 B during the weekday morning and evening peak hours while the westbound left-turn movement is projected to operate at LOS A during both peak hours with 95th 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 Right-In/Right-Out 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

**THE FISCAL TAX REVENUES ASSOCIATED WITH THE
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THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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-Out¹		
	<u>Annual</u>	
Revenue	<u>\$</u>	<u>%</u>
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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN 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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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 allocated to 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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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-Out¹		
	<u>Annual</u>	
Revenue	<u>\$</u>	<u>%</u>
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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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-out¹	
	Annual \$
Estimated Market Value	21,029,600
Equalized Assessed Value ²	6,781,900
Annual Property Tax Revenue @ Build-out³	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.	



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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-out²	\$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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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).



**THE FISCAL TAX REVENUES ASSOCIATED WITH THE
PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN**

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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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.



**THE FISCAL TAX REVENUES ASSOCIATED WITH THE
PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN**

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.



**THE FISCAL TAX REVENUES ASSOCIATED WITH THE
PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN**

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-out¹	
	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-out³	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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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.



**THE FISCAL TAX REVENUES ASSOCIATED WITH THE
PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN**

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 \$
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 TAXES¹	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.



THE FISCAL TAX REVENUES ASSOCIATED WITH THE PROPOSED HUNTINGTON VILLAS DEVELOPMENT IN ALGONQUIN

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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Village of Algonquin

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(847) 658-2700 | www.algonquin.org

AGENDA ITEM

<u>MEETING TYPE:</u>	Committee of the Whole
<u>MEETING DATE:</u>	June 9, 2026
<u>SUBMITTED BY:</u>	Patrick Knapp, AICP
<u>DEPARTMENT:</u>	Community Development
<u>SUBJECT:</u>	Consider an Intergovernmental Agreement with the Northern Illinois Land Bank Authority Declaring Certain Properties as Abandoned

BACKGROUND:

The Northern Illinois Land Bank Authority (NILBA) is a program administered by the Region 1 Planning Council and funded in part through the Illinois Housing Development Authority. Land banks address blight by acquiring abandoned or tax-delinquent properties encumbered by outstanding back taxes, liens, or other title issues that prevent private market sale. Through a judicial deed process, NILBA clears title and transfers ownership to qualified buyers committed to rehabilitation and code compliance. NILBA staff also have expertise in accessing resources such as brownfield grants.

DISCUSSION:

Staff has identified two properties for abandoned property proceedings.

- 609 South Main Street, abandoned gas station and self-storage facility
- 503 James Court, a single-family home that is visibly vacant

FISCAL IMPACT:

There is no upfront cost to the Village associated with the NILBA acquiring the titles to these properties. However, there may be future impacts should the Village choose to take over the title to any property acquired by the NILBA and make improvements to the property.

RECOMMENDATION:

Staff recommends that the Committee of the Whole advance this matter to the Village Board to authorize the Village President to execute the Intergovernmental Agreement with the Northern Illinois Land Bank Authority.

ATTACHMENTS:

- | | |
|------------|-----------------------------|
| Exhibit A. | Property Overviews |
| Exhibit B. | Intergovernmental Agreement |

609 South Main Street: 19-34-155-007



503 James Court: 19-34-334-002



INTERGOVERNMENTAL AGREEMENT

Between the Northern Illinois Land Bank Authority and the Village of Algonquin for the Acquisition of Certain Properties Through Abandonment Proceedings

THIS INTERGOVERNMENTAL AGREEMENT (“IGA”) is entered into between the Northern Illinois Land Bank Authority (“NILBA”) and the Village of Algonquin, an Illinois municipal corporation (“Municipality”) (collectively, “Parties”), and shall commence on the date that the last signatory executes this IGA (“Effective Date”).

Recitals

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois authorizes and encourages units of local government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorizes cooperative arrangements between public agencies of the State of Illinois; and

WHEREAS, NILBA is an intergovernmental agency formed by numerous Northern Illinois units of government, including municipalities and counties, and specifically including the Municipality, to assist in the redevelopment and neighborhood stabilization efforts of its members; and

WHEREAS, NILBA, through its counsel, works to acquire, manage, and repurpose vacant, abandoned, and tax delinquent properties within the Municipality and surrounding municipalities; and

WHEREAS, the Municipality is an Illinois municipal corporation authorized to acquire, manage, and convey real property in order to facilitate the redevelopment and rehabilitation of vacant, abandoned, and tax delinquent properties; and

WHEREAS, Section 11-31-1(d) of the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*, authorizes the Municipality to petition the circuit court to have property declared abandoned, and may thereafter petition for a judicial deed to property so declared (collectively “Abandonment Proceedings”), provided that the property is delinquent in real estate taxes or water bills for two or more years, is unoccupied by persons legally in possession, and the property’s condition impairs public health, safety, or welfare; and

WHEREAS, NILBA is authorized to exercise the statutory authority of its member communities to take removal action, lien property, foreclose on liens, and petition a circuit court for a declaration of abandonment, as an agent of an individual member community; and

WHEREAS, the Municipality and NILBA seek to enter into this IGA to use Abandonment Proceedings to encourage economic redevelopment and rehabilitation of vacant, abandoned, and tax delinquent properties; and

WHEREAS, the Municipality and NILBA are authorized to execute this IGA by act(s) of their respective duly constituted governing bodies.

NOW, THEREFORE, the parties set forth their mutual understandings as follows:

1. Incorporation of Recitals: The foregoing recitals are made a part of and incorporated into this IGA.

2. Authority to Exercise Municipal Inspection Powers: The Municipality authorizes and engages NILBA and its staff, vendors, and independent contractors, who are trained to inspect real property and identify building and property maintenance code violations, to exercise on the Municipality's behalf, the Municipality's inspection authority. Such inspection authority shall be used to determine if parcels of real property within the Municipality meet the criteria for a declaration of abandonment. Such inspection authority shall be exercised only by mutual written agreement, including by email, of the Parties' Contacts, as defined herein, and on such parcels of real property identified by mutual written agreement, including by email, of the Parties' Contacts. NILBA agrees to defend itself in any actions or disputes brought against it in connection with or as a result of this Agreement and to hold harmless and indemnify the Municipality and its officers employees and agents from any losses, claims, expenses, actions or judgments, including reasonable attorney's fees, arising from the actions of NILBA's inspectors pursuant to this Section 2.

3. Authority to File and Prosecute Abandonment Petitions: The Municipality authorizes and engages NILBA and its counsel to file and prosecute, on its behalf, petition(s) for a declaration of abandonment (pursuant to 65 ILCS 5/11-31-1(d)), or in the alternative, demolition or repair authority (pursuant to 65 ILCS 5/11-31-1(a)) ("Petition") for all parcels identified in **Exhibit A** ("Parcels"). Exhibit A may be amended to include additional Parcels from time to time by written agreement, including by email, of the Parties' Contacts, as defined herein.

4. Costs: So long as a Parcel is eligible for a declaration of abandonment, NILBA shall pay for all fees, including attorneys' fees and court costs, required to file and prosecute the Petition filed under this Agreement.

5. Title to Abandoned Parcels: In exchange for NILBA paying costs of abandonment proceedings, as described in paragraph 4, the Municipality agrees that NILBA shall be the Municipality's designated recipient of a judicial deed pursuant to 65 ILCS 5/11-31-1(d). If, however, a judicial deed is issued to the Municipality instead of NILBA as a result of a declaration of abandonment filed pursuant to this Agreement, the Municipality agrees to immediately convey fee simple title to the Parcel to NILBA.

6. Management of Abandoned Parcel: NILBA shall manage and dispose of any Parcels acquired under this Agreement in accordance with the NILBA by-laws and policies and in consultation with the Local Government Director for the Municipality appointed to NILBA.

7. Proceeds of Future Sale: NILBA shall be entitled to all proceeds from any future sale of any Parcel acquired by NILBA under this Agreement. NILBA shall use the proceeds to further its mission.

8. Properties Ineligible for Abandonment: In the event that NILBA, or its counsel, notifies the Municipal Contact, in writing, that a Parcel is ineligible for a declaration of abandonment, the Municipality may elect to:

- a. Dismiss the Petition; or
- b. Proceed with the Petition and seek demolition or repair authority for the Municipality pursuant to 65 ILCS 5/11-31-1(a). If the Municipality elects to proceed with the Petition, the Municipality shall engage its own counsel and pay all future costs associated with the Petition.

9. Contacts: The Parties' contacts for implementation of this Agreement are as follows ("Contacts"):

For the Municipality:

Contact: _____

Email Address: _____

Phone Number: _____

Contact: _____

Email Address _____

Phone Number: _____

For NILBA:

Michael Dunn

Presiding Officer

Northern Illinois Land Bank Authority

127 N. Wyman St., Suite 100

Rockford, IL 61101

MDunn@r1planning.org

With a copy to:

Brent Denzin

Denzin Soltanzadeh LLC

190 S. LaSalle, Suite 2160

Chicago, Illinois 60603

bdenzin@denzinlaw.com

(312) 380-7260

10. Incorporation/Survival: This IGA sets forth the entire understanding of the parties relative to the subject hereof and supersedes any and all prior agreements, expressed or implied, oral, or written, with respect to the subject hereof. Changes, extensions, or modifications to this IGA shall only be made by mutual agreement between the parties and shall be in writing. No term of this IGA may be waived or discharged orally or by any course of dealing, but only by an instrument in writing signed by the party benefited by such term. Any terms and conditions contained in this IGA that by their express terms, sense or context are intended to survive the termination or expiration of this IGA shall so survive.

11. Complete Agreement: All prior understandings and agreements between the Parties are merged into this Agreement which alone fully and completely expresses the Parties' agreement.

12. No Third-Party Beneficiaries: The covenants and agreements contained herein shall be binding upon and inure to the sole benefit of the Parties hereto, and their successors and assigns. Nothing herein, express, or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this IGA.

13. Counterparts: This IGA may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

14. Force and Effect; Termination: This Agreement shall be in force and effect as of the Effective Date and shall remain in effect thereafter until terminated by either Party. The Municipality has the right to terminate a pending Petition upon thirty (30) days written notice to NILBA without terminating the IGA and any other pending or planned Petitions in accordance with the IGA. Either Party may terminate this IGA, for any reason, by the Contact providing thirty (30) days written notice of its intent to terminate to the other Contact. However, in the event Petitions are pending at the time notice of the termination is sent, the termination shall not be effective until the Parties agree, in writing, to a resolution for each pending Petition, including the costs associated with each pending Petition. A Petition is pending so long as a final order has not been entered in the circuit court.

[Remainder Left Blank]

IN WITNESS WHEREOF, this IGA is hereby executed on behalf of the parties through their authorized representatives as set forth below.

NORTHERN ILLINOIS LAND
BANK AUTHORITY

MUNICIPALITY

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT A

PARCEL(S) APPROVED FOR ABANDONMENT PETITIONS

Property	PIN(s)
609 South Main Street Algonquin, IL	19-34-155-007
503 James Court Algonquin, IL	19-34-334-002



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

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

DATE: May 26, 2026

TO: Tim Schloneger, Village Manager

FROM: Vince Kilcullen General Service Superintendent

SUBJECT: Pavement Marking Bid - Paint

Bids were opened on April 9, 2026 for contracted service for paint pavement marking. The Village participated in a joint bid for this service through the McHenry County Municipal Purchasing Initiative, which was led by the McHenry County Division of Transportation. The joint bid included Algonquin Township, Dorr Township, McHenry County Division of Transportation, as well as the communities of Algonquin, Huntley, Lakewood, Crystal Lake, Woodstock, and McHenry.

Precision Pavement Marking Inc. was the one bidder on the project, coming in as the low bid at \$878,423.34, combining the total quantities for each community. The Village of Algonquin submitted the following quantities as part of the bid which amounts to \$90,162.21. \$100,000.00 is budgeted in the FY 2026/27 budget in the General Services Street Maintenance Fund for pavement marking services to be used for paint markings.

4" line (combination of white & yellow)	132,794.9 linear feet x \$0.14 = \$18,591.29
6" line (combination of white & yellow)	17,751.1 linear feet x \$0.60 = \$10,650.66
12" line (combination of white & yellow)	11,791.4 linear feet x \$3.05 = \$35,963.77
24" line (combination of white & yellow)	2,875.3 linear feet x \$3.90 = \$8,578.44
Letter and symbols (white)	2,199.6 square feet x \$3.90 = \$16,378.05
TOTAL	\$90,162.21

Precision Pavement Marking Inc. was the lowest and only bidder for each of the above specified marking types which also makes them the lowest cost for just the Algonquin portion of the bid.

Money has been budgeted in the General Services Street Maintenance Fund to pay for this service. 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 Precision Pavement Marking Inc. to perform pavement painting markings for the 2026/27 fiscal year in the amount of \$90,162.21.

McHenry County Division of Transportation

Bid Tabulation

Paint Pavement Markings

26-00000-10-GM

4/9/2026 @ 9:00 am

Item No	Items	Unit	Engineer's Estimate			Precision Pavement Markings	
			Quantity	Unit Price	Total Price	Unit Price	Total Price
1	Paint Pvt Mkgs-Line 4"	ft	3,784,356	\$0.13	\$491,966.28	\$0.14	\$529,809.84
2	Paint Pvt Mkgs-Line 6"	ft	125,527	\$0.70	\$87,868.90	\$0.60	\$75,316.20
3	Paint Pvt Mkgs-Line 8"	ft	712	\$1.80	\$1,281.60	\$1.00	\$712.00
4	Paint Pvt Mkgs-Line 12"	ft	44,590	\$3.40	\$151,606.00	\$3.05	\$135,999.50
5	Paint Pvt Mkgs-Line 24"	ft	21,326	\$3.90	\$83,171.40	\$3.90	\$83,171.40
6	Paint Pvt Mkgs-Letters & Symbols	sq ft	13,696.0	\$3.90	\$53,414.40	\$3.90	\$53,414.40
	TOTAL				\$869,308.58		\$878,423.34

Low Bid

Bidders

Precision Pavement Marking, Inc.

1220 Bell Court

Pingree Grove, IL 60140

VILLAGE OF ALGONQUIN PURCHASE AGREEMENT - VENDOR (Services)				
Effective Date: _____, 20____		Purchase Order No. _____		
Project: _____		Location: _____		
Originating Department: _____				
Owner	Consultant/Vendor	Developer		
Village of Algonquin Address: _____ Phone: _____ Fax: _____ Contact: _____	Name: _____ Address: _____ Phone: _____ Fax: _____ Contact: _____	(where applicable) Phone: _____ Fax: _____ Contact: _____		

COST OF WORK

The Contract Price of the Work under this Purchase Agreement is: \$ _____

SCOPE OF WORK:

Furnish the Work/items described below in accordance with the following plans and specifications:

- ☐ General Contract, dated _____, 20____
☐ Specification No(s): _____, dated _____, 20____
☐ Plans dated : _____
☐ Addendum No(s): _____
☐ Other: _____

The Scope of the Work and prices under this Purchase Agreement are for the duration of project:

QUANTITY	UNIT OF MEASURE	DESCRIPTION/ITEMS	CONTRACT SUM	EXTENSION
			\$ NOT TO EXCEED	\$
			TOTAL	\$

NOTES:

- 1) The SCOPE OF WORK shall not be changed without written agreement between the Consultant/Vendor and the Owner.
Payment is based upon the attached Schedule of values and reimbursables.
- 2) No work beyond the SCOPE OF WORK shall be undertaken until written authorization is received from the Owner.
Consultant/Vendor shall notify the Owner when the value of the Services performed equals eighty percent (80%) of the Contract Sum, at which point the Owner, Developer and Consultant/Vendor shall determine the time remaining on the Project for which Consultant/Vendor Services are or may be required, and the sufficiency of the Developer escrow account regarding payment for such Services.

WARRANTIES and INDEMNIFICATION

Consultant/Vendor agrees to employ the skill and efforts of a professional engineer in this area. CONSULTANT/VENDOR SHALL FULLY INDEMNIFY AND SAVE THE OWNER HARMLESS FROM ALL CLAIMS, LIENS, FEES, AND CHARGES, AND THE PAYMENT OF ANY OBLIGATIONS ARISING THEREUNDER, pursuant to the provisions in the Supplemental Conditions attached hereto.

THE TERMS OF THIS PURCHASE AGREEMENT AND THE ATTACHED SUPPLEMENTAL CONDITIONS ARE THE ENTIRE AGREEMENT BETWEEN THE OWNER AND CONSULTANT/VENDOR. No payment will be issued unless a copy of this Purchase Agreement is signed, and dated and returned to the Owner. Material certifications/test reports required.

ACCEPTANCE OF PURCHASE 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 Purchase Agreement the day and year written below.

CONSULTANT/VENDOR:

By: _____
Representative of Vendor authorized to
execute Purchase Agreement

OWNER:

Village of Algonquin

By: _____

Title: _____

Dated: _____

SUPPLEMENTAL CONDITIONS

1. **Acceptance of Purchase Agreement:** The Purchase Agreement is an offer to contract, buy or rent and not an acceptance of an offer to contract, sell or rent. Acceptance of this Purchase Agreement is expressly limited to the terms hereof, and in the event that Consultant/Vendor's acknowledgment or other response hereto states terms additional to or different from those set forth herein, this Purchase Agreement shall be deemed a notice of objection to such additional or different terms and rejection thereof. This Purchase Agreement may be accepted by the commencement of any Work hereunder, and in any event, shall be deemed accepted in its entirety by Consultant/Vendor unless the Owner is notified to the contrary within ten (10) days from its date of issue.
2. **Amendment, Modification or Substitution:** This Purchase 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 not embodied herein shall alter the interpretation or enforcement of this Purchase Agreement.
3. **Familiarity With Plans; Qualifications:** Consultant/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 the plans and drawings, and has studied and is aware of, and satisfied with, the requirements of the Contract Documents as they relate to Consultant/Vendor's Services under this Purchase Agreement. Consultant/Vendor represents to the Owner that it is fully experienced and properly qualified as an expert to perform the class of work provided for herein, and that it is properly equipped, organized and financed to handle such work. Consultant/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 Consultant/Vendor, its agents or employees.
4. **Safety:** Insofar as jobsite safety is concerned, the Consultant/Vendor is responsible solely for its own and its employees' activities on the jobsite, but this shall not be construed to relieve the Owner or any construction contractors from their responsibilities for maintaining a safe jobsite. Neither the professional activities of the Consultant/Vendor, nor the presence of the Consultant/Vendor or its employees and subcontractors, shall be construed to imply the Consultant/Vendor has any responsibility for the methods of work performance, superintendence, sequencing of construction, or safety in, on or about the jobsite by others.
5. **Extra's and Change Orders:** No claim by Consultant/Vendor that any instructions, by drawing or otherwise, constitute a change in Consultant/Vendor's performance hereunder, for which Consultant/Vendor should be paid additional compensation shall be valid, unless prior to commencing such allegedly extra or changed performance, Consultant/Vendor shall have received a written supplement to this Purchase Agreement authorizing such performance signed on behalf of the Owner by a person have 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 Consultant/Vendor. Notwithstanding any prior inspection or payment, all Work is subject to final acceptance by the Owner.
7. **Taxes:** This project is tax exempt. The Owner's tax-exempt number is **E 9995 0855 05**.
8. **Payment:** The Owner will make partial payments to the Consultant/Vendor from time to time for Services performed by the Consultant/Vendor. Provided, however, in no event shall the Owner be obligated to pay Consultant/Vendor any sum that exceeds the Contract Price absent a written change order executed by the Owner. Consultant/Vendor shall invoice Owner monthly on a time and materials basis in the amount(s) and at the rate(s) set forth in the attached Schedule. Each invoice shall detail the dates worked, Services performed, and, where applicable, reimbursable expenses reasonably and directly incurred for such Services. Consultant/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. Consultant/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 Purchase Agreement shall be paid by the Owner to Consultant/Vendor within 60 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.
9. **Consultant/Vendor Warranty:** Consultant/Vendor warrants to perform the Services to the best of its ability and in a diligent and conscientious manner and to devote appropriate time, energies and skill to those duties called for hereunder during the term of this Purchase Agreement and in connection with the performance of such duties. All Services performed by Consultant/Vendor pursuant to this Purchase Agreement shall be performed in accordance with all applicable federal, state and local laws, rules and regulations, and shall conform to the *Village's 2006 Contractual Inspection Services Guide* and any specifications and drawings applicable to this Purchase Agreement.

10. Insurance:

10.1 Consultant/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 commercial liability insurance policies for Consultant/Vendor operations under this Purchase Agreement. Liability insurance limits shall be in an such amounts and include such coverages as set forth in the VILLAGE OF ALGONQUIN PURCHASE ORDER INSURANCE REQUIREMENTS attached to this Agreement. Consultant/Vendor shall furnish the Owner with a certificate of insurance and such other documentation (including a copy of all or part of the policy) 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 Consultant/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 Consultant/Vendor shall promptly pay for all labor, materials, supplies, tools, equipment and other charges or costs of Consultant/Vendor in connection with the Work. Such performance and payment bond shall be in an amount determined by Owner.

10.3 Breach of this paragraph is a material breach subject to immediate termination.

11. Indemnity: Consultant/Vendor hereby agrees to indemnify, and hold the Owner directors, officers, employees, agents, 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") arising out of injury to, including the death of, persons and/or damage to property, to the extent caused by the negligent acts or omissions of Consultant/Vendor, its agents, employees, subcontractors, successors and assigns. In any and all claims against the Owner or any of its agents or employees, by any employee of Consultant/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 Consultant/Vendor under workers compensation acts, disability benefits acts or employee benefit acts, or other applicable law. Consultant/Vendor assumes the entire liability for its own negligence, and as part of this Purchase Agreement waives all defenses available to Consultant/Vendor as an employer which limit the amount of Consultant/Vendor's liability to the Owner to the amount of Consultant/Vendor's liability under any workers compensation, disability benefits or employee benefit acts.

12. Term and Termination: The term of this Purchase Agreement shall commence as of the Effective Date and shall continue until the Project is completed or the Purchase Agreement is terminated by either party, or the value of the service provided by Consultant/Vendor has reached 100% of the Contract Sum. Notwithstanding the foregoing, either party may terminate this Purchase Agreement with or without cause at any time by providing written notice within a reasonable period of time prior to termination. In the event of a termination, Consultant/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 Consultant/Vendor be entitled to any additional compensation or damages in connection with a termination hereunder.

13. Remedies: Consultant/Vendor shall, for the duration of this Purchase Agreement, at the discretion of the Owner and at the expense of Consultant/Vendor, undertake or re-do any and all faulty or imperfect Services furnished or performed by Consultant/Vendor thereunder. In the event Consultant/Vendor fails to perform under this Purchase Agreement, it will be in default and the Owner may furnish or perform the same and recover from Consultant/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.

14. Compliance With Laws: During the performance hereunder, Consultant/Vendor agrees to give all notices and comply with all Laws and Regulations of the United States and/or the State of Illinois 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 Consultant/Vendor's compliance with any Laws or Regulations.

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 Purchase 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 Agreement.

16. Records, Reports and Information: Consultant/Vendor agrees to furnish Owner with reports and information regarding the Services performed under this Purchase Agreement, at such times as Owner may reasonably request, making full disclosure of efforts made by Consultant/Vendor and the results thereof. Consultant/Vendor agrees to maintain records, documents, and other evidence which will accurately show the time spent and Services performed under this Purchase 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 Consultant/Vendor on a mutually agreed date and time.

17. Assignment: Neither party shall assign this Purchase Agreement without written consent of the other, which consent shall not be unreasonably withheld, except that Owner may unilaterally assign its rights under this Purchase Agreement upon reasonable notice to Consultant/Vendor to the Developer/Owner (if any) identified in this Purchase Agreement.

18. Limitation Of Liability: In no event shall the Owner 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.

19. 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 Consultant/Vendor and Owner with respect to such future performance shall continue in full force and effect.

20. Controlling Law, Severability: The validity of this Purchase 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 to recover its reasonable attorneys fees incurred in enforcing the terms of this Purchase Agreement. If any provision or requirement of this Purchase Agreement is declared or found to be unenforceable that balance of this Purchase Agreement shall be interpreted and enforced as if the unenforceable provision or requirement was never a part hereof.

CONSULTANT/VENDOR:

Date

VILLAGE OF ALGONQUIN
PURCHASE ORDER INSURANCE REQUIREMENTS

A. At all times while providing, performing, or completing the Work, Contractor (Contractor/Vendor and Vendor/Consultant) shall maintain the following minimum insurance coverage in the form, and from companies, acceptable to Owner.

1. **Commercial General Liability Insurance**

Limits: Each Occurrence and in the Aggregate \$1,000,000

Such insurance shall include completed operations, contractual liability and personal/advertising injury coverage. The policy will name the Village of Algonquin as an additional insured on a primary non-contributory basis.

2. **Commercial Automobile Liability Insurance**

Limits: Each Occurrence \$1,000,000

3. **Workers Compensation/Employers Liability Insurance**

Limits: Coverage A Statutory
Limits: Coverage B \$1,000,000

The policy will contain a waiver of subrogation clause in favor of the Village of Algonquin.

4. **Umbrella Excess Liability Coverage** ☐ ***Required if an "x"***

Limits: Each Occurrence and in the aggregate \$2,000,000

The policy will name the Village of Algonquin as an additional insured on a primary non-contributory basis.

5. **Professional Liability Coverage** *(required if professional services are being provided)*

Limits: Each Occurrence \$1,000,000

The Contractor shall provide the Village with a copy of the professional liability insurance policy and any endorsements.

B. All insurance required of the Contractor shall state that it is primary insurance as to additional insureds with respect to all claims arising out of the operations by or on their behalf. If additional insureds have other applicable insurance coverages, those coverages shall be regarded as on an excess or contingent basis.

C. All required coverage shall be placed with an insurance company licensed to conduct business in the State of Illinois and be rated at least A VI by A.M. Best Company.

D. Prior to commencing work under this Agreement, the Contractor shall furnish the Village with a copy of all certificates showing the minimum coverage in insurance companies acceptable to the Village. All Certificates of Insurance required to be obtained by the Contractor shall provide coverages under the policies named shall not be canceled, modified, reduced or allowed to expire without at least thirty (30) days prior written notice given to the Village. All certificates evidencing coverage extended beyond the date of final payment shall be provided at the time of the final pay request. All Certificates of Insurance shall name the Village as additional insured as provided in these Requirements.

E. The Contractor agrees that the obligation to provide insurance as required is solely the Contractor's responsibility and cannot be waived by any act or omission of the Village, including, but not limited to:

1. allowing work by Contractor or any subcontractor of any tier to start before receipt of Certificates of Insurance; or
2. failure to examine, or to demand correction of any deficiency, of any Certificate of Insurance received.

F. The purchase of insurance by the Contractor under this Agreement shall not be deemed to limit the liability of the Contractor in any way, for damages suffered by the Village in excess of policy limits or not covered by the policies purchased.

G. Such insurance coverages and limits are minimums, and shall not be construed in any way as a limitation on the duty of the Contractor to carry adequate insurance or on Contractor's liability for losses or damages under this Contract.

H. The Contractor shall notify the Village, in writing of any possible or potential claim for personal injury or property damage arising out of the work of this Agreement promptly whenever the occurrence giving rise to such a potential claim becomes known to the contractor.

I. The Contractor shall require every subcontractor of any tier, if any, not protected under the Contractor's policies, to maintain insurance of the same nature in amounts, and under the same terms, as required of the Contractor.

This is **SCHEDULE A**, consisting of _____ pages,
referred to in and part of the **Village of Algonquin**
Purchase Agreement (Vendor/Services)
No. _____ effective _____, 20_____

Scope of Work/Services – Vendor/Services

VOA: _____

_____: _____

This is **SCHEDULE B**, consisting of _____ pages,
referred to in and part of the **Village of Algonquin**
Purchase Agreement (Vendor/Services)
No. _____ effective _____, 20_____

Contract Price – Vendor/Services

VOA: _____
_____: _____

Schedule C

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.

This is **SCHEDULE D**, consisting of _____ pages,
referred to in and part of the **Village of Algonquin**
Purchase Agreement (Vendor/Services)
No. _____ effective _____, 20_____

Supplemental Terms and Conditions

VOA: _____

_____: _____



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: June 9, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Cliff Ganek, Deputy Director of Public Works / Village Engineer
Jason Schutz, Utilities Superintendent

SUBJECT: Recommendation to Approve the Emergency Response Plan and Risk & Resilience Assessment

Background:

The America's Water Infrastructure Act of 2018 (AWIA) requires all community water systems serving more than 3,300 people to develop or update both a Risk and Resilience Assessment (RRA) and an Emergency Response Plan (ERP). These federally mandated documents are intended to strengthen the security and resiliency of public water systems by evaluating potential vulnerabilities and preparing utilities to effectively respond to emergencies. RRAs assess risks associated with a variety of potential threats, including cyber-attacks, natural disasters, physical security concerns, and operational failures, while identifying areas where system improvements may be necessary. ERPs incorporate the findings of the RRA and establish response procedures, recovery strategies, communication protocols, and resource coordination measures to improve the water system's ability to respond to and recover from both natural and manmade incidents.

To satisfy compliance with the AWIA requirements, the Water Utilities Division retained Trotter and Associates, Inc. to assist with updating the previously submitted RRA and ERP in advance of the United States Environmental Protection Agency (US EPA) submission deadlines of June 30, 2026, and December 31, 2026, respectively. Both documents were completed ahead of schedule, allowing Public Works staff additional time to review procedures, evaluate operational preparedness, and strengthen emergency planning efforts. Completion of these plans ensures the Village can continue improving the resilience of its infrastructure, operational capabilities, and financial health under a wide range of emergency conditions to continue providing reliable water services in all conditions. The RRA will be valid through June 30, 2031 and the ERP will be valid through December 31, 2031, at which time recertifications will need to be updated.

Recommendation:

Staff recommends that the Committee of the Whole move this item forward to the Village Board for consideration and approval of the Resolution approving the certified RRA and ERP to satisfy the requirements of the AWIA.

Certification of Community Water System Emergency Response Plan (ERP) in Compliance with America's Water Infrastructure Act (AWIA) Section 2013¹

Part (A): Community Water System Identification

Community Water System Name: _____

Community Water System Complete Mailing Address: _____

Community Water System Email Address: _____

Public Water System Identification Number (PWSID)²: _____

Part (B): Certification Date

Date of the certification: _____

Part (C): Certification Statement

I, _____

[Name of certifying official]

hereby certify, under penalty of law³, that the following information is true, accurate, and complete, and that the community water system named under Part A, above, has conducted, reviewed, or reviewed and revised an emergency response plan that incorporates findings of the risk and resilience assessment conducted under Section 2013(a) of America's Water Infrastructure Act of 2018 for such system (and any revisions thereto). This emergency response plan includes:

1. Strategies and resources to improve the resilience of the system, including the physical security and cybersecurity of the system;
2. Plans and procedures that can be implemented, and identification of equipment that can be utilized, in the event of a malevolent act or natural hazard that threatens the ability of the community water system to deliver safe drinking water;
3. Actions, procedures, and equipment which can obviate or significantly lessen the impact of a malevolent act or natural hazard on the public health and the safety and supply of drinking water provided to communities and individuals, including the development of alternative source water options, relocation of water intakes, and construction of flood protection barriers; and
4. Strategies that can be used to aid in the detection of malevolent acts or natural hazards that threaten the security or resilience of the system.

[Signature of certifying official - click to add a digital signature, or print and sign]

¹ Visit www.epa.gov/waterresilience/awia-section-2013 for information on AWIA Section 2013 ERPs and upcoming certification deadlines.

² PWSIDs begin with a two-character primacy agency abbreviation (your state, territory, or tribal nation abbreviation) followed by a seven-digit identification number. In the specific case of Utah, PWSIDs begin with "UTAH" followed by a five-digit identification number.

³ Whoever, in any matter within the jurisdiction of the United States government, knowingly and willfully provides a materially false, fictitious, or fraudulent statement or representation may be subject to fines or imprisonment. 18 U.S. C. § 1001.

Certification of Community Risk and Resilience Assessment (RRA) in Compliance with America's Water Infrastructure Act (AWIA) Section 2013¹

Part (A): Community Water System Identification

Community Water System Name: _____

Community Water System Complete Mailing Address: _____

Community Water System Email Address: _____

Public Water System Identification Number (PWSID)²: _____

Part (B): Certification Date

Date of the certification: _____

Part (C): Certification Statement

I, _____

[Name of certifying official]

hereby certify, under penalty of law³, that the following information is true, accurate, and complete, and that the community water system named under Part A, above, has conducted, reviewed, or reviewed and revised an assessment of the risks to, and resilience of, its system. This assessment included an assessment of:

1. The risk to the system from malevolent acts and natural hazards;
2. The resilience of the pipes and constructed conveyances, physical barriers, source water, water collection and intake, pretreatment, treatment, storage and distribution facilities, electronic, computer, or other automated systems (including the security of such systems) which are utilized by the system;
3. The monitoring practices of the system;
4. The financial infrastructure of the system;
5. The use, storage, or handling of various chemicals by the system; and
6. The operation and maintenance of the system.

Optionally, the assessment may include an evaluation of capital and operational needs for risk and resilience management for the system.

[Signature of certifying official - click to add a digital signature, or print and sign]

¹ Visit www.epa.gov/waterresilience/awia-section-2013 for information on AWIA Section 2013 RRAs and upcoming certification deadlines.

² PWSIDs begin with a two-character primacy agency abbreviation (your state, territory, or tribal nation abbreviation) followed by a seven-digit identification number. In the specific case of Utah, PWSIDs begin with "UTAH" followed by a five-digit identification number.

³ Whoever, in any matter within the jurisdiction of the United States government, knowingly and willfully provides a materially false, fictitious, or fraudulent statement or representation may be subject to fines or imprisonment. 18 U.S.C. § 1001.



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: June 9, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Monika Kazmierski, Assistant Public Works Director

SUBJECT: Recommendation to Authorize an Agreement with HR Green for General Ecological Support Services

In June of 2025, the Ecology and Parks/Forestry Division merged into one division, the Parks and Ecology Division, following the retirement of the previous Parks/Forestry Supervisor. As such, the supervisory position was never backfilled and instead rolled under the Existing Village Ecologist Position. This effectively reduced the amount of time dedicated to Ecological projects, as the Village Ecologist must prioritize managing the new Division and all the duties that come with it.

The decision was made in part due to the understanding that the former Assistant Public Works Director, Michele Zimmerman, was planning to retire at the end of the year and move to a consulting role. Over her tenure with the Village, Michele developed extensive institutional knowledge related to stormwater management, conservation planning, and natural area management. Additionally, she has forged strong relationships with various regulatory agencies, which has helped the Village secure grants and ensure private developments are meeting stormwater and conservation codes.

To support continuity in these efforts to further advance the Village's long-term environmental and open space management goals, staff is recommending that the Village retain HR Green's ecological division's services, which currently employs Michele. HR Green has completed a number of ecological projects such as the award-winning Woods Creek Reach 6/7 and Souwanas Trail projects, and is a trusted consultant with the Village.

The proposed agreement with HR Green, Inc. would be for a contract amount not to exceed \$49,950 per year. This agreement would provide support to the Village's ecological efforts without having to backfill the merged position. Due to the seasonal nature of the work, hours are anticipated to fluctuate throughout the year, averaging to approximately eight hours per week. This arrangement will provide the Village with continued technical expertise and institutional continuity while supporting responsible stewardship of the Village's natural resources and infrastructure systems. Additionally, this position will help support inspections for restoration of areas impacted by utility installations and private developments, which currently are only inspected reactively rather than proactively due to the amount of work occurring simultaneously and limited staff power.

Recommendation:

Staff recommends that the Committee of the Whole advance this recommendation to the Village Board, approving the quote for HR Green services in the amount not to exceed \$49,950.



PROFESSIONAL SERVICES AGREEMENT

For

**Ecological Services
Staff Assistance**

Mr. Nadim Badran – Director of Public Works/Deputy Village Manager
Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102
847.458.7913
NadimBadran@algonquin.org

Logan Gilbertsen P.E., CFM – Project Manager
HR Green, Inc.
1391 Corporate Drive
McHenry, IL 60050
HR Green Project Number: 2602192

June 2, 2026

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THIS **AGREEMENT** is between Village of Algonquin (hereafter “CLIENT”) and HR GREEN, INC. (hereafter “COMPANY”).

1.0 Project Understanding

1.1 General Understanding

CLIENT has requested COMPANY to provide assistance in managing ecological projects within the Village. COMPANY will provide a staff person that will report to CLIENT’s office approximately 8 hours per week and on an as needed basis as requested by CLIENT to support current needs.

1.2 Design Criteria/Assumptions

This agreement is based upon the following details:

- a. COMPANY staff will report to CLIENT’s office at 110 Mitchard Way, Algonquin, IL 60102.
- b. CLIENT will need assistance for an assumed 8 hours per week.
- c. CLIENT has budgeted a set amount of \$50,000.00 for this assistance in the 2026 fiscal year. COMPANY has proposed a level of service to remain within this budget.

2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

- Project Administration and Meetings
- Ecological Services

2.1 Project Administration and Coordination

Project Administration and Coordination will involve the management oversight of projects which will include review of project execution, documentation, schedule and budget, contract file management, and general correspondence between COMPANY and CLIENT.

2.2 Ecological Services

COMPANY will provide one (1) staff member to support CLIENT with tasks associated with ecological services management, project management, residential coordination and/or other duties completed by the former Assistant Public Works Director.

COMPANY will appoint Michele Zimmerman to serve the role of assisting CLIENT with Ecological Services. In the event that Michele Zimmerman is out of the office, COMPANY will coordinate with CLIENT to provide a suitable replacement.

COMPANY will report to CLIENT’s office at 110 Mitchard Way, Algonquin, IL 60102, approximately 8 hours per week. Time will be tracked and billed on an hourly basis.

3.0 Deliverables and Schedules Included in this Agreement

COMPANY will begin reporting to CLIENT's office no sooner than June 10, 2026. It is assumed that this AGREEMENT will include thirty-one (31) eight-hour days (248 hours) within the office.

4.0 Items not included in Agreement/Supplemental Services

The following items are not included as part of this AGREEMENT:

1. Survey services
2. Contract plan preparation
3. Permitting fees

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

5.0 Services by Others

Not applicable

6.0 Client Responsibilities

The following items shall be provided by the CLIENT:

- Provide a workstation for COMPANY when reporting to CLIENT office
- Provide access to computer network and files to allow COMPANY staff to perform tasks requested by CLIENT.

7.0 Professional Services Fee

7.1 Fees

The fee for services will be based on COMPANY standard hourly rates current at the time the AGREEMENT is signed. These standard hourly rates are subject to change upon 30 days' written notice. Non-salary expenses directly attributable to the project such as mileage, reproduction costs, mailings/postage, equipment rental fees and outside services will be charged in accordance with the rates current at the time the service is done.

7.2 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event that any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorneys' fees.



7.3 Extra Services

Any service required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

7.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These service items are considered extra and are billed separately on an hourly basis.

7.5 Payment

The CLIENT AGREES to pay COMPANY on the following basis:

Time and material basis with a Not to Exceed fee of \$49,950.00.

Task	HRG Fee	Sub Consultants	Reimbursables	Total Fee
2.1 Project Administration & Coordination	\$2,138.00	\$0.00	\$0.00	\$2,138.00
2.2 Ecological Services	\$47,120.00	\$0.00	\$692.00	\$47,812.00
Total	\$49,258.00	\$0.00	\$692.00	\$49,950.00

8.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

8.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

8.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

8.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

8.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

8.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

8.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

8.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions

in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

8.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

8.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

8.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

8.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

8.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Illinois without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Illinois.

8.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

8.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

8.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following

completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

8.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

8.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

8.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

8.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance

with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the submitted electronic materials shall be subject to separate agreement. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

8.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

8.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

8.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultants at a construction site, shall relieve the general contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the general contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT's AGREEMENT with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

8.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may

be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors, employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

8.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

8.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed \$50,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

8.26 Environmental Audits/Site Assessments

Environmental Audit/Site Assessment report(s) are prepared for CLIENT's sole use. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless against all damages, claims, expenses, and losses arising out of or resulting from any reuse of the Environmental Audit/Site Assessment report(s) without the written authorization of COMPANY.

8.27 Design Without Construction Observation

It is agreed that the professional services of COMPANY do not extend to or include the review or site observation of the contractor's work or performance and the CLIENT assumes all responsibility for interpretation of the contract documents and for construction observation. It is further agreed that the CLIENT will defend, indemnify and hold harmless COMPANY from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. COMPANY agrees to be responsible for its employees' negligent acts, errors or omissions.



8.28 Soliciting Employment

Neither party to this AGREEMENT will solicit an employee of the other nor hire or make an offer of employment to an employee of the other that is working on this PROJECT, without prior written consent of the other party, during the time this AGREEMENT is in effect.

8.29 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.

This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.

Approved by:

Printed/Typed Name: Logan Gilbertsen, P.E., CFM

Title: Regional Manager – Water Resources Date: June 2, 2026

VILLAGE OF ALGONQUIN

Accepted by:

Printed/Typed Name:

Title: _____ Date: _____

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VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: June 2, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Nadim Badran, Deputy Village Manager /Director of Public Works
Vince Kilcullen, General Services Superintendent

SUBJECT: Recommendation to Authorize Purchase of Storage Containers for the Public Works
Shared Yard Improvement

Background:

As part of the Public Works Shared Yard Improvement Project with the McHenry County Department of Transportation (MCDOT), the shared yard will include a brine farm consisting of ten storage containers. These containers will be used to store Beet Heat, brine, and supermix materials utilized in winter snow operations. Currently, the Village and the County are intending to reuse four of the existing storage containers on site. To complete the project, the Village will need to purchase the remaining six 15,500-gallon containers.

The Village intends to procure the six storage containers as an owner-direct purchase to reduce overall project costs. By purchasing the containers directly, the Village is exempt from sales tax and can avoid contractor markups, which typically range from 10% to 20% of material costs to account for administrative coordination and profit. Staff requested quotes from multiple vendors, with Dultmeier Sales Davenport, Inc. (Dultmeier) submitting the lowest responsive quote.

The total cost for the purchase of the six storage containers from Dultmeier is \$127,474. In accordance with the Intergovernmental Agreement (IGA) between the Village and MCDOT, McHenry County will fund 65% of the brine farm costs and will reimburse the Village in the amount of \$82,858.10 for this expense. The Village should also anticipate an estimated lead time of approximately 4 weeks for procurement and delivery of the storage containers upon execution.

The purchase of these storage containers is necessary to support the completion of the Shared Yard Improvement Project and to ensure the Village and MCDOT have adequate infrastructure in place for efficient winter operations. The attached quote was included in the overall project amount previously presented to the Village Board as part of the Intergovernmental Agreement (IGA) with the County.

Summary:

1. For the brine farm, a total of ten storage containers are needed to house various liquids used in snow fighting by both agencies. Four will be reused, and six additional 15,500-gallon tanks need to be purchased.

2. To save costs through an owner-direct purchase, the Village will be purchasing the six storage containers from Dultmeier Sales Davenport, Inc. in the amount of \$127,474, and will be reimbursed 65% by the County based on the terms of the IGA.

Recommendation:

Staff recommends that the Committee of the Whole advance this recommendation and Resolution to the Village Board approving the quote in the amount of \$127,474 to Dultmeier Sales Davenport, Inc.

QUOTATION



Dultmeier Sales Davenport, Inc.
P.O. Box 45565
Omaha, NE 68145-0565 USA
Phone: (800) 228-9666 or (402) 333-1444
Fax: (402) 333-5546
E-mail: dultmeier@dultmeier.com

QUOTATION

Order Number	
2404998	
Order Date	Page
06/01/2026 12:13:03	1 of 1

Quote Expires On: 07/01/2026

Bill To:

Algonquin Village- Public Works
110 Meyer Dr
Algonquin, IL 60102-2442
USA

847-658-2700

Ship To:

Algonquin Village- Public Works
110 Meyer Dr
Algonquin, IL 60102-2442
USA

Ordered By: Vince Kilcullen

Customer ID: 333319

Prices may be subject to change, regardless of Quote Expiration dates. We will do our best to hold pricing as long as possible.

PO Number	Ship VIA	Quoted By
Vince	D/S BEST WAY PREPAY & A	RSCHWANINGER

Quantities					Item ID Item Description	Pricing UOM	Unit Price	Extended Price
Ordered	Allocated	Remaining	UOM Unit Size	Disp.		Unit Size		
5	0	5	EA		RTVT15500	EA	18,140.0000	90,700.00
			1.0		15,500 Gal Poly Vertical Tank,1.7 S.G. Tank, Vertical, Flat Bottom, 15,500 Gallon, Polyethylene, 3IN Poly Fitting	1.0		
Order Line Notes:					5 tanks with (3) 3" poly fittings on the bottom of the tank 4:30, 6:00 & 7:30			
1	0	1	EA		RTVT15500	EA	18,234.0000	18,234.00
			1.0		15,500 Gal Poly Vertical Tank,1.7 S.G. Tank, Vertical, Flat Bottom, 15,500 Gallon, Polyethylene, 3IN Poly Fitting	1.0		
Order Line Notes:					1 tank with (3) 3" Poly fittings on the bottom of the tank 4:30, 6:00 & 7:30 and an additional fitting at the top at 3:00			

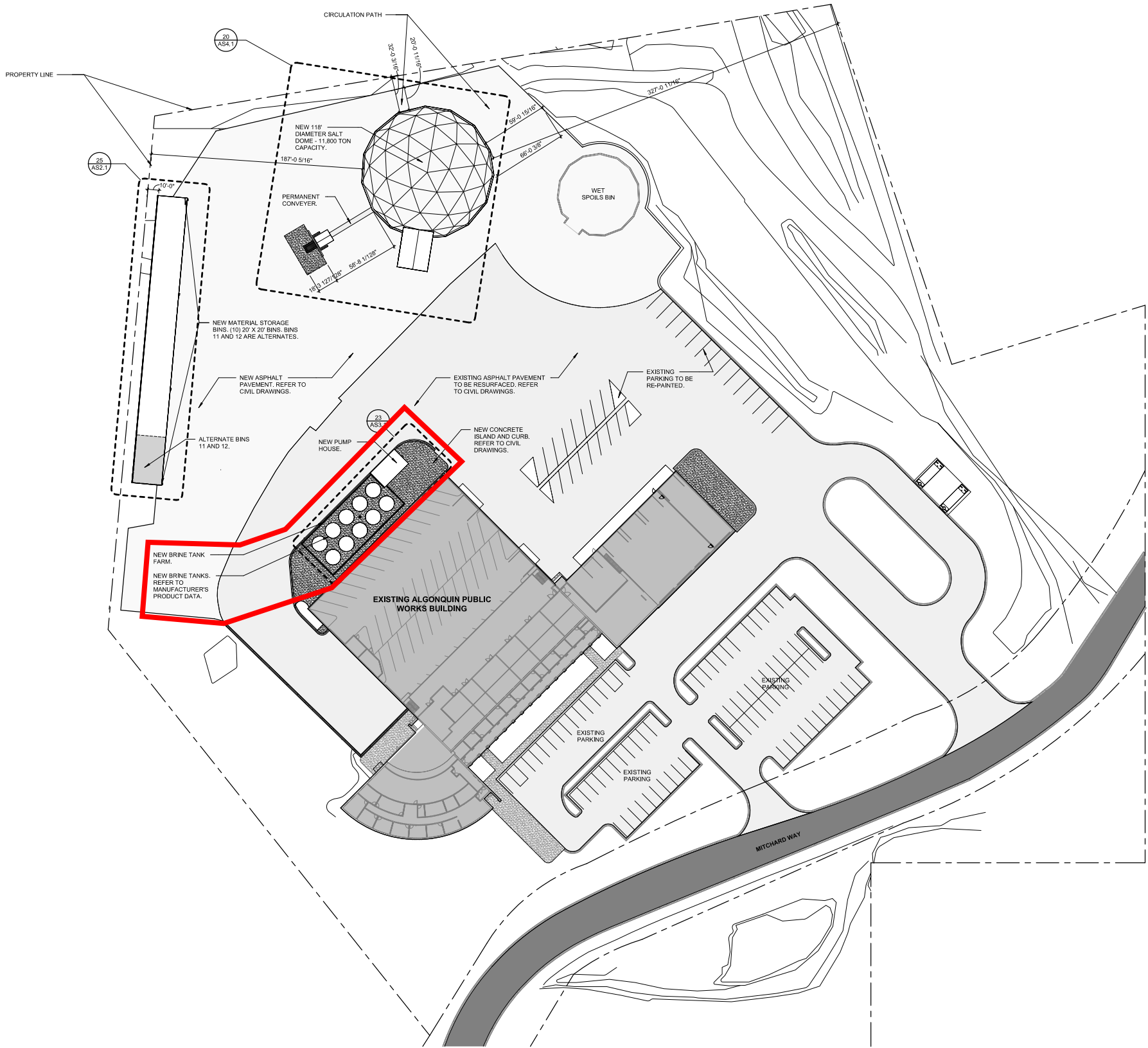
Total Lines: 2

SUB-TOTAL: 108,934.00
TAX: 0.00
FREIGHT: 18,540.00
AMOUNT DUE: 127,474.00
U.S. Dollars

Sales tax and freight, whether shown or not, will be charged based on point of delivery. Liftgate, notifications and residential billing will be charged based on carriers billing.

1 SITE GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS INTENDED FOR GENERAL REFERENCE TO ESTABLISH DESIGN INTENT. REFER TO CIVIL DRAWINGS FOR GRADING, PAVING, AND SITE UTILITY INFORMATION INCLUDING LOCATIONS AND DIMENSIONS OF ALL ROADS, DRIVEWAYS, PARKING LOTS, STRIPING, CURBS, AND SIDEWALKS.
2. EXISTING SITE CONDITIONS SHOWN ON THE ARCHITECTURAL SITE PLAN ARE INDICATED TO THE BEST KNOWLEDGE OF THE ARCHITECT. HOWEVER, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING SITE CONDITIONS SHOWN AS THE SITE SURVEY WAS PREPARED BY OTHERS AND PROVIDED BY THE OWNER.
3. NOTIFY THE CONSTRUCTION MANAGER OF ANY UNFORESEEN CONDITIONS DISCOVERED PRIOR TO OR DURING CONSTRUCTION PRIOR TO PROCEEDING WITH RELEVANT PORTIONS OF THE WORK.
4. ALL STREETS, SIDEWALKS, RIGHT-OF-WAYS, AND EXISTING PRIVATE DRIVES THAT ARE DAMAGED, DISTURBED, OR DIRTYED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED, REPAIRED, AND CLEANED AT THE COMPLETION OF THE WORK TO THEIR ORIGINAL CONDITION PRIOR TO THE COMPLETION OF CONSTRUCTION.
5. REFER TO ARCHITECTURAL SITE PLAN OR FLOOR PLANS FOR LOCATIONS AND DIMENSIONS OF ALL CONCRETE SIDEWALK AND CONCRETE APRON SCORING PATTERNS. CJ = CONTROL JOINT. EJ = EXPANSION JOINT (AT 12'-0" MAX IF NOT OTHERWISE SHOWN).
6. ALL BUILDING EXTERIOR MAN DOORS WILL HAVE A CONCRETE STOOP. SEE STRUCTURAL DRAWINGS. STOOP DIMENSIONS ARE DESIGNED TO FIT WITHIN THE CONCRETE SIDEWALK'S SCORING PATTERN.
7. SEE CIVIL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF EXISTING PROPERTY LINES.



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Williams-Architects.com

VILLAGE OF ALGONQUIN / MCHENRY COUNTY
SHARED YARD IMPROVEMENTS
110 Mitchard Way
Algonquin, IL 60102

WILLIAMS
ARCHITECTS

NO.	DATE	DESCRIPTION
-----	------	-------------

WA No. 2025-046
Date 12 MARCH 2026
Issue ISSUED FOR BIDDING
DWR KLC
CHK MCR



OVERALL
ARCHITECTURAL
SITE PLAN

AS1.1

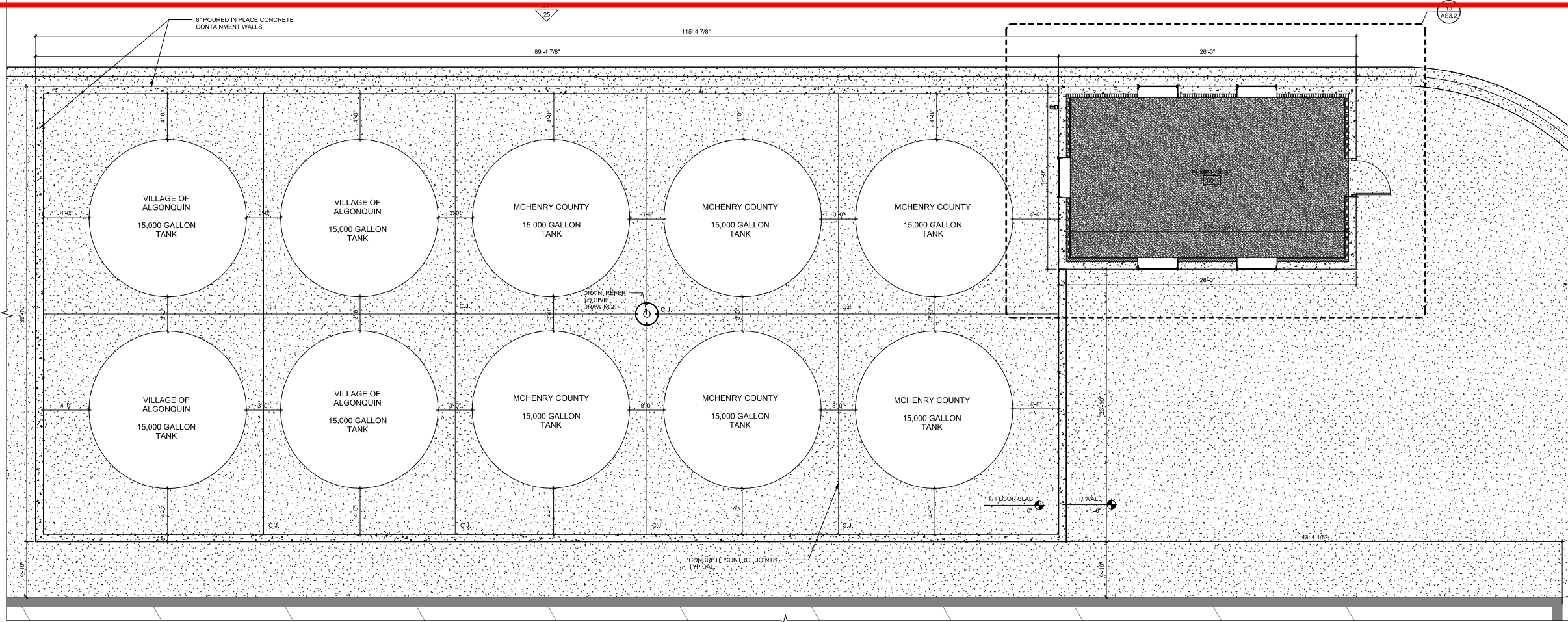
REVISIONS	
NO.	DESCRIPTION

WA No. 2025-046
Date 12 MARCH 2025
Issue ISSUED FOR BIDS/PERMIT
DWR KLC
CHK MCR

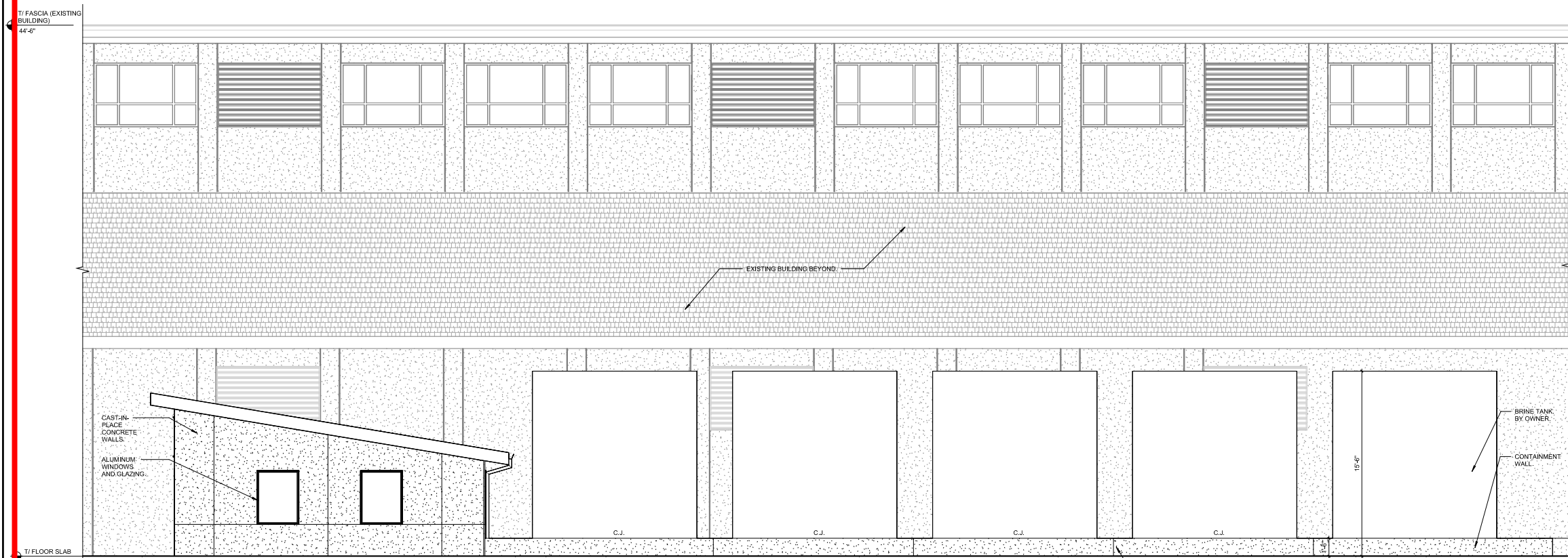


BRINE TANK FARM
PLANS AND
ELEVATIONS

AS3.1



23 PLAN BRINE TANK FARM PLAN
SCALE: 1/4" = 1'-0"



25 ELEVATION BRINE TANK FARM FRONT ELEVATION
SCALE: 1/4" = 1'-0"

3/12/2025 1:20:54 PM



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: 06/03/2026

TO: Tim Schloneger, Village Manager.
Nadim Badran, Public Works Director.

FROM: Michael Reif, Internal Service Supervisor/Fleet Manager.

SUBJECT: Purchase of three replacement snowplows.

Staff recommends the purchase of three (3) new 11-foot snowplows from Henderson Products of Huntley, Illinois, in the amount of \$56,377.96

The Public Works Department utilizes snowplows extensively throughout the winter season to maintain safe travel conditions on Village roadways. Three of the Village's existing snowplows have reached the end of their useful service life and are experiencing increased wear and maintenance needs. Replacement of these units will improve reliability, reduce maintenance cost, and help ensure the Village' snow and ice control operations remain efficient and effective.

After reviewing available options, staff recommends purchasing replacement plows from Henderson Products. The proposed plows are compatible with the Village's existing fleet and will provide dependable service during winter operations. The purchase will be made through the National Purchasing Partners Government cooperative purchasing program, which provides competitively solicited pricing and allows the Village to streamline the procurement process while ensuring compliance with purchasing requirements.

The total cost for the purchase of the three snowplows is \$56,377.96. The Fiscal Year 2026-2027 budget includes \$60,000 for this purchase.

Staff respectfully requests that the Village Board authorize the purchase of three (3) 11-foot snowplows from Henderson Products of Huntley, Illinois, through the National Purchasing Partners Government cooperative purchasing program, in the amount of \$56,337.96.



A proposal for
VILLAGE OF ALGONQUIN
110 MITCHARD WAY
ALGONQUIN, IL 60102

Quote # SF-2026-02553 Revision # 2

Jun 2, 2026

Quotation valid until: Aug 31, 2026

This document outlines a comprehensive truck package, comprising the following equipment. The listed equipment is designed to be installed and operated as an integrated system, ensuring full compatibility and optimal performance.

Front Plow

Installation

NPPGov Contract Number: PS22170

Quote prepared by: Chris Fack

Package Model - PACKAGE

PLOW

Plow Style	Reversible RSP/OWP
Plow Profile	Integral Shield Moldboard
Plow Trip Type	Adjustable Trip Edge, One Piece
Plow Length	11' Moldboard Length
Plow Height	42" Moldboard Height
Plow Moldboard Material Type	3/8" Orange Poly Moldboard
Plow Moldboard Paint	Black Frame Poly
Plow Cutting Edge	Standard 5/8 X 8 Cutting Edge
Plow Pushframe Type	Tubular Pushframe Full Width
Plow Reversing Cylinders	Nitrided 4" X 2" Cylinders
Cushion Valve	Cushion Valve (Standard)
Hose Kit	Cylinder Hose Kit (Standard)
Plow Running Gear	No Running Gear
Plow Hitch Type	Hitch, Quick Link, Plow, Installed
Plow Deflector	Logo Rubber Deflector, Installed
Plow Sight Marker	Plastic Sight Markers, Loose
Parking Jack	Parking Jack, Installed
Curb Guards	Wrap Around Curb Guard, Pair

INSTALLATION

Installation Type	Install
USC Build Facility	Usc-II
Installation Order Type	Cash And Carry
Hitch Type	No Hitch Installed
Front Plow Type	Henderson Rsp Plow
Wing Type	No Wing Plow
Scraper Type	No Underbody Scraper
Dump Body Type	No Dump Body
Spreader Type	No Spreader Installed
Liquid Type	Prewet/Liquid System Not Required For Job
USC Paint Location	Paint Not Required
Non-Henderson Equipment	No Non-Henderson Equipment
Front Tow Hooks	Tow Hooks Not Required
Plow Markers	Factory Supplied, Installed At Usc
Plow Rubber Deflector	Rubber Deflector Installed At Manufacturing
Plow Jack Install	Plow Parking Jack Installed At Manufacturing
Rear Mudflap Mounting	Rear Mudflap Not Required On Job
Rear Center Mudflap Mounting	Rear Center Mudflap Not Required On Job
Front Center Mudflap Mounting	Front Center Mudflap Not Required On Job
Front Mudflap Mounting	Front Mudflap Not Required On Job
Poly Fenders	Poly Fenders Not Required
Reflective Tape	Reflective Tape Not Required
Misc Electrical Supplies	Misc Electrical Supplies Not Required
Plow Lights	Plow Lights Not Required
Driving Lights	Driving Lights Not Required

Cabshield Beacon Light	Cabshield Beacon Light Not Required
Quick Coupler Upgrade	Qd Upgrade Not Required
Plow Pressure Relief Valve	No Plow Pressure Relief
Clear Coat Finish	No Clear Coat Finish Required
Undercoat	No Undercoat Required
Touch Up Paint	No Additional Touch Up Paint
Cash and Carry Delivery	USC Delivery (100 Miles or less)

Original Package Price: \$22,576.00

Total Package with applicable NPPGov Discount: \$18,545.32

Freight: \$234.00

Package (s): 3

Total: \$56,337.96

Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit.

Henderson offers a deposit program with additional discounts. Please contact your Henderson sales representative for more details.

All terms and conditions apply. Terms of Sale Document available at https://www.hendersonproducts.com/s/Terms_of_sale.pdf

Signed: _____ **Date:** _____

Quote notes:



WARRANTY POLICY

A. PARTS REPLACEMENT AND REPAIR:

Henderson Products, Inc. warrants its manufactured products and installation work against defects in material or workmanship for a period of twelve months after delivery to the original user. This warranty is not a guarantee that the product will be free of defects. This warranty of our products under normal use and service is limited to replacement or repair at the company's factory of any parts which are returned to the factory freight prepaid, and upon examination found to be defective.

B. EXCLUSIONS:

1. This warranty is expressly limited to parts replacement and repair. Any expressed warranty not herein provided, and any remedy for breach of contract is excluded and disclaimed. The implied warranties of merchantability and of fitness for any particular purpose are limited to twelve months from delivery to the original user.
2. Any component or part manufactured by others will carry that manufacturer's warranty, and in no case will Henderson Products, Inc. be liable, either expressed or implied, for warranties in excess of those made by the original manufacturer.
3. Henderson Products, Inc. shall not be liable for loss of time, manufacturing costs, labor, material, loss of profits, incidental, special or consequential damages, direct or indirect, because of defective products, whether due to claims arising under the contract of sale or independently thereof, and whether or not such claim is based on contract, tort or warranty.
4. Repairs or modifications done by others, or parts from other sources outside the company's factory are not covered by this warranty.
5. No agent, employee, or representative of Henderson Products, Inc. has any authority to make any affirmation, representation, or warranty concerning Henderson Products, Inc. products, except as specifically stated above.

WARRANTY PROCEDURE

1. Prior authorization by Henderson Products, Inc. must be obtained for all warranty work.
2. Contact our distributor or Henderson Products, Inc. giving complete details of your request, the unit involved, including serial number, date purchased, who purchased from, and the nature of or reason for the claim.
3. A Claim number will be assigned, and is required, whenever any warranty is to be paid either in the form of credit, replacement of parts, or service work. The assignment of this does not guarantee warranty will be allowed. This number is to identify the request and track parts that may need to be returned.
4. When warranty replacement parts are shipped, you may be required to return defective part(s) for inspection by Henderson Products, Inc. or the original manufacturer. In this case, you will be invoiced for shipment of new components until the old unit is returned.

technicalservice@hendersonproducts.com 800-359-4970



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: June 9, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Cliff Ganek, Deputy Director of Public Works / Village Engineer

SUBJECT: Recommendation to Execute an Agreement with Trotter & Associates, Inc. for the Engineering Design of the WWTF Backup Generator

Background

The Village's Wastewater Treatment Facility (WWTF) has experienced periodic electrical outages despite receiving power from two separate ComEd substations and having automatic transfer capabilities between feeds. Loss of power to the newer portion of the treatment facility can impact operation of the Intermediate Pump Station and other critical treatment processes. To improve system resiliency and maintain operations during utility outages, staff is proposing the design of a standby generator system for the newer portion of the WWTF.

Project Scope

The proposed agreement includes engineering services necessary to develop conceptual, preliminary, and final design documents for a standby generator installation at the WWTF, including preparation of plans, specifications, permitting documents, and construction cost estimates. The proposed engineering services agreement is for a total amount not to exceed \$92,300, which is estimated to be 7.6% of the construction cost, well below the 8-10% range for facility projects.

Grant Opportunity

The Village recently received notice of a FEMA Building Resilient Infrastructure and Communities (BRIC) grant opportunity through the Illinois Emergency Management Agency – Office of Homeland Security (IEMA-OHS). Completion of a conceptual design is required as part of the grant application process. The engineering services included in this agreement will provide the documentation necessary to support the Village's BRIC grant application, which is due June 26, 2026.

Budget Impact

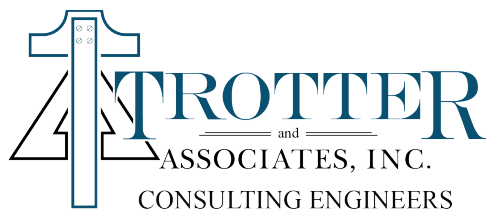
The WWTF Generator Project is currently identified in the Village's 5-Year Capital Improvement Program for FY2028/29 and was not budgeted for design in the current fiscal year. However, due to the timing of the FEMA BRIC grant opportunity and the requirement to complete conceptual design prior to application, staff recommends advancing the design phase of the project.

Funding for the engineering services will be provided through available funds within the WWTF Biosolids Handling Project. Staff anticipates approximately \$250,000 in available construction funds

remaining within that project, which can be utilized to fund the design effort without requiring an additional budget appropriation.

Recommendation

Staff recommends that the Committee of the Whole advance this item forward to the Village Board for approval of the Professional Services Agreement with Trotter & Associates, Inc. in an amount not to exceed \$92,300 for engineering design services associated with the WWTF Generator Installation Project.



June 2, 2026

Mr. Clifton V. Ganek, P.E.
Village Engineer
Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102

Re: Village of Algonquin 2026 WWTF Generator Installation
Professional Services Agreement

Dear Mr. Ganek:

We sincerely appreciate this opportunity to offer our services to the Village of Algonquin. Enclosed for your review is the engineering services agreement for the 2026 WWTF Generator Installation. Please contact us if there are any questions or changes to the listed scope of services. If you would like to proceed with the contract, please sign and return one copy of the agreement.

Sincerely,

TROTTER & ASSOCIATES, INC.

Robert Scott Trotter, P.E., BCEE
President

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June 2, 2026

Mr. Clifton V. Ganek, P.E.
Village Engineer
Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102

Re: 2026 WWTF Generator Installation
Professional Services Letter Agreement and Exhibits

Dear Mr. Ganek,

Trotter and Associates, Inc. (ENGINEER) is pleased to provide professional services to the Village of Algonquin (CLIENT) for the 2026 WWTF Generator Installation (hereinafter referred to as the "PROJECT").

Project Background

The WWTF electrical infrastructure has been implemented over time as the plant was expanded. The new side of the WWTF has electrical infrastructure installed during the Phase 6 project in 2007. It is a solidly grounded system and has feeds from two different ComEd substations. The infrastructure also includes an automatic transfer from primary to secondary feed if primary power is lost. The system was designed with the intent that it would not go down; however, the Village has lost power from both feeds from ComEd to the IPS multiple times/year over the last 15 years.

Since complete loss of power to this portion of the plant causes the loss of operation of the Intermediate Pump Station (IPS), the Village considered a standby generator sized to power the intermediate pumps or diesel-powered standby emergency pump with sufficient capacity to maintain the forward flow through the plant and prevent potential discharge of untreated flow. This was evaluated in 2018 during the design of the Phase 6B Expansion project. However, the Village did not move forward with the design of the generator. At that time, it was ultimately decided that adding the primary effluent diversion structure and slide gate with motorized actuator to divert flow to the plant's second liquid treatment process was most feasible and cost effective. The physical size of the needed back-up generator was difficult to lay out on the existing site due to proximity to neighbors. Although the generator would only be needed for emergencies during a power outage, the generator required weekly exercising. ComEd worked with the Village to locate and reinforce a system fault in the area that created much of the grid failures experienced in the area. This reinforced system made the grid change-over more reliable and reduced the critical need at the time for an emergency power generator. A power monitor was installed on the existing ATS at the Intermediate Pump Station to monitor the status of the primary and secondary electrical sources as part of the Phase 6B improvements and reports to SCADA.

However, even with completion of those improvements, both feeds still go down and the facility is at risk. Therefore, the Village wants to install a generator for the new side of the WWTF. Additionally, the older portion of the WWTF is fed via two different ComEd substations and uses two standby engine generators for emergency power in the event of loss of ComEd service.

Project Understanding

In 2026, the Village received notice of a FEMA BRIC grant opportunity through the Illinois Emergency Management Agency –Office of Homeland Security (IEMA-OHS). The Village plans to pursue funding of the WWTF generator project through this grant opportunity. Criteria for eligibility for the grant includes showing completion of the project's conceptual design prior to applying for the grant.

Preliminary basis of design for the generator is sized at 1250 kw. The generator is sized to meet the loads of the Phase 7 expanded WWTF (6MGD), which is within the lifespan of the generator.

Conceptual Design will include preparing concept level drawings and a cost estimate acceptable to include with the FEMA BRIC grant application, due June 26, 2026. Preliminary design will include verification of the basis of design for the generator selection, preliminary drawings (including preliminary electrical, structural and civil sheets), and written descriptions of the Project. Initial layouts of the generator at the WWTF have already been completed. Final design will include producing Engineering Plans and Specifications for distribution for bids and permitting.

This Agreement does not include bidding services or construction-related services. These services will be provided under a separate Agreement or contract addendum if requested.

Project Schedule

Task	Anticipated Date
Conceptual Design Documents for Grant Application Submission	June 22, 2026
IEMA-OHS BRIC Grant Application Deadline	June 26, 2026
Project Kick-off Meeting	July 10, 2026
Preliminary Design Deliverable and Review Meeting	August 28, 2026
Final Design Deliverable and Review Meeting	October 31, 2026

Scope of Services

Our services will consist of customary civil engineering and surveying services and related engineering services incidental thereto, described as follows;

- A. Conceptual Design Phase
 - 1) Prepare Conceptual Design phase exhibits and cost estimate for purposes of meeting FEMA BRIC grant submission requisites.
- B. Preliminary Design Phase
 - 1) Prepare 30% Preliminary Design phase documents consisting of verification of the basis of design for the generator selection, preliminary drawings (including preliminary electrical, structural and civil sheets), and written descriptions of the Project.
 - 2) Meet with Village Staff to confirm equipment selection and design layout details for the project.
 - 3) Submit to the Village Preliminary Design Phase documents and revised opinion of probable Construction Cost.
- C. Final Design Phase
 - 4) Based on the approved Preliminary Design Phase, prepare 90% Engineering Plans and Specifications to show the scope, extent and character of the work to be furnished and performed by the Contractor for the Improvements. Drawings will include (but not necessarily limited to) the following:
 - a. General Construction Details and Notes;
 - b. Demolition drawings showing existing structures, equipment and utilities to be removed;
 - c. Civil/Site drawings showing underground piping changes and proposed restoration;
 - d. Electrical and controls drawings depicting generator feed and ATS; and
 - e. Project Specifications.
 - 5) Prepare updated Engineer's Opinion of Probable Construction Cost.
 - 6) Hold a meeting with Village staff to review and discuss 90% Engineering Plans and Specifications.

- 7) Submit plans and specifications for Village Building Permit.
- 8) Revise plans in accordance with additional comments and provide 100% complete plans to the Village for review and approval. Prepare electronic documents for distribution for bids.

Changes to the scope of services outlined in this agreement shall be authorized through execution of an Exhibit D - Contract Addendum.

Compensation

An amount equal to the cumulative hours charged to the Project by each class of ENGINEER's employees times Standard Hourly Rates for each applicable billing class for all services performed on the Project, plus Reimbursable Expenses and ENGINEER's Consultant's charges, if any.

ENGINEER's Reimbursable Expenses Schedule and Standard Hourly Rates are attached to this Exhibit B. Reimbursable Expenses included in the contract are limited to items listed in Exhibit B. All expenses that are not included in Exhibit B shall be considered outside the contract and shall be considered as extra and compensated for at cost. For example: title commitments, permit fees, architectural renderings, special public meetings, out of town travel expenses, consultant services beyond those identified in the scope, or items specifically requested by the owner.

The total compensation for services will not exceed **\$92,300** based on the following distribution of compensation

Conceptual Design Phase	\$8,500
Preliminary Design Phase	\$33,800
Final Design Phase	<u>\$50,000</u>
Total Authorized for Design Engineering	\$92,300

ENGINEER may alter the distribution of compensation between individual phases of the work noted herein to be consistent with services actually rendered, but shall not exceed the total estimated compensation amount unless approved in writing by CLIENT. The total estimated compensation for ENGINEER's services included in the breakdown by phases incorporates all labor, overhead, profit, and ENGINEER's Consultant's charges. The amounts billed for ENGINEER's services will be based on the cumulative hours charged to the PROJECT during the billing period by each class of ENGINEER's employees times Standard Hourly Rates for each applicable billing class, plus Reimbursable Expenses and ENGINEER's Consultant's charges. The Standard Hourly Rates and Reimbursable Expenses Schedule will be adjusted annually as of January 1st to reflect equitable changes in the compensation payable to ENGINEER.

Miscellaneous

This Agreement constitutes the entire agreement between the parties and supersedes any prior oral or written representations. This agreement may not be changed, modified, or amended except in writing signed by both parties. In the event of any conflict among the exhibits, the exhibit of the latest date shall control.

ENGINEER may have portions of the Services performed by its affiliated entities or their employees, in which event ENGINEER shall be responsible for such services and CLIENT shall look solely to ENGINEER as if ENGINEER performed the Services. In no case shall CLIENT'S approval of any subcontract relieve ENGINEER of any of its obligations under this Agreement. However, ENGINEER is not responsible whatsoever for any obligations its subcontractors might have to its [subcontractors'] employees, including but not limited to proper compensation of its employees.

In the event CLIENT uses a purchase order form or other CLIENT developed document to administer this Agreement, the use of such documents shall be for the CLIENT's convenience only, and any provisions, terms or conditions within the CLIENT developed document shall be deemed stricken, null and void. Any provisions, terms or conditions which the CLIENT would like to reserve shall be added to Exhibit C—Supplemental Conditions and agreed to by both parties.

ENGINEER acknowledges that this project and the scope of work performed thereto will require ENGINEER and all lower tiered subcontractors of ENGINEER to comply with all obligations under and pursuant to the any applicable local, state and/or federal prevailing wage laws (e.g. Davis-Bacon Act, Illinois Prevailing Wage Act, etc.), including but not limited to all wage, notice and/or record keeping requirements to the extent applicable, necessitated and required by law.

If during negotiations or discussion with a Client it becomes clear that Client has determined prevailing wages are not applicable to the work performed by Trotter & Associates, it is best to confirm that understanding in writing with appropriate indemnification language. The following is draft language to consider:

Trotter & Associates' services performed is based on its understanding through the actions, statements and/or omissions of CLIENT that this project [identify] and the work performed relating thereto is professional in nature and not subject to prevailing wage requirements (federal, state or local). If Trotter & Associates' understanding is incorrect, CLIENT agrees and acknowledges that it shall immediately notify Trotter & Associates in writing within forty-eight (48) hours from receiving this notice so that Trotter & Associates may submit a revised proposal and/or invoice reflecting the additional costs associated with applicable prevailing wage laws. If at any time it is determined that this project is or was subject to prevailing wage requirements under federal, state or local law, then CLIENT agrees and acknowledges that it shall reimburse and make whole Trotter & Associates for any back wages, penalties and/or interest owed to its employees or any other third party, including any appropriate governmental agency. CLIENT also agrees that prices, costs and/or applicable fees will also be increased prospectively as required by the increase in wage payments to Trotter & Associates' employees. CLIENT understands and acknowledges that it shall notify Trotter & Associates of any prevailing wage requirements or obligations under applicable laws relating to the work or services performed by Trotter & Associates. CLIENT also agrees to indemnify and hold Trotter & Associates harmless from any error, act or omission on its part with regard to prevailing wage notification that causes any claim, cause of action, harm or loss upon Trotter & Associates, including but not limited to prompt reimbursement to Trotter & Associates of any and all back wages, penalties and/or interest owed to its employees or any other third party, including reasonable attorneys' fees and costs associated with such claim, cause of action, harm or loss.

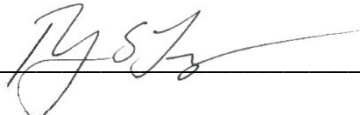
Contents of Agreement

This Letter Agreement and the Exhibits attached hereto and incorporated herein, represent the entire understanding with respect to the Project and may only be modified in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

CLIENT:

Trotter and Associates, Inc.:



By: _____

By: Scott Trotter, PE, BCEE

Title: _____

Title: President

Effective Date: _____

Date Signed: June 2, 2026

Address for giving notices:

Address for giving notices:

40W201 Wasco Road, St. Charles, Illinois 60175

Designated Representative:

Designated Representative:

Jillian Kiss, P.E.

Title: _____

Title: Project Manager

Phone Number: _____

Phone Number: (630) 587-0470

Facsimile Number: _____

Facsimile Number: (630) 587-0475

ATTACHMENTS:

EXHIBIT A – STANDARD TERMS AND CONDITIONS

EXHIBIT B – SCHEDULE OF HOURLY RATES AND REIMBURSIBLE EXPENSES

EXHIBIT C – SUPPLEMENTAL GENERAL CONDITIONS

EXHIBIT D – CONTRACT ADDENDUM

CLIENT Initial _____

TAI Initial _____



EXHIBIT A - STANDARD TERMS AND CONDITIONS

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ARTICLE 1 - SERVICES OF ENGINEER

1.01 Scope

- A. ENGINEER shall provide the Professional Services set forth herein and in the Letter Agreement.

- B. Upon this Agreement becoming effective, ENGINEER is authorized to begin Services.

ARTICLE 2 - CLIENT'S RESPONSIBILITIES

2.01 General

- A. Provide ENGINEER with all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility, and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which CLIENT will require to be included in the Drawings and Specifications; and furnish copies of CLIENT's standard forms, conditions, and related documents for ENGINEER to include in the Bidding Documents, when applicable.
- B. Furnish to ENGINEER any other available information pertinent to the Project including reports and data relative to previous designs, or investigation at or adjacent to the Site.
- C. Following ENGINEER's assessment of initially-available Project information and data and upon ENGINEER's request, furnish or otherwise make available such additional Project related information and data as is reasonably required to enable ENGINEER to complete its Basic and Additional Services. Such additional information or data would generally include the following:
1. Property descriptions.
 2. Zoning, deed, and other land use restrictions.
 3. Property, boundary, easement, right-of-way, and other special surveys or data, including establishing relevant reference points.
 4. Explorations and tests of subsurface conditions at or contiguous to the Site, drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site, or hydrographic surveys, with appropriate professional interpretation thereof.
 5. Environmental assessments, audits, investigations and impact statements, and other relevant environmental or cultural studies as to the Project, the Site, and adjacent areas.
 6. Data or consultations as required for the Project but not otherwise identified in the Agreement or the Exhibits thereto.
- D. Give prompt written notice to ENGINEER whenever CLIENT observes or otherwise becomes aware of a Hazardous Environmental Condition or of any other development that

affects the scope or time of performance of ENGINEER's services, or any defect or nonconformance in ENGINEER's services or in the work of any Contractor.

- E. Authorize ENGINEER to provide Additional Services as set forth in Exhibit D - Addendum of the Agreement as required.
- F. Arrange for safe access to and make all provisions for ENGINEER to enter upon public and private property as required for ENGINEER to perform services under the Agreement.
- G. Examine all alternate solutions, studies, reports, sketches, Drawings, Specifications, proposals, and other documents presented by ENGINEER (including obtaining advice of an attorney, insurance counselor, and other advisors or consultants as CLIENT deems appropriate with respect to such examination) and render in writing timely decisions pertaining thereto.
- H. Provide reviews, approvals, and permits from all governmental authorities having jurisdiction to approve all phases of the Project designed or specified by ENGINEER and such reviews, approvals, and consents from others as may be necessary for completion of each phase of the Project.
- I. Provide, as required for the Project:
 - 1. Accounting, bond and financial advisory, independent cost estimating, and insurance counseling services.
 - 2. Legal services with regard to issues pertaining to the Project as CLIENT requires, Contractor raises, or ENGINEER reasonably requests.
 - 3. Such auditing services as CLIENT requires to ascertain how or for what purpose Contractor has used the moneys paid.
 - 4. Placement and payment for advertisement for Bids in appropriate publications.
- J. Advise ENGINEER of the identity and scope of services of any independent consultants employed by CLIENT to perform or furnish services in regard to the Project, including, but not limited to, cost estimating, project peer review, value engineering, and constructability review.
- K. Furnish to ENGINEER data as to CLIENT's anticipated costs for services to be provided by others for CLIENT so that ENGINEER may make the necessary calculations to develop and periodically adjust ENGINEER's opinion of Total Project Costs.
- L. If CLIENT designates a manager or an individual or entity other than, or in addition to, ENGINEER to represent CLIENT at the Site, the duties, responsibilities, and limitations of authority of such other party shall be disclosed to the ENGINEER and coordinated in relation to the duties, responsibilities, and authority of ENGINEER.
- M. If more than one prime contract is to be awarded for the Work designed or specified by ENGINEER, designate a person or entity to have authority and responsibility for coordinating the activities among the various prime Contractors, and define and set forth the duties, responsibilities, and limitations of authority of such individual or entity and the relation thereof to the duties, responsibilities, and authority of ENGINEER is to be mutually

agreed upon and made a part of this Agreement before such services begin.

- N. Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings, and Substantial Completion and final payment inspections.
- O. Provide the services of an independent testing laboratory to perform all inspections, tests, and approvals of Samples, materials, and equipment required by the Contract Documents, or to evaluate the performance of materials, equipment, and facilities of CLIENT, prior to their incorporation into the Work with appropriate professional interpretation thereof.
- P. Provide inspection or monitoring services by an individual or entity other than ENGINEER (and disclose the identity of such individual or entity to ENGINEER) as CLIENT determines necessary to verify:
 - 1. That Contractor is complying with any Laws and Regulations applicable to Contractor's performing and furnishing the Work.
 - 2. That Contractor is taking all necessary precautions for safety of persons or property and complying with any special provisions of the Contract Documents applicable to safety.
- Q. Provide ENGINEER with the findings and reports generated by the entities providing services pursuant to paragraphs 2.01.O and P.

ARTICLE 3 - TIMES FOR RENDERING SERVICES

3.01 General

- A. ENGINEER's services and compensation under this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion. Unless specific periods of time or specific dates for providing services are specified in this Agreement, ENGINEER's obligation to render services hereunder will be for a period which may reasonably be required for the completion of said services.
- B. If in this Agreement specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided, and if such periods of time or dates are changed through no fault of ENGINEER, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If CLIENT has requested changes in the scope, extent, or character of the Project, the time of performance of ENGINEER's services shall be adjusted equitably.
- C. For purposes of this Agreement the term "day" means a calendar day of 24 hours.

3.02 Suspension

- A. If CLIENT fails to give prompt written authorization to proceed with any phase of services after completion of the immediately preceding phase, or if ENGINEER's services are delayed through

no fault of ENGINEER, ENGINEER may, after giving seven days written notice to CLIENT, suspend services under this Agreement.

- B. If ENGINEER's services are delayed or suspended in whole or in part by CLIENT, or if ENGINEER's services are extended by Contractor's actions or inactions for more than 90 days through no fault of ENGINEER, ENGINEER shall be entitled to equitable adjustment of rates and amounts of compensation provided for elsewhere in this Agreement to reflect, reasonable costs incurred by ENGINEER in connection with, among other things, such delay or suspension and reactivation and the fact that the time for performance under this Agreement has been revised.

ARTICLE 4 - PAYMENTS TO ENGINEER

4.01 Methods of Payment for Services and Reimbursable Expenses of ENGINEER

- A. *For Basic Services.* CLIENT shall pay ENGINEER for Basic Services performed or furnished under as outlined in the Letter Agreement
- B. *For Additional Services.* CLIENT shall pay ENGINEER for Additional Services performed or furnished as outlined in Exhibit D.
- C. *For Reimbursable Expenses.* CLIENT shall pay ENGINEER for Reimbursable Expenses incurred by ENGINEER and ENGINEER's Consultants as set forth in Exhibit B.

4.02 Other Provisions Concerning Payments

- A. *Preparation of Invoices.* Invoices will be prepared in accordance with ENGINEER's standard invoicing practices and will be submitted to CLIENT by ENGINEER, unless otherwise agreed.
- B. *Payment of Invoices.* Invoices are due and payable within 30 days of receipt. If CLIENT fails to make any payment due ENGINEER for services and expenses within 30 days after receipt of ENGINEER's invoice therefor, the amounts due ENGINEER will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, ENGINEER may, after giving seven days written notice to CLIENT, suspend services under this Agreement until ENGINEER has been paid in full all amounts due for services, expenses, and other related charges. Payments will be credited first to interest and then to principal.
- C. *Disputed Invoices.* In the event of a disputed or contested invoice, only that portion so contested may be withheld from payment, and the undisputed portion will be paid. Review of invoices in a timely manner is the responsibility of the client. All invoices are due within 30 days of issuance. In the event the CLIENT requests modification/ revisions to the invoice, all requests shall be conveyed in writing within 30 days of issuance of the original invoice. If revisions are made, the revised invoice shall be paid within 30 days of re-issuance.
- D. *Payments Upon Termination.*
1. In the event of any termination under paragraph 6.06, ENGINEER will be entitled to invoice CLIENT and will be

paid in accordance with Exhibit B for all services performed or furnished and all Reimbursable Expenses incurred through the effective date of termination.

2. In the event of termination by CLIENT for convenience or by ENGINEER for cause, ENGINEER, in addition to invoicing for those items identified in subparagraph 4.02.D.1, shall be entitled to invoice CLIENT and shall be paid a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with ENGINEER's Consultants, and other related close-out costs, using methods and rates for Additional Services as set forth in Exhibit B.

- E. *Records of ENGINEER's Costs.* Records of ENGINEER's costs pertinent to ENGINEER's compensation under this Agreement shall be kept in accordance with generally accepted accounting practices. To the extent necessary to verify ENGINEER's charges and upon CLIENT's timely request, copies of such records will be made available to CLIENT at cost.
- F. *Legislative Actions.* In the event of legislative actions after the Effective Date of the Agreement by any level of government that impose taxes, fees, or costs on ENGINEER's services or other costs in connection with this Project or compensation therefore, such new taxes, fees, or costs shall be invoiced to and paid by CLIENT as a Reimbursable Expense to which a Factor of 1.0 shall be applied. Should such taxes, fees, or costs be imposed, they shall be in addition to ENGINEER's estimated total compensation.

ARTICLE 5 - OPINIONS OF COST

5.01 Opinions of Probable Construction Cost

- A. ENGINEER's opinions of probable Construction Cost provided for herein are to be made on the basis of ENGINEER's experience and qualifications and represent ENGINEER's best judgment as an experienced and qualified professional generally familiar with the industry. However, since ENGINEER has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, ENGINEER cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by ENGINEER. If CLIENT wishes greater assurance as to probable Construction Cost, CLIENT shall employ an independent cost estimator.

5.02 Designing to Construction Cost Limit

- A. If a Construction Cost limit is established between CLIENT and ENGINEER, such Construction Cost limit and a statement of ENGINEER's rights and responsibilities with respect thereto will be specifically set forth in Exhibit C - Supplemental General Conditions.

5.03 Opinions of Total Project Costs

- A. ENGINEER assumes no responsibility for the accuracy of opinions of Total Project Costs.

ARTICLE 6 - GENERAL CONSIDERATIONS

6.01 Standards of Performance

- A. The standard of care for all professional engineering and related services performed or furnished by ENGINEER under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.
- B. ENGINEER shall be responsible for the technical accuracy of its services and documents resulting therefrom, and CLIENT shall not be responsible for discovering deficiencies therein. ENGINEER shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in CLIENT-furnished information.
- C. ENGINEER shall perform or furnish professional engineering and related services in all phases of the Project to which this Agreement applies. ENGINEER shall serve as CLIENT's prime professional for the Project. ENGINEER may employ such ENGINEER's Consultants as ENGINEER deems necessary to assist in the performance or furnishing of the services. ENGINEER shall not be required to employ any ENGINEER's Consultant unacceptable to ENGINEER.
- D. ENGINEER and CLIENT shall comply with applicable Laws or Regulations and CLIENT-mandated standards. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to CLIENT's responsibilities or to ENGINEER's scope of services, times of performance, or compensation.
- E. CLIENT shall be responsible for, and ENGINEER may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by CLIENT to ENGINEER pursuant to this Agreement. ENGINEER may use such requirements, reports, data, and information in performing or furnishing services under this Agreement.
- F. CLIENT shall make decisions and carry out its other responsibilities in a timely manner and shall bear all costs incident thereto so as not to delay the services of ENGINEER.
- G. Prior to the commencement of the Construction Phase, CLIENT shall notify ENGINEER of any other notice or certification that ENGINEER will be requested to provide to CLIENT or third parties in connection with the Project. CLIENT and ENGINEER shall reach agreement on the terms of any such requested notice or certification, and CLIENT shall authorize such Additional Services as are necessary to enable ENGINEER to provide the notices or certifications requested.
- H. ENGINEER shall not be required to sign any documents, no matter by whom requested, that would result in the ENGINEER's having to certify, guarantee or warrant the existence of conditions whose existence the ENGINEER cannot ascertain. CLIENT agrees not to make resolution of any dispute with the ENGINEER or payment of any amount due to the ENGINEER in

any way contingent upon the ENGINEER's signing any such certification.

- I. During the Construction Phase, ENGINEER shall not supervise, direct, or have control over Contractor's work, nor shall ENGINEER have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor, for safety precautions and programs incident to the Contractor's work in progress, nor for any failure of Contractor to comply with Laws and Regulations applicable to Contractor's furnishing and performing the Work.
- J. ENGINEER neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- K. ENGINEER shall not be responsible for the acts or omissions of any Contractor(s), subcontractor or supplier, or of any of the Contractor's agents or employees or any other persons (except ENGINEER's own employees) at the Site or otherwise furnishing or performing any of the Contractor's work; or for any decision made on interpretations or clarifications of the Contract Documents given by CLIENT without consultation and advice of ENGINEER.
- L. The General Conditions for any construction contract documents prepared hereunder are to be the "Standard General Conditions of the Construction Contract" as prepared by the Engineers Joint Contract Documents Committee (Document No. 1910-8, 1996 Edition) unless both parties mutually agree to use other General Conditions.

6.02 Authorized Project Representatives

- A. Contemporaneous with the execution of this Agreement, ENGINEER and CLIENT shall designate specific individuals to act as ENGINEER's and CLIENT's representatives with respect to the services to be performed or furnished by ENGINEER and responsibilities of CLIENT under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of each respective party.

6.03 Design without Construction Phase Services

- A. Should CLIENT provide Construction Phase services with either CLIENT's representatives or a third party, ENGINEER's Basic Services under this Agreement will be considered to be completed upon completion of the Final Design Phase or Bidding or Negotiating Phase as outlined in the Letter Agreement.
- B. It is understood and agreed that if ENGINEER's Basic Services under this Agreement do not include Project observation, or review of the Contractor's performance, or any other Construction Phase services, and that such services will be provided by CLIENT, then CLIENT assumes all responsibility for interpretation of the Contract Documents and for construction observation or review and waives any claims against the ENGINEER that may be in any way connected thereto.

6.04 Use of Documents

- A. All Documents are instruments of service in respect to this Project, and ENGINEER shall retain an ownership and property interest therein (including the right of reuse at the discretion of the ENGINEER) whether or not the Project is completed.
- B. Copies of CLIENT-furnished data that may be relied upon by ENGINEER are limited to the printed copies (also known as hard copies) that are delivered to the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by CLIENT to ENGINEER are only for convenience of ENGINEER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk.
- C. Copies of Documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to CLIENT are only for convenience of CLIENT. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk.
- D. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. ENGINEER shall not be responsible to maintain documents stored in electronic media format after acceptance by CLIENT.
- E. When transferring documents in electronic media format, ENGINEER makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of this Project.
- F. CLIENT may make and retain copies of Documents for information and reference in connection with use on the Project by CLIENT. Such Documents are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other project. Any such reuse or modification without written verification or adaptation by ENGINEER, as appropriate for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to ENGINEER or to ENGINEER's Consultants. CLIENT shall indemnify and hold harmless ENGINEER and ENGINEER's Consultants from all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting therefrom.
- G. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- H. Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle ENGINEER to further compensation at rates as defined in Exhibit B.

6.05 Insurance

- A. ENGINEER shall procure and maintain insurance as set forth below:

1. Workers Compensation & Employer's Liability
 - a. Each Occurrence: \$1,000,000
2. General Liability
 - a. Each Occurrence: \$1,000,000
 - b. General Aggregate: \$2,000,000
3. Excess or Umbrella Liability
 - a. Each Occurrence: \$5,000,000
 - b. General Aggregate: \$5,000,000
4. Automobile Liability
 - a. Combined Single Limit (Bodily Injury and Property Damage):
Each Accident \$1,000,000
5. Professional Liability
 - a. Each Occurrence: \$2,000,000
 - b. General Aggregate: \$2,000,000

- B. CLIENT shall cause ENGINEER and ENGINEER's Consultants to be listed as additional insureds on any general liability or property insurance policies carried by CLIENT which are applicable to the Project.
- C. CLIENT shall require Contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to cause ENGINEER and ENGINEER's Consultants to be listed as additional insureds with respect to such liability and other insurance purchased and maintained by Contractor for the Project
- D. CLIENT and ENGINEER shall each deliver to the other certificates of insurance evidencing the coverage.
- E. All policies of property insurance shall contain provisions to the effect that ENGINEER's and ENGINEER's Consultants' interests are covered and that in the event of payment of any loss or damage the insurers will have no rights of recovery against any of the insureds or additional insureds thereunder.
- F. At any time, CLIENT may request that ENGINEER, at CLIENT's sole expense, provide additional insurance coverage, increased limits, or revised deductibles that are more protective. If so requested by CLIENT, with the concurrence of ENGINEER, and if commercially available, ENGINEER shall obtain and shall require ENGINEER's Consultants to obtain such additional insurance coverage, different limits, or revised deductibles for such periods of time as requested by CLIENT.

6.06 Termination

A. The obligation to provide further services under this Agreement may be terminated:

1. *For cause,*

- a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.
- b. By ENGINEER:
 - 1) upon seven days written notice if ENGINEER believes that ENGINEER is being requested by CLIENT to furnish or perform services contrary to ENGINEER's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the ENGINEER's services for the Project are delayed or suspended for more than 90 days for reasons beyond ENGINEER's control.
 - 3) ENGINEER shall have no liability to CLIENT on account of such termination.
- c. Notwithstanding the foregoing, this Agreement will not terminate as a result of such substantial failure if the party receiving such notice begins, within seven days of receipt of such notice, to correct its failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt thereof; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. *For convenience,*

- a. By CLIENT effective upon the receipt of notice by ENGINEER.
- B. The terminating party under paragraphs 6.06.A.1 or 6.06.A.2 may set the effective date of termination at a time up to 30 days later than otherwise provided to allow ENGINEER to demobilize personnel and equipment from the Site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.

6.07 Controlling Law

- A. This Agreement is to be governed by the law of the state in which the Project is located.

6.08 Successors, Assigns, and Beneficiaries

- A. CLIENT and ENGINEER each is hereby bound and the partners, successors, executors, administrators and legal representatives of CLIENT and ENGINEER (and to the extent permitted by paragraph 6.08.B the assigns of CLIENT and ENGINEER) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.
- B. Neither CLIENT nor ENGINEER may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise in this Agreement:
 1. Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by CLIENT or ENGINEER to any Contractor, Contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.
 2. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of CLIENT and ENGINEER and not for the benefit of any other party. The CLIENT agrees that the substance of the provisions of this paragraph 6.08.C shall appear in the Contract Documents.

6.09 Dispute Resolution

- A. CLIENT and ENGINEER agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice prior to exercising their rights under provisions of this Agreement, or under law. In the absence of such an agreement, the parties may exercise their rights under law.
- B. If and to the extent that CLIENT and ENGINEER have agreed on a method and procedure for resolving disputes between them arising out of or relating to this Agreement, such dispute resolution method and procedure is set forth in Exhibit C, "Supplemental Conditions."

6.10 Hazardous Environmental Condition

- A. CLIENT represents to Engineer that to the best of its knowledge a Hazardous Environmental Condition does not exist.
- B. CLIENT has disclosed to the best of its knowledge to ENGINEER the existence of all Asbestos, PCB's, Petroleum, Hazardous Waste, or Radioactive Material located at or near the Site, including type, quantity and location.
- C. If a Hazardous Environmental Condition is encountered or alleged, ENGINEER shall have the obligation to notify CLIENT and, to the extent of applicable Laws and Regulations, appropriate governmental officials.

- D. It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a Hazardous Environmental Condition. In the event ENGINEER or any other party encounters a Hazardous Environmental Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until CLIENT: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (ii) warrants that the Site is in full compliance with applicable Laws and Regulations.
- E. CLIENT acknowledges that ENGINEER is performing professional services for CLIENT and that ENGINEER is not and shall not be required to become an "arranger," "operator," "generator," or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or near the Site in connection with ENGINEER's activities under this Agreement.
- F. If ENGINEER's services under this Agreement cannot be performed because of a Hazardous Environmental Condition, the existence of the condition shall justify ENGINEER's terminating this Agreement for cause on 30 days notice.

6.11 Allocation of Risks

- A. Indemnification
1. To the fullest extent permitted by law, ENGINEER shall indemnify and hold harmless CLIENT, CLIENT's officers, directors, partners, and employees from and against any and all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of ENGINEER or ENGINEER's officers, directors, partners, employees, and ENGINEER's Consultants in the performance and furnishing of ENGINEER's services under this Agreement.
 2. To the fullest extent permitted by law, CLIENT shall indemnify and hold harmless ENGINEER, ENGINEER's officers, directors, partners, employees, and ENGINEER's Consultants from and against any and all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of CLIENT or CLIENT's officers, directors, partners, employees, and CLIENT's consultants with respect to this Agreement or the Project.
 3. To the fullest extent permitted by law, ENGINEER's total liability to CLIENT and anyone claiming by, through, or under CLIENT for any cost, loss, or damages caused in part by the negligence of ENGINEER and in part by the negligence of CLIENT or any other negligent entity or individual, shall not exceed the percentage share that ENGINEER's negligence bears to the total negligence of CLIENT, ENGINEER, and all other negligent entities and individuals.

4. In addition to the indemnity provided under paragraph 6.11.A.2 of this Agreement, and to the fullest extent permitted by law, CLIENT shall indemnify and hold harmless ENGINEER and its officers, directors, partners, employees, and ENGINEER's Consultants from and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from a Hazardous Environmental Condition, provided that (i) any such cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than completed Work), including the loss of use resulting therefrom, and (ii) nothing in this paragraph 6.11.A.4. shall obligate CLIENT to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct.
5. The indemnification provision of paragraph 6.11.A.1 is subject to and limited by the provisions agreed to by CLIENT and ENGINEER in Exhibit C, "Supplemental Conditions," if any.

6.12 Notices

- A. Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

6.13 Survival

- A. All express representations, indemnifications, or limitations of liability included in this Agreement will survive its completion or termination for any reason.

6.14 Severability

- A. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CLIENT and ENGINEER, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

6.15 Waiver

- A. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

6.16 Headings

- A. The headings used in this Agreement are for general reference only and do not have special significance.

6.16 Definitions

- A. Defined terms will be in accordance with EJDC No. 1910-1 (1996 Edition)

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CLIENT Initial _____

TAI Initial _____



EXHIBIT B
SCHEDULE OF HOURLY RATES AND REIMBURSABLE EXPENSES

2026 Schedule of Hourly Rates

Classification	Billing Rate
Engineering Intern	\$79.00
Engineer Level I	\$143.00
Engineer Level II	\$158.00
Engineer Level III	\$167.00
Engineer Level IV	\$186.00
Engineer Level V	\$210.00
Engineer Level VI	\$239.00
Engineer VII	\$252.00
Engineer VIII	\$291.00
Principal Engineer	\$298.00
Architect Intern	\$79.00
Architect Level I	\$125.00
Architect Level II	\$151.00
Architect Level III	\$176.00
Architect Level IV	\$189.00
Architect Level V	\$212.00
Architect Level VI	\$231.00
Architect VII	\$250.00
Architect VIII	\$270.00
Principal Architect	\$290.00
Technician Level I	\$119.00
Technician Level II	\$144.00
Technician Level III	\$168.00
Technician Level IV	\$184.00
Senior Technician	\$204.00
GIS Specialist I	\$119.00
GIS Specialist II	\$158.00
GIS Specialist III	\$188.00
Clerical Level I	\$79.00
Clerical Level II	\$95.00
Clerical Level III	\$114.00
Survey Technician Level I	\$79.00
Survey Technician Level II	\$98.00
Survey Crew Chief	\$203.00
Professional Land Surveyor	\$244.00
Project Coordinator I	\$144.00
Project Coordinator II	\$156.00
Project Coordinator III	\$167.00
Department Director	\$239.00
Project Manager	\$239.00
Sr. Project Manager	\$253.00
Program Manager	\$253.00
Sub Consultants	Cost Plus 5%

***Rates will be escalated for Overtime & Holiday Pay to adjust for Premium Time based on the current Illinois Department of Labor Rules*

Note: On January 1st of each year, the fees and hourly rates may be escalated by an amount not to exceed five (5) percent.

2026 Reimbursable Expenses

Item	Unit	Unit Price
Engineering Copies – B&W 20lb Bond	Sq. Ft.	\$0.50
Engineering Copies - Color 24lb Bond	Sq. Ft.	\$1.00
Mylar Engineering Copies up to 24" by 36"	Each	\$8.00
Color Presentation Grade Large Format Print	Sq. Ft.	\$5.15
Comb Binding > 120 Sheets	Each	\$4.75
Comb Binding < 120 Sheets	Each	\$3.50
Binding Strips (Engineering Plans)	Each	\$1.00
5 Mil Laminating	Each	\$1.25
Copy 11" x 17" - Color	Each	\$0.50
Copy 11" x 17" - Black and White	Each	\$0.25
Copy 8.5" x 11" - Color	Each	\$0.25
Copy 8.5" x 11" - Black and White	Each	\$0.12
Recorded Documents	Each	\$25.00
Engineering Scanning	Each	\$2.00
Plat Research	Time and Material	
Per Diem	Each Day	\$30.00
Field / Survey Truck	Each Day	\$45.00
Postage and Freight	Cost	
Mileage	Per Mile	Federal Rate

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CLIENT Initial _____

TAI Initial _____



EXHIBIT C
SUPPLEMENTAL CONDITIONS

NONE AT THIS TIME

CLIENT Initial _____

TAI Initial _____



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CLIENT Initial _____

TAI Initial _____



**EXHIBIT D
CONTRACT ADDENDUM**

Project Name: _____

Project No. _____

Addendum No. _____

This is an addendum attached to, made part of and incorporated by reference into the Agreement between CLIENT and ENGINEER for modification of scope and compensation for the PROJECT. All other terms and conditions of the original Agreement between CLIENT and ENGINEER are unchanged by this Contract Addendum and shall remain in full force and effect and shall govern the obligations of both CLIENT and ENGINEER, including obligations created by this Contract Addendum.

The contract modifications are described below:

- 1.
- 2.
- 3.

CONTRACT SUMMARY

Original Contract Amount \$ _____

Changes Prior to This Change \$ _____

Amount of This Change \$ _____

Revised Contract Amount: \$ _____

For purposes of expediency, ENGINEER and CLIENT agree that an executed electronic version of this Contract Addendum shall suffice. The original of this Contract Addendum shall be returned to ENGINEER after execution.

CLIENT:

ENGINEER:

[]

TROTTER AND ASSOCIATES, INC.

SIGNED:

TITLE

TITLE

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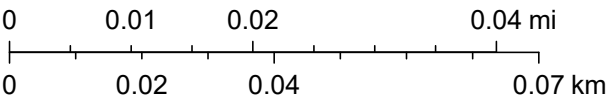
Wastewater Treatment Facility



June 3, 2026

- | | | | |
|--------------------------------|--|-------------------------|---------------------|
| Buildings | Belt Filter Press | Heat Exchanger | UV |
| Facilities Pipes | Biosolids | Mixer | <all other values> |
| <all other values> | Blower | Outfall | Not in Village |
| Facilities Structures | Break Tank | PLC | Village Limit |
| Waste Water Treatment Facility | Clarifier | Primary Clarifier | Street Name |
| Automatic Transfer Switch | Cross Collector | Raptor Compactor/Washer | Tax Parcels |
| Bar Screen | Drying | Sludge Conveyor | Site Address Points |
| | Effluent Reuse Filling Station hydrant | | |

1:1,000





VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: 06/03/2026

TO: Tim Schloneger, Village Manager.
Nadim Badran, Public Works Director.

FROM: Michael Reif, Internal Services Supervisor/Fleet Manager

SUBJECT: Purchase of a New Carlton 7500 Stump Grinder.

Staff requests authorization to purchase a new 2026 Carlton 7500 Stump Grinder from Alexander Equipment Company of Lisle, Illinois, in the amount of \$87,627.00.

The proposed purchase will replace the Village's existing 2011 Carlton 7500 Stump Grinder, which has reached the end of its useful service life. The current unit has provided many years of reliable service; however, as the equipment ages, maintenance cost and downtime have increased, impacting operational efficiency. Replacing the unit at this time will help ensure the continued ability of Public Works staff to safely and efficiently perform stump removal operations throughout the Village.

The Carlton 7500 stump grinder is a critical piece of equipment used for the removal of tree stumps following tree removals and storm-related cleanup activities. The new unit will provide improved reliability, reduced maintenance requirements, and enhance operator safety and productivity.

Funding for this purchase was included in the Fiscal Year 2026-2027 Operating budget. A total of \$90,000 was budgeted for this equipment replacement. The proposed purchase price of \$87,627.00 is \$2,373.00 below the approved budgeted amount.

Staff recommends the Village Board authorize the purchase of one (1) 2026 Carlton 7500 Stump Grinder from Alexander Equipment Company of lisle Illinois, for the amount of \$87,627.00

ALEXANDER EQUIPMENT COMPANY INC.

Professional Arborist Equipment & Supplies

4728 Yender Avenue • Lisle, Illinois 60532 • 630/663-1400 • Fax 630/663-9754

www.alexequip.com • Email: info@alexequip.com

June 1, 2026

Mr. Michael Reif
Village of Algonquin

Dear Michael,

Thanks for your interest in the **Carlton 7500 Stump Grinder**, I've prepared a quote for your review.

(1) **2026 Carlton Model 7500 Stump Grinder** equipped with a **74HP Kohler** turbo-charged diesel engine and all standard equipment:

TOTAL DELIVERED PRICE

\$87,627.00

ABOVE PRICE INCLUDES:

Razor cutter wheel

Cordless remote control

Torsion suspension

Electric brakes

One year grinder warranty

Heavy duty construction

Pintle style hitch

Imron paint

Engine hour meter

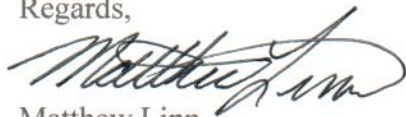
3-year Kohler warranty

DELIVERY: 10-12 Weeks

TERMS: Net cash

Thanks again for your interest, I will call later to answer any questions you may have.

Regards,



Matthew Linn
Sales Representative





STUMP GRINDER LIMITED WARRANTY

J.P. Carlton Co. Inc., hereafter referred to as the "Manufacturer", warrants each new Carlton Grinder to be free of defects in workmanship and material for a period of one year.

This warranty takes effect upon delivery to the original retail purchaser. The manufacturer, at its option, will replace or repair, at a point designated by the manufacturer, any parts which appear to have been defective in material or workmanship. The manufacturer is not responsible for consequential damages.

This warranty will not apply if the grinder is not operated in a manner recommended by the manufacturer. The following examples would void warranty:

1. The grinder has been abused.
2. The machine is involved in or damaged by an accident.
3. Repairs or attempted repairs were made without prior written authorization.
4. Including but not limited to repairs made due to normal wear.

The owner is responsible for all regular maintenance as explained in the operators' manual. Neglect in regular maintenance or failure to replace normal wear items such as teeth, pockets, lubrication oils, filters, belts, bearings, etc. may void warranty.

This warranty is expressly in lieu of any other warranties, expressed or implied, including any implied warranty or merchantability of fitness for a particular purpose and of any non-contractual liabilities including product liabilities based upon negligence or strict liability. J.P. Carlton Co. Inc. will not be liable for consequential damages resulting from breach of warranty.

IT IS NECESSARY TO RETURN THE WARRANTY VALIDATION FORM AND NOTIFY J.P. CARLTON CO. INC. IN WRITING WITHIN TEN (10) DAYS FROM DELIVERY DATE TO VALIDATE THIS WARRANTY.

NOTE: This warranty applies only to new and unused equipment or parts thereof manufactured by J.P. Carlton Co. Inc. ANY MACHINES USED FOR LEASE OR RENTAL - WARRANTY IS LIMITED TO 90 DAYS FROM FIRST DAY OF INITIAL SERVICE.

NOTICE: All power units and associated components are NOT warranted by J.P. Carlton Co. Inc. or their dealers. It is the customers' responsibility to return machine to the local engine distributor.

INFORMATION PHONE NUMBERS TO FIND YOUR LOCAL ENGINE & PARTS SERVICE CENTERS:

Honda	1-770-497-6400 (GA-Eastern Time Zone)
Kohler Engines.....	1-800-544-2444 (Toll Free)
Briggs & Stratton Engines.....	1-800-233-3723 (Toll Free)
Lombardini	1-770-623-3554 (GA-Eastern Time Zone)
Deutz Engines.....	1-800-241-9886 (Toll Free)
John Deere Engines	1-800-533-6446 (Toll Free)
Caterpillar	1-877-636-7658 (Toll Free)
Kubota	1-847-955-2500 (IL-Central Time Zone)
Kawasaki Engines.....	1-616-949-6500 (MI-Eastern Time Zone)
Wisconsin Engines	1-800-932-2858 (Toll Free)
Onan Engine	1-800-888-6626 (Toll Free)

In order to process any warranty claims, it is the owners' responsibility to report claims promptly to us or our authorized dealer from whom the equipment was purchased. It is necessary to include the following information on any and all request for warranty:

1. Dealer from whom purchased
2. Date of delivery
3. Serial number of unit
4. Model number of unit
5. Engine make and serial number
6. Length of time in use
7. Date of failure
8. Nature of failure



STUMP GRINDER LIMITED WARRANTY

EXPLANATION OF LIMITED WARRANTY

The manufacturer will not reimburse the customer or dealer labor cost incurred for installing "bolt-on" or "slip-on" items, such as pumps and motors, bearings, belts, pulleys, etc. The manufacturer will provide replacement parts at no cost to the customer for defective parts during the warranty period. Defective parts must be returned to J.P. Carlton Company. It will be the customers' responsibility to install the replacement parts unless arrangements are made with the selling dealer.

The manufacturer will not reimburse travel cost to servicing dealer. It is the customers' responsibility to deliver machine to dealers facility, unless other arrangements have been agreed to between the selling dealer and the customer.

The manufacturer may elect, at its discretion, to reimburse reasonable labor cost to customer or dealer for major defect repairs. Prior approval must be obtained from J.P. Carlton Company Inc.

IMPORTANT NOTICE

- 1. AIR FILTER MAINTENANCE IS CRITICAL ON STUMP GRINDING MACHINES. DIRT INGESTION WILL NOT BE WARRANTED BY THE ENGINE MANUFACTURER OR J.P. CARLTON COMPANY.**
- 2. OIL AND OIL FILTER MAINTENANCE AND STAYING WITHIN THE LIMITS OF THE ANGLE OF OPERATION IS ALSO CRITICAL ON STUMP GRINDING MACHINES. STARVING THE ENGINE FOR OIL WILL NOT BE WARRANTED BY THE ENGINE MANUFACTURER OR J.P. CARLTON COMPANY.**

WARRANTY INTERNATIONAL**3 YEAR LIMITED WARRANTY - KOHLER DIESEL ENGINES**

Kohler Co. warrants to the original retail consumer that each new Diesel engine will be free from manufacturing defects in materials or workmanship in normal service for the applicable coverage period set forth below beginning on the date of purchase; provided the engine is operated and maintained in accordance with Kohler Co.'s instructions and manuals. If no hour meter is installed as original equipment then 4 hours of use per day and 5 days per week will be used to calculate hours used.

ENGINE SERIES	WARRANTY PERIOD	OPERATING HOURS	WARRANTY COVERAGE
Diesel (Non-KDI)	3 Years	0 – 2,000	100% Parts & Labor
KDI	3 Years	0 – 2,000	100% Parts & Labor
		2,001 – 6,000	Major Components Only *

* Major component defects are failures related to a crankcase casting, cylinder head casting, crankshaft, crankshaft pulley, camshaft, connecting rod, flywheel, and oil pump.

Kohler Co.'s obligation under this warranty is expressly limited, at its option, to an appropriate adjustment, repair or replacement of such part or parts as found to be defective following an inspection by Kohler Co. or an authorized service facility designated by Kohler Co.

EXCLUSIONS

The following items are not covered by this warranty.

- Damage caused by: (i) an accident or casualty; (ii) unreasonable use or neglect; (iii) normal wear; (iv) premature wear from improper maintenance; (v) improper storage; (vi) old or contaminated fuel left within the fuel system, which includes but is not limited to tanks, fuel lines, or fuel injection components.
- Failures caused by: (i) faulty repairs made by any party other than Kohler Co. or an authorized service facility designated by Kohler Co.; (ii) use of non-Kohler replacement service parts; or (iii) an act beyond the control of Kohler Co., which includes but is not limited to theft, vandalism, fire, lightning, earthquake, windstorm, hail, volcanic eruption, flood or tornado.
- Transportation charges in connection with the repair or replacement of defective parts.
- Engine accessories such as fuel tanks, clutches, transmissions, power drive assemblies, and batteries, unless supplied or installed by Kohler Co.
- Rental of equipment during performance of warranty repairs.
- Fuel, lubricating oil, air filters, oil filters, or coolant/antifreeze

IMPLIED OR STATUTORY WARRANTIES, INCLUDING THOSE OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY LIMITED TO THE DURATION OF THIS WRITTEN WARRANTY. KOHLER CO. MAKES NO OTHER EXPRESS WARRANTY, NOR IS ANYONE AUTHORIZED TO MAKE ANY ON KOHLER CO.'S BEHALF. KOHLER CO. AND/OR THE SELLER SHALL NOT BE LIABLE FOR SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND.

Some states or countries do not allow limitations on how long an implied warranty lasts, or the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from country to country (www.KohlerEngines.com), or state to state within U.S.A.

TO OBTAIN WARRANTY SERVICE

Original retail purchaser must bring the engine to an authorized service facility designated by Kohler Co. found by visiting www.KohlerEngines.com or telephone 1-800-544-2444 (U.S.A. and Canada).

ENGINE DIVISION, Kohler Co., Kohler Wisconsin



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: June 3, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Jason Schutz, Utilities Superintendent

SUBJECT: Lakewood Tower - Renovation and
Maintenance

In the Village's water distribution system, our inventory includes seven elevated water tanks. Following comprehensive inspections, each tank has been systematically evaluated to prioritize our rehabilitation schedule based on its overall condition.

To date, Countryside Standpipe, Copper Oaks Tower, Huntington Standpipe, and Cary Standpipe have been successfully renovated. This year, we are focusing on Lakewood Tower. Plans include restoring it to baseline condition and incorporating it into our annual maintenance program, with budget allocations set for the following year.

Our preferred contractor Utility Service Co., Inc., is recognized as a leader in potable and industrial water tank maintenance across America, offers extensive solutions for water quality management. Their expertise spans active water mixing systems to tank cleaning, underscoring a commitment to exceptional water quality standards. Over the past five years, Utility Service Co., Inc. has remarkably renovated four of our tanks, both aesthetically and structurally, thereby enhancing their longevity and reliability.

Currently, the Water and Sewer Improvement Fund (Infrastructure Maintenance) has allocated \$1,100,000.00 for the Lakewood Tower project. 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 Lakewood Tower renovation with mixing system installation in the amount of \$1,076,322.00 to Utility Service Co., Inc.



SCOPE OF WORK NO. 6
TO THE MASTER SERVICES AGREEMENT BETWEEN
UTILITY SERVICE CO., INC.
AND
VILLAGE OF ALGONQUIN, IL

WATER TANK MAINTENANCE – 750,000 GALLON PEDISPHERE – LAKEWOOD TANK

1. **Effective Date.** The Effective Date for this Scope of Work No. 6 (“SOW6”) shall be _____, 20____ .
2. **Term.** The Owner agrees to engage the Company to provide the professional services needed to maintain its **750,000** gallon water storage tank located at **650 Doctor John Berkey Drive, Algonquin, Illinois 60102** (hereinafter, “the Tank”). This SOW6 shall commence on the Effective Date and shall continue in full force and effect for one year. This SOW6 will automatically renew for successive one-year terms unless terminated as defined in Section 10 herein. For purposes of this SOW6, “Contract Year” shall mean the 12-month period which commences on the first day of the month when the SOW6 is executed by the Owner and each successive 12-month period thereafter (hereinafter, “Contract Year” or collectively, “Contract Years”).
3. **Company’s Engagement and Responsibilities.** The professional services entail the upfront renovation (hereinafter, the “Upfront Renovation”) of the Tank and subsequent maintenance activities thereafter. Upfront Renovation and maintenance activities are collectively referred to as “the Services” in this SOW6, and include the following:
 - a. The Tank shall receive an Upfront Renovation, which will include: **exterior renovation, interior wet renovation, interior dry renovation, repairs and mixing system installation prior to the end of Contract Year 1.**
 - b. Annually, the Company will inspect the Tank to ensure that the structure is in a sound, watertight condition. The Company will provide a written inspection report to the Owner following each inspection.
 - c. Biennially, after the Tank is drained by the Owner, the Company will clean the interior of the Tank and perform a condition assessment on the Tank (hereinafter “Washout Inspection”). During each Washout Inspection, the Tank will be cleaned to remove all mud, silt, and other accumulations from the interior of the Tank. After a Washout Inspection is completed, the interior of the Tank will be thoroughly inspected and disinfected prior to returning the Tank to service; however, the Owner is responsible for draining and filling the Tank and conducting any required testing of the water before returning the Tank to service. Rotate the washouts with ROV inspections.

- d. The Company shall provide the engineering and inspection services needed to maintain and repair the Tank during the term of this SOW6. The repairs include: the Tank's expansion joints, water level indicators, sway rod adjustments, vent screens, manhole covers/gaskets, and the Tank's other steel parts not otherwise excluded hereinafter.
- e. The Company will clean and repaint the interior and/or exterior of the Tank at such time as complete repainting is needed. The need for interior painting of the Tank is to be determined by the thickness of the existing liner and its protective condition. Only materials approved for use in potable water tanks will be used on any interior surface area. The need for exterior painting of the Tank is to be determined by the appearance and protective condition of the existing paint. At the time that the exterior requires repainting, the Company agrees to paint the Tank with a coating that is the same color as the existing coating and to select a coating system which best suits the site conditions, environment, and general location of the Tank. When interior or exterior painting of the Tank is needed, all products and procedures as to coating systems will be equal to or exceed the requirements of the **State of Illinois** American Water Works Association's D102 standard in effect as of the Effective Date, defined in the signature block hereinafter.
- f. The Company will install a lock on the roof hatch of the Tank; however, the provision of such lock does not guarantee the Tank's security during the term of the SOW6. For the avoidance of doubt, security of the Tank and the site where the Tank is located (hereinafter, "Tank Site") are the responsibility of the Owner.
- g. In the event of an emergency involving the Tank, the Owner shall provide written notice of such emergency to the Company via its email hotline at the following address: customerservice@usgwater.com. The Company will provide emergency services for the Tank, when needed, to perform all repairs covered under this SOW6. Reasonable travel time must be allowed for the repair unit to reach the Tank Site.
- h. When the Tank is taken out of service, the Company will furnish pressure relief valves, if requested by the Owner, so that the Owner can install the valves in its water system while the Tank is being serviced. The Owner assumes all risk and liability for the installation and use of the pressure relief valves.
- i. The Company will furnish the Owner with current certificates of insurance, which will summarize the Company's insurance coverage.
- j. **Mixing System Installation and Service.**
 - 1. The Company shall install an active mixing system in the Tank.
 - 2. The particular unit that will be installed in the Tank is a NSF approved active mixing system along with its component parts.
 - 3. The Company will inspect and service the active mixing system each year. The active mixing system will be thoroughly inspected to ensure that the active mixing system is good working condition. The Company shall furnish engineering and inspection services needed to maintain and repair the active mixing system during the term of this Contract.
 - 4. The Owner shall be responsible for draining the tank if determined necessary by the Company due to operational problems with the mixing

system. The provisions of Section 1.B shall be followed in this circumstance.

4. Price/Annual Fees. For the performance of the Services required by Section 3, the Owner shall pay the Company an Annual Fee (hereinafter, "Annual Fee") for each Contract Year of the SOW6. The Annual Fee for Contract Year 1 shall be **\$1,076,322.00**. The Annual Fee for Contract **Year 2** shall be **\$45,141.00**. Each Contract Year thereafter, the Annual Fee shall be adjusted to reflect the current cost of service. The adjustment of the Annual Fee shall be limited to a maximum of 5% annually. All applicable taxes are the responsibility of the Owner and are in addition to the stated costs and fees in this SOW6.

5. Payment Terms. Payment Terms and Late Charges.

- a. The Annual Fee for Contract **Year 1**, plus all applicable taxes, shall be due and payable **upon completion of the exterior renovation, interior wet renovation, interior dry renovation, repairs and mixing system installation prior to the end of Contract Year 1.**
- b. **Each subsequent Annual Fee, plus all applicable taxes, shall be due and payable on May 1 of each Contract Year thereafter, to begin May 1, 2027.**
- c. If the Annual Fee, plus all applicable taxes, are not paid within ninety (90) days of the date of invoice, the Company will charge the Owner a late fee on unpaid balances and may also terminate or suspend Services under this SOW6 without notice. Any late fee will be 1.5% per month.

6. Changes or Delays to Services. For purposes of this Section 6, "**Unreasonable Delay**" shall mean the Owner's delay in releasing the Tank or making the Tank available to the Company for the performance of any of the Services described herein for a period of twenty-four (24) months following the Company's written request for release or access to the Tank. In the event of Unreasonable Delay, the Company reserves the right to recover its reasonable costs related to the Unreasonable Delay, and the Owner agrees to negotiate with the Company in good faith to determine the amount of its reasonable costs caused by such Unreasonable Delay. Furthermore, the Owner hereby agrees that the Company can replace a Washout Inspection of the Tank with a visual inspection, remotely operated vehicle inspection ("ROV Inspection"), or unmanned aerial vehicle inspection ("UAV Inspection") at the Company's discretion, and such replacement does not constitute a modification of this SOW6.

7. Structure of Tank, Tank Site Conditions, and Modifications.

- a. In providing the Services, the Company accepts the Tank based upon its existing structure and components as of the Effective Date.
- b. ***Any modifications to the Tank after the Effective Date, including antenna installations, shall first be approved by the Company (prior to installation) and may warrant an increase in the Annual Fees.***
- c. Changes in the condition of the Tank Site and/or any adjoining properties (e.g., construction of a mall next to the Tank Site which significantly increases the risk of overspray claims, etc.) following the Effective Date, which cause an increase in the Company's cost in delivering the Services, will be just cause for an equitable adjustment of the Annual Fees in this SOW6.

8. **Environmental, Health, Safety, Labor, or Industry Requirements.** The Owner hereby agrees that the promulgation of, enactment of, or modification to any environmental, health, safety, or labor laws, regulations, orders, or ordinances (e.g., EPA or OSHA regulations or standards) following the Effective Date of this SOW6, which cause an increase in the cost of the maintenance of the Tank, will be just cause for an equitable adjustment of the Annual Fees in this SOW6. Furthermore, modifications to industry requirement(s) including, but not limited to, standard(s) or other guidance documents issued by the American Water Works Association, National Sanitary Foundation, and the Association for Materials Protection and Performance, which cause an increase in the cost of the maintenance of the Tank, will be just cause for an equitable adjustment of the Annual Fees in this SOW6. Said equitable adjustment of the Annual Fees in this SOW6 will reasonably reflect the increased cost of the Services with newly negotiated Annual Fee(s). The Owner shall be responsible removing the antenna and coax prior to the upfront renovation.

The work performed under this SOW6 is subject to prevailing wages, and the workers who are performing work under this SOW6 are to be paid no less than the prevailing hourly rate of wages as set by the appropriate authority. Any future work performed by workers under this SOW6 will be subject to the wage determination of the appropriate authority which is in effect when the work is performed. However, the Owner and the Company hereby agree that if the prevailing wage rates for any job or trade classification increases by more than 5% per annum from the effective date of this SOW6 to the date in which any future work is to be performed under this SOW6, then the Company reserves the right to re-negotiate the annual fee(s) with the Owner. If the Company and the Owner cannot agree on re-negotiated annual fee(s), then: (1) the Company will not be obligated to perform the work and (2) the Company will not be obligated to return past annual fee(s) received by the Company.

9. **Excluded Items.** This SOW6 does NOT include the cost for and/or liability on the part of the Company for: (i) containment of the Tank at any time during the term of the SOW6, except for the initial renovation; (ii) disposal of any hazardous waste materials; (iii) resolution of operational problems or structural damage due to cold weather; (iv) repair of structural damage due to antenna installations or other attachments for which the Tank was not originally designed; (v) resolution of operational problems or repair of structural damage or site damage caused by physical conditions below the surface of the ground; (vi) negligent acts of Owner's employees, agents or contractors; (vii) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves; (viii) repairs to the foundation of the Tank; (ix) any latent defects or inaccessible areas of the Tank or its components (including, but not limited to, (a) corrosion from the underside of the floor plates, and (b) inaccessible areas of the Tank such as the area between the bottom of the roof plate and the top of the roof rafter); (x) the maintenance, repair or replacement of any electrical components (to include any lighting, such as aviation lights); (xi) the maintenance, repair or replacement of fill lines, insulation, and/or frost jackets; (xii) the maintenance, repair, or replacement of piping of any kind below ground level; (xiii) other conditions which are beyond the Owner's and Company's control, including, but not limited to: acts of God and acts of terrorism. Acts of God include, but are not limited to, any damage to the Tank or Tank Site which is caused by seismic activity, hurricanes, and/or tornadoes. Acts of terrorism include, but are not limited to, any damage to the Tank or Tank Site which results from an unauthorized entry of any kind to the Tank or Tank Site; and (xiv) removal of any antenna or coax.

10. Termination.

- a. **This SOW6 is an annual contract that shall automatically renew on an annual basis for successive Contract Years so long as the Owner:**
 - i. pays each Annual Fee to the Company in accordance with the terms herein, and
 - ii. does not terminate this SOW6 pursuant to the terms of this Section.
- b. This SOW6 is subject to termination by the Owner only at the end of the then-current Contract Year if written notice of intent to terminate is received by the Company at least ninety (90) days prior to the first day of the upcoming Contract Year. If the notice of intent to terminate is not received at least ninety (90) days prior to the first day of the upcoming Contract Year, this SOW6 shall renew for an additional Contract Year and expire at the end of the upcoming Contract Year. In such an event, the Owner agrees that it shall be responsible to pay the Annual Fee for the upcoming Contract Year. The notice of intent to terminate must be sent by certified mail, with return receipt requested, to Utility Service Co., Inc., Attention: Customer Service, Post Office Box 1350, Perry, Georgia 31069, and signed by three (3) authorized voting officials of the Owner's governing body (e.g., commission or council). Notice of intent to terminate cannot be delivered electronically or verbally (e.g., email, text, phone call, etc.).

- 11. Visual Inspection Disclaimer.** This SOW6 is based upon a visual inspection of the Tank. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Tank for all patent defects. If latent defects are identified once the Tank has been drained and is made available to the Company, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company re-negotiate the Annual Fees. The definition of a "latent defect" shall be any defect of the Tank which is not easily discovered (e.g., corrosion of the floor plates, corrosion of the roof plates or rafters, corrosion in areas inaccessible to maintain, damage to the roof of the Tank which is not clearly discoverable during the visual inspection, etc.).

- 12. Excessive Inflation.** In the event that the aggregate of the Annual Inflation Rates (defined hereinbelow) established for two (2) consecutive calendar years during the term of this SOW6 exceeds 12% in total, the Owner and the Company agree to renegotiate the Annual Fees and increase the Annual Fees throughout the remaining term of this SOW6 to compensate the Company for the excessive inflation. For purposes of this provision, the Annual Inflation Rate for each calendar year shall be established by the *Engineering News Report – Construction Cost Index ("ENR-CCI")*. In the event that the ENR-CCI index is discontinued, the Owner and the Company will negotiate and agree to an alternative index or methodology to address the excessive inflation. For illustrative purposes, if a SOW is executed in 2022, the first equitable adjustment could not be made until both the 2023 inflation rate and the 2024 inflation rate have been established. If the annual inflation rates for 2023 and 2024 are 5.0% and 7.1%, respectively, the Owner and the Company agree to renegotiate the current year's Annual Fee as well as the remaining Annual Fees for the remainder of the term of the SOW to address the excessive inflation.

The SOW6 is executed and effective as of the date last signed by the parties below.

OWNER

Village of Algonquin

By: _____

Name: _____

Title: _____

Date: _____

COMPANY

Utility Service Co., Inc.

By:  _____

Name: Jonathan Cato

Title: Chief Operating Officer

Date: May 19, 2026



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: June 9, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Jason Schutz, Utilities Superintendent

SUBJECT: Recommendation to Approve an Agreement with USIC Locating Services

Background:

For many years, the Village of Algonquin has been a member of JULIE, Inc. (Joint Utility Locating Information for Excavators), the Illinois One-Call System. As a member utility, the Village is required to locate and mark its underground facilities in response to excavation requests submitted through JULIE. Facilities include water mains, sanitary and storm sewers, and public streetlight infrastructure.

During the past twelve months, the Village received 7,259 JULIE locate requests. As construction activity and utility work continue to increase throughout the community, the volume of locate requests has grown to a level that requires dedicated resources to ensure compliance with State law, protect Village infrastructure, and provide timely responses to excavators.

To meet these obligations, staff has negotiated an agreement with USIC Locating Services, LLC, a nationally recognized provider of utility locating services. Under the proposed agreement, USIC will perform utility locating and marking services for Village-owned infrastructure, including routine locate requests, emergency locates, ticket management, positive response documentation, and related recordkeeping activities.

The agreement includes an initial one-year term beginning June 1, 2026, with automatic annual renewals unless terminated by either party. Compensation is based on a per-ticket rate of \$24.68, with additional charges applicable for after-hours emergency requests and extended project locates. Based on the Village's recent locate volume, the estimated annual cost of these services is approximately \$250,000, but is expected to increase given the current upward trend in utility locates over the last several years.

Summary:

1. As part of the Illinois One-Call System, the Village is required to locate underground utilities.
2. USIC has been the prime utility locator for the Village over the last decade.
3. The costs provided from USIC are reasonable and are projected to be within the budgeted amount in the Water & Sewer Operating Fund.

Recommendation:

Staff has budgeted \$318,000 in the Water and Sewer Fund Professional Services account to provide locating services for Village-owned underground utilities. Therefore, staff recommends that the Committee of the Whole forward this agreement to the Village Board with a recommendation to approve a professional services agreement with USIC Locating Services, LLC, for utility locating services in an amount not to exceed \$318,000.

FACILITIES LOCATING AND MARKING **SERVICE CONTRACT**

THIS CONTRACT ("Contract") is entered into as of June 4, 2026, and is by and between USIC Locating Services, LLC, an Indiana limited liability company, (**USIC**), and Village of Algonquin (**Customer**), each individually a party, and collectively, the parties.

BACKGROUND

- A. Customer owns and operates Facilities (hereinafter defined) in the geographic area described on Exhibit A to this Contract.
- B. Customer desires to have USIC provide the necessary labor and equipment to offer certain services relative to locating and marking Customer's Facilities listed in Exhibit A.

CONTRACT

Based on the Background set forth above and in consideration of the mutual covenants, terms and conditions set forth below, USIC and Customer agree as follows:

- 1. **Definitions.** In addition to the terms defined above the following capitalized terms when used in this Contract shall have the following meanings:
 - 1.1 **Advanced Locate Service** means conductive, inductive, and map-based measurement locating methods which may include hand digging and/or vacuum excavation to accurately complete a Locate.
 - 1.2 **Annual Contract Value** means the aggregate of the last twelve months' Contract revenue.
 - 1.3 **Atypical Condition (AC)** means any unusual condition, exigency, or occurrence at a given worksite that requires USIC's use of extra resources (including but not limited to Telecommunication Vault or Manhole Entry, Unlocatable Facilities, Work Zone Protection aka "Temporary Traffic Control Services" or "Flaggers", labor, time, and equipment) outside of those routinely expended by USIC to accurately and safely complete a Locate.
 - 1.4 **Contract Year** means the 365 (366 if period includes February during a leap year) days beginning with the date this Contract begins and the anniversary date each year after.
 - 1.5 **Customer's Facilities** means any Facilities owned or operated by Customer.
 - 1.6 **Damage Investigation Fee** means the fee charged to Customer when chargeable pursuant to this Contract, for a damage investigation performed by USIC (to include Site photographs, measurements and/or other applicable forensic data).
 - 1.7 **Damage to Customer's Facilities** means the penetration or destruction of any protective coating, sheath, housing or other protective facility of underground plant, the partial or complete severance of underground plant, or the rendering of any underground plant partially or completely inoperable.
 - 1.8 **Digital Locating** means the process by which a Locate is completed using maps, records, historical Ticket records, Locate technician expertise, and other industry knowledge to positively respond to a Ticket without Visual Examination.
 - 1.9 **Emergency Normal Hours Locate** means a request for a Locate that arises from a condition that threatens life, health, or property as defined by applicable state law and are transmitted during USIC's normal, non-holiday business hours Monday through Friday (7:00 am – 5:00 pm).
 - 1.10 **Emergency After Hours Locate** means a request for a Locate that arises from a condition as defined by applicable state law and One Call Center ticket types and is transmitted on weekends, weekdays, and

holidays, as defined by applicable federal and state statute and/or One Call Center holidays, outside of the USIC's normal business hours (7:00 am – 5:00 pm).

- 1.11 **Excavator(s)** means any person or entity which engages directly in excavation.
- 1.12 **Facility(ies)** means any item used in connection with the storage or conveyance of water, sewage, electronic telephonic or telegraphic communications, cablevision, electric energy, petroleum products, gas, gaseous vapors, Hazardous Materials or other substances including, but not limited to, pipes, sewers, conduits, cables, valves, lines, wires, manholes, attachments and those parts of poles or anchors, either above or below ground.
- 1.13 **Gridding** means the geographic boundary area, maps, facility records, and/or other facility documentation identified by Customer and the One Call Center and provided to the applicable state One Call Center which is used to determine whether a request for Locate will generate a Ticket for Customer after receipt of an Excavator's notification of intent to excavate (i.e., receipt of a Locate Ticket).
- 1.14 **Hazardous Materials** means any toxic or hazardous substance, hazardous material, dangerous or hazardous waste, dangerous good, radioactive material, petroleum or petroleum-derived products or by-products, or any other chemical, substance, material or emission, that is regulated, listed or controlled pursuant to any national, state, provincial, or local law, statute, ordinance, directive, regulation or other legal requirement of the United States ("U.S.") or the country of the Site.
- 1.15 **Interruption of Service** means an interruption in the services provided by Customer to its customers arising from a Damage to Customer's Facilities.
- 1.16 **Locatable Facilities** means Customer's Facilities that can be located with Reasonable Accuracy by using devices designed to respond to the presence of Customer's Facilities, together with records and facility prints, drawings, and maps of sufficient accuracy, but shall specifically not include Unidentifiable Facilities and Unlocatable/Untonable Facilities.
- 1.17 **Locate(s)** means the process of providing Locate Services in response to an Excavator's notice of intent to excavate, and such Locate Services provided by USIC in accordance with this Contract. As used in this Contract, Locate(s) include(s) "Project Locate", as defined hereinafter, where applicable in accordance with the definition of "Project Locate" hereunder.
- 1.18 **Locate Service(s)** means the services, of any type of ticket, to be provided by USIC under this Contract consisting of the process of verifying if Customer's Facilities are present at a location where an Excavator intends to or conducts excavation; when applicable, detection of Customer's Facilities through the use of electronic locating equipment; and, when applicable, Marking to identify the existence and location of Customer's Facilities.
- 1.19 **Locator At Fault Damage** means Damage to Customer's Facilities caused by an Excavator that occurs as a direct result of USIC not performing the Locate with Reasonable Accuracy. Locator At Fault Damage does not include alleged Damage to Customer's Facilities arising from USIC's late or untimely Locates that were performed with Reasonable Accuracy prior to the damage occurring.
- 1.20 **Locator Not At Fault Damage** means Damage to Customer's Facilities that occurs for any reason other than USIC not performing the Locate with Reasonable Accuracy.
- 1.21 **Mark(s)(ed)(ing)** means the use of stakes and flags, paint or other clearly identifiable materials at appropriately distanced intervals and at each divergence from a straight line in accordance with the current marking standards of the American Public Works Association.
- 1.22 **One Call Center or 811** means each state's Ticket issuing system for all excavation notices.
- 1.23 **Positive Response** is an 811 notification that communicates to facility owners and operators, and Excavators the status of dig/excavation notices issued by 811.

- 1.24 **Project Locate or Long Scope Ticket(s)** is any Locate that, for any reason, requires USIC technicians to spend more than thirty (30) minutes to execute the Locate Services requested by the subject Ticket. Project Locate or Long Scope Ticket(s) time is tracked using USIC's system thresholds and may include any Ticket type (including but not limited to Tickets designated as routine, normal, and/or emergency). Any portion or increment of work above a time threshold shall be rounded up to the next whole unit.
- 1.25 **Reasonable Accuracy** means the placement of appropriate Markings within the applicable state's tolerance zone.
- 1.26 **Repair Costs** means the actual costs incurred by Customer to repair Damage to Customer's Facilities arising from Locator At Fault Damages (so long as Customer's actual costs are reasonable and customary), subject to the exclusions below. "Repair Costs" is equal to only the reasonable and customary value of the actual labor, equipment, and material costs incurred by Customer to repair the Damage to Customer's Facilities as supported by actual invoice and/or receipts for work completed by each repair contractor. This shall include reasonable and customary costs incurred by Customer's in-house labor and third-party contractor(s), where an itemized breakdown for all parties included in the repair is submitted. Repair Costs specifically excludes, except where prohibited by law: administrative charges; third party administrative ("TPA") fees; overhead charges; costs arising from betterment of plant (which shall include, among other things, any upgrade, improvement, reinforcement, enlargement, replacement or extension of Customer's Facilities); invoice markups (whether percentage-based, fixed-amount, or otherwise-calculated; costs arising out of collection actions, whether incurred by the Customer or collection agencies; any other costs or expenses excluded by Section 7 of this Contract or any other provision of this Contract. USIC reserves the right to dispute the reasonableness of any of Customer's actual costs; in the event of such a dispute the parties shall attempt to resolve such dispute in accordance with Section 13.
- 1.27 **Site** means the premises where Locate Services are performed, and Customer has ownership or exercises control.
- 1.28 **Telecommunications Vault or Manhole Entry**, as stated 29 CFR 1910.269(x), is defined as an "enclosed space" or as a working space, such as a manhole, vault, tunnel, or shaft, that has limited means of egress or entry, that is designed for periodic employee entry under normal conditions, and that does not contain a hazardous atmosphere, but that may contain a hazardous atmosphere under abnormal conditions. "Manhole vaults" are confined spaces where a person's entire body can enter as opposed to "handhole vaults" where a person can reach in only.
- 1.29 **Third Party Claims** means any claims for losses, fines, penalties, damages, costs, fees, or expenses made by a person or entity not a party to this Contract arising from or related to Damages to Customer's Facilities, including but not limited to, claims as a result of (a) injury to or death of any person, or (b) damage to or loss or destruction of any property.
- 1.30 **Ticket(s)** means the document generated at and transmitted by the One Call Center to USIC containing each request for Locate. A Ticket may require more than one Locate.
- 1.31 **Unidentifiable Facilities** means Customer's Facilities that are not apparent at the Site as based on the records, facility prints, drawings, or maps provided by Customer.
- 1.32 **Unlocatable/Untonable Facilities**, means Customer's Facilities, including abandoned Facilities, whose general presence is known either from records provided by Customer or from a Visual Examination, but which cannot be Marked with Reasonable Accuracy by employing standard Locate Services, typically consisting of using one conductive hook up point on either side of the Facility being targeted for Locating.
- 1.33 **USIC Work Product** means all materials, data, works of authorship, concepts, presentation, inventions, discovery, processes, know-how, reduction of information, including without limitation, all intellectual property rights, including trade secrets, data, copyrights, and trademarks related to USIC's Locate Services, which is conceived or reduced to practice as a result of the performance of the Locate Services.

- 1.34 **Visual Examination** means an attempt to determine the existence of Customer's Facilities at an excavation site by a reasonable visual inspection of the dig site rather than from Customer's maps and records.
- 1.35 **Watch and Protect** means to oversee Customer's Facilities during unusual or extensive excavation projects (i.e. road widening projects, sewer projects, etc.) and providing appropriate Locate Services as may be dictated by the nature and scope of the excavations. Service requires preauthorization or prior agreement by the parties regarding criteria to be applied.
- 1.36 **White-Lining** means the Excavator designates the route and/or area to be excavated using white pre-marking either onsite or electronically (when available through the One Call Center), prior to or during the request for the Locate. The route of the excavation is marked with white paint, flags, stakes, lines, polygons, or a combination of these to outline the dig site prior to or during notification to the One Call Center and before the Locate technician arrives on the job.
- 1.37 **Work Zone Protection** means the activities necessary by USIC to achieve compliance with federal, state, county, and local laws for the safety of motorists and USIC workers alike. This includes but is not limited to following the rules prescribed by the Manual on Uniform Traffic Control Devices (MUTCD) and contracting services to achieve Temporary Traffic Control commonly referred to as "Flaggers."

2. Responsibilities of USIC

- 2.1 USIC shall furnish all labor, materials (except maps, prints, and records to be provided by Customer under Section 3), and equipment necessary to perform Locate Services including Locates, Project Locates or Long Scope Ticket(s), Emergency Normal Hours Locate, Watch and Protect, and Emergency After Hours Locate for Customer within the Contract service area detailed in Exhibit A. All Ticket transmittals to USIC shall come directly from each state's One Call Center for the service area detailed in Exhibit A.
- 2.2 Upon receipt of a request for a Locate, USIC will assess whether a conflict exists between the Customer's Facilities and the proposed excavation Site based on the maps, prints, and records provided by the Customer (commonly called Digital Locating). In its discretion, USIC may perform a Visual Inspection for any Locate request, but USIC is not required to do so if Customer's maps, prints, and records indicate that there is no conflict between Customer's Facilities and the excavation Site.
- 2.3 If USIC determines that Customer Facilities are present at the excavation Site, USIC will Mark Customer's Facilities at the Site, except for Unlocatable/Untonable Facilities and send Positive Response documentation that may consist of photographs, drawings, or notes. Photographs shall only be required in situations where taking photographs are permitted by law.
- 2.4 If USIC determines that Customer's Facilities are not present at the excavation Site, USIC will mark the site or note in the Ticket response that Customer's Facilities are not present or in conflict with the proposed excavation site.
- 2.5 Customer agrees that USIC will have the right to screen Tickets via maps, prints, records, and other technology which eliminates the requirement for a Visual Examination, or an in-person visit to the Site. Customer also agrees that USIC will not be liable for any damages that occur because of incomplete and/or inaccurate maps, prints, or records provided by Customer.
- 2.6 In the event USIC recognizes that there are Unlocatable/Untonable Facilities at the excavation site, Customer will be responsible for determining what course of action should be followed to assure that the Unlocatable/Untonable Facilities are not damaged by Excavator. USIC will not be liable for any damages associated with an Unlocatable/Untonable Facility. If any Atypical Condition (AC) is found at the excavation site and USIC is aware of the Atypical Condition, USIC shall notify Customer, and USIC shall employ Advanced Locate Services or other procedures described in Section 1.1 at direction of Customer and with additional pricing when necessary.

- 2.7 Any maps and records furnished by Customer as required by the Contract shall remain the property of Customer. USIC agrees to return or destroy all copies of such maps and records to Customer upon Customer's written request or at the termination of this Contract. This obligation of confidentiality shall survive the termination of this Contract for a period of five (5) years. All of Customer's maps and records shall be kept confidential by USIC unless 1) such maps and records were previously known to USIC free of any obligation to keep them confidential; 2) such maps and records are given to USIC by a third party not obligated to keep them confidential; 3) such maps and records become public without any act or omission of USIC; or 4) otherwise, as required by law.
- 2.8 USIC shall perform the Locate Services as an independent contractor and as such, USIC has the right to exercise control and supervision of the work and full control over the employment, direction, compensation and discharge of all persons assisting it in performing the Locate Services. Further, USIC agrees that it will be solely responsible for the payment of its employees and for the payment of all federal, state, county and municipal taxes and contributions pertaining thereto.
- 2.9 USIC shall comply with the provisions of all applicable permits and licenses relative to the Locate Services to be performed hereunder.

3. Responsibilities of Customer

- 3.1 Customer shall not suppress or screen any Tickets in the areas where USIC will provide Locate Services as defined in Exhibit A that would otherwise come to USIC from the state One Call Center. All Customer Tickets shall be transmitted directly to USIC from the state One Call Center.
- 3.2 Customer shall not change existing Gridding such that the volume of Tickets received by USIC is reduced with the applicable state One Call Center on or after the Contract effective date.
- 3.3 Customer agrees to provide USIC with updates (at least monthly, or more often as needed) to its prints, maps, and any other Facility location records in a standard GIS/ESRI format (.shp, .mdb, or .gdb) with proposed Facility layers, if available, and One Call Center Ticket information (One Call Center format for the applicable state) via e-mail or web services to USIC's Ticket management system, so as to permit USIC to provide the Locate Services. Customer acknowledges that it is Customer's responsibility to keep all applicable maps, records, and prints up-to-date and provide such mapping and records to USIC in a timely manner via a secure customer portal provided by USIC or Secure File Transfer Protocol (SFTP). Customer acknowledges that USIC does rely in part on such records, and USIC bears no liability for Customer's failure to provide accurate maps, records, and/or prints, or any damage which arises from incomplete and/or inaccurate maps, records, and/or prints.
- 3.4 Customer agrees that it will reasonably cooperate with USIC regarding receipt and resolution of Third-Party Claims, which cooperation shall include but not be limited to reasonable information sharing.
- 3.5 Customer will pay USIC for the Locate Services in accordance with the charges set forth on Exhibit A. USIC shall bill for all Tickets received from each state's One Call Center, on behalf of Customer. USIC will not be responsible for the accuracy, updates to or the completeness of the definition of the Contract service area that Customer has provided to the state's One Call Center.
- 3.6 Customer agrees to provide USIC with all state-issued 811 codes ("CDC codes") and a comprehensive Customer point of contact list within twenty-four (24) hours of Contract execution.
- 3.7 Customer recognizes White-Lining as a best practice for safe excavations. Customer agrees to use its best efforts to promote proper "White-Lining" by Excavators.
- 3.8 For Locates involving subsurface electric transmission of voltages greater than 33kV: (1) Customer will provide a qualified electric worker to identify the utility locating equipment connection point(s), via Customer's transmission engineering and system expertise; (2) Customer will make the connection(s) safely without requiring entry inside the Minimum Approach Distance for such hazards; and (3) Markings will be provided outside the Minimum Approach Distance which shall be defined in OSHA's standard for

Electric Power Generation, Transmission and Distribution. The Locate may require the Customer to make multiple connections to safely reach the full scope of the Ticket. Customer will be notified via the Positive Response in the Ticket system of any Locates with an electric transmission line on the Site and once the Marking is complete.

4. Invoicing and Payment Terms

- 4.1 USIC will remit monthly invoices to Customer via an email address or uploaded to a required Customer portal specified by Customer. In the states of Maine, Nevada, New Mexico, Ohio, Oregon, South Dakota, and Washington, and/or as otherwise may arise from state or federal taxing authorities from time to time, USIC shall invoice the Customer for the following applicable taxes levied on USIC:

- 4.1.1 Sales Tax
- 4.1.2 Use Tax
- 4.1.3 Services Provider Tax
- 4.1.4 Value Added Tax
- 4.1.5 Gross Receipts Tax
- 4.1.6 Commercial Activities Tax
- 4.1.7 Business Tax
- 4.1.8 Occupation Tax
- 4.1.9 Or similarly constructed state or local taxation

Where tax exempt status exists, Customer will provide USIC with the tax-exempt certificate or like document.

- 4.2 All amounts payable under this Contract shall be paid on a net thirty (30) days basis, following the date of invoice. In the event Customer disputes any portion of an invoice received from USIC, Customer shall provide written notice to USIC no less than fifteen (15) days before the invoice is due. If USIC cannot correct the invoice prior to the due date, Customer shall pay all undisputed charges in accordance with Section 4.2. If proper and sufficient notice of a dispute is not given to USIC, Customer shall pay the entire invoice and proceed with dispute resolution in Section 13.
- 4.3 For any payment that is not timely paid pursuant to Section 4.2: (a) an initial 3% late payment fee will be assessed; and (b) interest will accrue at a rate of 1.5% per month. Should USIC have to pursue collection actions or retain counsel to pursue payment, USIC will invoice Customer for all such costs and Customer is responsible for payment.
- 4.4 If Customer fails to pay any invoice pursuant to the payment terms set out in this section, USIC may give written notice describing such breach ("Notice of Default"). If the breach set forth in the Notice of Default is not curable or if the Customer fails to pay USIC's invoices within ten (10) days following receipt of the Notice of Default, USIC shall have the right and option to immediately terminate this Contract pursuant to Section 5, in addition to all the other rights and remedies available to the non-breaching party under this Contract and at law and in equity.
- 4.5 If Customer fails to pay any Invoice according to the provisions of this Contract and (a) such failure continues for a period of ten (10) days following Customer's receipt of a Notice of Default from USIC or (b) USIC has reasonable grounds for insecurity regarding the performance by Customer of any obligation under this Contract, then USIC, by delivery of written notice to Customer, may demand Adequate Assurance by Customer. "Adequate Assurance" means, at the option of Customer, (i) advance payment in cash by Customer to USIC for Locate Services or (ii) delivery to USIC by Customer of a letter of credit in an amount equal to not less than the aggregate amounts owed from Customer to USIC hereunder for the prior two-month period. If Customer fails to provide Adequate Assurance to USIC within 72 hours of USIC's request, USIC shall have the right to, at its sole option, (i) renegotiate payment terms under the Contract; (ii) terminate this Contract upon written notice to Customer, and/or (iii) suspend or reduce all Locate Services under this Contract without prior notice to Customer, in each case, without limiting any other rights or remedies available to USIC under this Contract or otherwise. If USIC exercises the right to terminate this Contract or suspend or reduce any Locate Services, then Customer shall not be entitled to

take, or cause to be taken, any action hereunder or otherwise against USIC for such termination, suspension, or reduction.

- 4.6 In the event Customer claims to be owed money from USIC pursuant to Section 6 of this Contract or for any other reason, such disputes shall be handled independently in accordance with Section 13, and Customer shall have no right to withhold, setoff, or otherwise reduce the amounts due to USIC for Locate Services under Section 4.

5. Term, Termination, Changes and Exclusive Nature of Contract

- 5.1 This Contract shall be effective as of June 1, 2026 ("Effective Date") and continue for a period of one (1) year), with automatic renewal for consecutive periods of one (1) year on each expiration date, unless sooner terminated pursuant to Section 5.3.
- 5.2 Customer shall use USIC as its exclusive provider of Locate Services within the service area as identified in Exhibit A.
- 5.3 Either party to this Contract may terminate this Contract for convenience upon sixty (60) days' prior written notice to the other. Upon such termination, Customer shall only be liable for payment for any tickets transmitted to USIC through the effective date of termination. If Customer fails to provide the required sixty (60) day notice under this provision, Customer will pay USIC an amount equal to 60 days average billing as calculated based on the twelve-month period immediately preceding the termination [or such shorter period if the Contract has been in effect for less than twelve (12) months], which the parties agree is a reasonable estimate of the damages to be incurred by USIC as a result of Customer's termination without notice. This provision is not intended to and shall not eliminate or reduce any other remedies to which USIC may be entitled, all of which are reserved.
- 5.4 Without prejudice to any other right or remedy USIC may have under this Contract, at law and/or in equity, USIC may terminate this Contract effective immediately upon providing written notice of such termination to Customer, in the event of the occurrence of any of the following:
- 5.4.1 insolvency of Customer;
 - 5.4.2 filing of a voluntary petition in bankruptcy by Customer;
 - 5.4.3 filing of an involuntary petition in bankruptcy against Customer;
 - 5.4.4 appointment of a receiver or trustee for Customer;
 - 5.4.5 execution by Customer of an assignment or any general assignment (other than an assignment undertaken in connection with a financing) for the benefit of creditors;
 - 5.4.6 commencement of any legal proceeding against Customer that, in USIC's opinion, may interfere with USIC's ability to perform in accordance with the Contract;
 - 5.4.7 Customer consolidates with, or merges with or into, or transfers all or substantially all of its assets to, another entity and/or sells, assigns or otherwise transfers the Contract; in each case without USIC's advance written consent; or
 - 5.4.8. Failure by Customer to timely cure any breach for which Customer has received a Notice of Breach under Section 4.

6. Investigations of Damage to Customer's Facilities

- 6.1 Should Customer become aware of any Damage to Customer's Facilities that occurs after USIC has been asked to perform a Locate for Customer, the Customer shall as promptly as possible, and not later than twelve (12) hours from becoming aware of the damage, notify USIC. This notification must be made by calling USIC at 1-800-778-9140 or sending an email to USICDispatch@usicllc.com and should include the street address of the damage location, damage date and size/type of facility. Both parties to this Contract reserve the right and shall be entitled to investigate any reports of Damage to Customer's Facilities. Any such phone or email notification by Customer, Excavator, Third-Party Administrator, or any other party shall commence USIC's damage investigation process. Upon USIC's request, Customer will provide list of contacts by division for claims of Damage to Company's Facilities.

- 6.2 USIC will investigate all incidents of Damage to Customer's Facilities for which it has been notified and provide, a written report of its findings to Customer via the Customer portal. Such report will contain USIC's determination as to whether the Damage to Customer's Facilities constitutes a Locator At Fault Damage or a Locator Not At Fault Damage. Customer shall have thirty (30) days after notification of USIC's completion of the investigation to contest USIC's conclusion. Unless Customer notifies USIC in writing within such time period that it disputes USIC's conclusion as to a fault determination,, USIC's conclusion with regard to that issue shall be deemed final and binding with respect to this Contract and any liability between Customer and USIC. If Customer disputes USIC's conclusion, the parties will make all reasonable efforts to mutually resolve such dispute and if they cannot, such dispute will be resolved in accordance with Section 13.
- 6.3 All potential Damage to Customer's Facilities shall be investigated, and USIC shall be entitled to collect a Damage Investigation Fee for each such investigation it performs unless: (1) it is determined by USIC's investigation that the damage was Locator At Fault Damage; or (2) the parties ultimately agree that the damage was Locator At Fault Damage. USIC shall be entitled to collect a Damage Investigation Fee from Customer regardless of how USIC receives notice of the Damage to Customer's Facilities.
- 6.4 Customer agrees that if: (1) Customer fails to timely notify USIC as required by Section 6 of any Damage to Customer's Facilities; or (2) if damage is repaired or site is covered before USIC can conduct a timely investigation with full access to damage site, then USIC shall not be liable to Customer for any Repair Costs or any other liabilities arising from that Damage to Customers' Facilities, and Customer shall indemnify USIC against Third Party Claims as applicable, in accordance with Section 7. In such situation, Customer hereby agrees that it is prohibited from asserting that any such Damage to Customer's Facilities constitutes a Locator At Fault Damage.
- 6.5 When damages are determined to be Locator At Fault Damage, Customer agrees that USIC will be invoiced for Repair Costs only with supporting documentation provided with the invoice.
- 6.6 USIC will be responsible for paying Customer's Repair Costs for any Damage to Customer's Facilities only if: (1) USIC received a request to provide Locate Services with respect to a Customer's Facilities at the location of the damage; (2) the Damage to Customer's Facilities constitutes a Locator At Fault Damage; and (3) Customer sends USIC an invoice as required herein.
- 6.7 Customer agrees to provide any supporting documentation and detail requested by USIC that relates to Damage to Customer's Facilities for which Customer submits an invoice to USIC. If Customer does not provide USIC with all requested documentation and detail within six (6) months of invoicing USIC for such damages, USIC shall have no further obligation to participate in the pre-litigation and/or pre-arbitration portions of the Dispute Resolution of Section 13. This provision does not preclude Customer from seeking remedies in arbitration or in a court of competent jurisdiction, as applicable.
- 6.8 If Customer fails to present an invoice to USIC for any Damage to Customer's Facilities within twelve (12) months of the date Customer notifies USIC of the damage pursuant to Section 6.1, Customer irrevocably waives and releases any right to seek or demand payment from USIC for such damages, whether in litigation, arbitration, mediation, or any other forum, formal or informal.
- 6.9 To the extent permitted by law and to the extent of and directly corresponding to the Locate Services and related to the accuracy or timeliness of Locate penalties, USIC shall be entitled to participate in any investigation or appeal by any administrative, regulatory, or other governing authority involving any Damage to Customer's Facilities, and Customer shall make any and all reasonable accommodations to allow USIC to do so. Should any administrative, regulatory, or other governing authority impose a penalty or fine, USIC shall reimburse the Customer to the proportion and extent of its fault for such penalties or fines upon receiving an invoice from the Customer.

7. Limitation of Liability and Indemnification

- 7.1 **REPAIR COSTS PAYABLE BY USIC SHALL NOT EXCEED \$10,000 FOR ANY SINGLE INCIDENT OR OCCURRENCE OF DAMAGE TO CUSTOMER'S FACILITIES, REGARDLESS OF THE ALLEGED CAUSE OF THE DAMAGE, REGARDLESS OF THE NUMBER OF FACILITIES DAMAGED IN THE INCIDENT, AND REGARDLESS OF THE ALLEGED SCOPE OR AMOUNT OF THE DAMAGES. THE PARTIES ACKNOWLEDGE AND AGREE THAT THIS PROVISION IS NOT INTENDED TO EXPAND OR OTHERWISE IMPOSE LIABILITY ON USIC BUT, RATHER, IS INTENDED TO BE AN ABSOLUTE LIMIT ON USIC'S LIABILITY TO CUSTOMER FOR ANY INCIDENT INVOLVING DAMAGE TO CUSTOMER'S FACILITIES, REGARDLESS OF CAUSE.**
- 7.2 **USIC'S TOTAL LIABILITY TO CUSTOMER UNDER THIS CONTRACT SHALL NOT EXCEED ONE TIMES THE ANNUAL CONTRACT VALUE DETERMINED BY THE TRAILING TWELVE-MONTH PERIOD.**
- 7.3 If Damage to Customer's Facilities is not Locator At Fault Damage or if Customer's Facilities are Unidentifiable Facilities or Unlocatable/Untonable Facilities, USIC's only responsibility will be to provide whatever support to Customer it can reasonably provide to establish whether the Excavator or another third party is liable for such Damage to Customer's Facilities. If USIC provides such support at the request of Customer or any representative of Customer (including but not limited to informal requests for assistance and formal litigation requests including document and testimony subpoenas from Customer's attorneys or third party claims administrators): (1) such support shall be provided by USIC at no additional cost if Customer has already paid a Damage Investigation Fee related to the incident; (2) Customer shall be invoiced for and agrees to pay a Damage Investigation Fee if one has not already been paid relating to the incident.
- 7.4 Customer agrees not to add USIC as a defendant or otherwise as a party to any litigation or arbitration Customer is pursuing against an Excavator or any other third party for any Damage to Customer's Facilities that was not, prior to initiation of such proceeding, determined to be a Locator At Fault Damage in accordance with this Contract. If Customer violates this provision and adds USIC in any such proceeding, Customer agrees that this provision gives USIC the right to seek immediate dismissal from such proceeding and indemnification for any fees and expenses associated with seeking such dismissal.
- 7.5 To the fullest extent allowed under applicable law, USIC shall not be liable for loss of profit or revenues, loss of use of equipment or systems, Interruption of Service, cost of replacement power, cost of capital, downtime costs, increased operating costs, administrative costs including TPA fees, and any special, consequential, incidental, indirect or punitive damages.
- 7.6 Each Customer and USIC (as an "Indemnifying Party") shall defend and indemnify the other party (as an "Indemnified Party") from and against claims brought by a third party, on account of personal injury or damage to the third party's tangible property, only to the extent caused by the fault of the Indemnifying Party in connection with this Contract. In the event the injury or damage is caused by joint negligence, concurrent negligence, or otherwise by the fault of both Customer and USIC, the loss or expense shall be borne by each party in proportion to its degree of fault. The Indemnifying Party may retain counsel of its choosing, at its own expense. The Indemnified Party may retain separate or additional counsel as well, but the cost of such counsel shall be borne by the Indemnified Party. USIC has no obligation to defend or indemnify Customer for Third Party Claims resulting from Damages that are not caused by USIC's negligence fault nor shall USIC be required to defend or indemnify Customer for damages or Third Party Claims relating to Unidentifiable Facilities, Unlocatable/Untonable Facilities or Third Party Claims that arise from the sole or partial fault, negligence, or willful misconduct of Customer, its agents or employees. Any party seeking defense and/or indemnity under this Section must provide notice to the other party as promptly as possible upon becoming aware of the incident for which defense and/or indemnity is being sought; failure to provide prompt notice waives the party's right to be an Indemnified Party under this Contract.

8. Price Revisions

- 8.1 At the beginning of each Contract Year to the Effective Date, the charges for Locate Services set forth on Exhibit A shall be increased quarterly by 3.00%.

8.2 Fuel Surcharge

- 8.2.1 USIC will assess and invoice a monthly fuel surcharge per the schedule below, measured each calendar month. The Average Fuel Price per Gallon will be based on “U.S. Regular All Formulations Retail Gasoline Prices” (Monthly View) at https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=EMM_EPMR_PTE_NUS_DPG&f=M. The corresponding surcharge amount will be multiplied by the quantity of billed Tickets (“Initial Charges” only, defined hereinafter) in the month. For example, if the average fuel price per gallon for a given month warranted a fuel surcharge, USIC would invoice the respective fuel surcharge against billable Tickets for that same month (1,000 Billable Tickets X \$0.30 Fuel Surcharge = \$300 total).

Average Fuel Price per Gallon	Fuel Surcharge per Billed Ticket (Initial Charges)
<\$3.000	No Surcharge
\$3.000 - \$3.499	\$0.15
\$3.500 - \$3.999	\$0.30
\$4.000 - \$4.499	\$0.45
\$4.500 - \$4.999	\$0.60
\$5.000 - \$5.499	\$0.75
\$5.500 - \$5.999	\$0.90
For each additional \$0.50 tier	Add \$0.15 from previous tier's surcharge amount

- 8.2.2 “Initial Charges” include but are not limited to Per Ticket, Emergency Normal Hours, Emergency After Hours, etc. Fuel surcharges will not be applied to incremental billed units that result from extended time spent on a Ticket.
- 8.2.3 If surcharges are assessed, USIC reserves the right to include the fuel surcharges on Customer's standard invoice or on a separate invoice in a period following the close of the month.
- 8.2.4 Standard payment terms apply to stand-alone fuel surcharge invoices.

8.3 Labor Escalation

- 8.3.1 USIC will assess supplemental quarterly price increases related to the cost of labor per the U.S. Bureau of Labor Statistics Employment Cost Index: Total Compensation for Private Industry Workers in Service Occupations. If the most recent quarter over quarter percent change in the cost of labor reaches 1.000%, then USIC will assess a price increase per the table below.

Change from Prior Quarter (%)	Additional Price Increase
<1.000%	No Additional Price Increase
1.000% - 1.249%	0.15%
1.250% - 1.499%	0.30%
1.500% - 1.749%	0.45%
1.750% - 1.999%	0.60%
2.000% - 2.249%	0.75%
2.250% - 2.499%	0.90%
For each additional 0.25% tier	Add 0.15% from previous tier's increase

- 8.3.2 USIC will use the most recent quarterly data available for each quarterly assessment, which happens every 3 months after the contract effective date.
- 8.3.3 To calculate the quarterly percent change in labor:

- a. Go to <https://fred.stlouisfed.org/series/CIU2010000300000I>
- b. Click Edit Graph
- c. Change Units to "Percent Change"
- d. Close sidebar
- e. Hover over the applicable quarter on the chart or export the data by clicking download
- f. For example, the cost of labor in Q3 of 2022 increased by 1.727% over Q2 of 2022, which would result in a supplemental price increase of 0.45%.

8.3.4 On the anniversary of the contract effective date, the supplemental labor price increase (if applicable) will be combined with the standard annual price increase outlined in this contract.

8.4 Notwithstanding Section 8.1, USIC may, following the first Contract Year, adjust the prices for Locate Services set forth on Exhibit A upon reasonable justification and thirty (30) days' written notice to Customer. Unless Customer contests, in writing within the thirty (30) day notice period, the price increase will become effective on the date identified in USIC's notice. If Customer contests the basis for the price increase as provided above, the parties shall either negotiate a mutually agreeable resolution or resolve the dispute as provided in section 13.1.

8.5 Additionally, USIC shall notify Customer if USIC becomes aware of any regulatory, judicial, or 811 process-related changes that affects the amount of time it takes USIC to provide Locate Services in response to Ticket(s), including but not limited to adjustment of the Ticket parameters or make-up. Subsequent to notification, USIC shall make an equitable adjustment to the prices for Locate Services set forth on Exhibit A upon reasonable justification and thirty (30) days' written notice to Customer. Unless Customer contests, in writing within the thirty (30) day notice period, the price increase will become effective on the date identified in USIC's notice. If Customer contests the basis for the price increase as provided above, the parties shall either negotiate a mutually agreeable resolution or resolve the dispute as provided in section 13.1.

8.6 Significant Volume and Ticket Type Changes

8.6.1 The prices offered to Customer by USIC are based upon historical ticket volume data, and Customer acknowledges that USIC needs adequate time to adjust and re-allocate staffing and resources in the event of significant changes in total ticket volume and/or changes in ticket type. Thus, in the event of a Significant Ticket Volume Change and/or a Significant Ticket Type Change, Customer and USIC will renegotiate the pricing set forth in Exhibit A to mutually agreeable prices with an equitable adjustment in favor of USIC to reflect USIC's additional costs and revenue impacts. If USIC and Customer are unable to reach an agreement on renegotiated pricing, USIC will be permitted to decline to accept Excess Tickets and will not be responsible for Marking any declined Excess Tickets.

"Significant Ticket Volume Change" is defined as an increase or decrease of ten percent (10%) or more in total ticket volume for the territory being serviced by USIC, as compared to total ticket volume for the same month of the prior year (for example, July 2023 as compared to July 2022).

"Significant Ticket Type Change" is defined as an increase of ten percent (10%) or more in the percentage of tickets that require 30 minutes or more of Marking by USIC, as compared to the average percentage of such tickets for the trailing twelve (12) month period.

"Excess Tickets" is a percentage of Tickets equal to the percentage change that triggered the Significant Ticket Volume Change or the Significant Ticket Type Change. For example, in the event of a 20% change in total ticket volume as compared to the total ticket for the same month of the prior year or a 20% change in the percentage of tickets that require 30 minutes or more of Marking as compared to the average percentage of such tickets for the trailing twelve (12) month period, 20% of total ticket volume shall be considered Excess Tickets that may be declined by USIC until pricing is renegotiated.

9. Environmental Health and Safety Matters

- 9.1 Customer shall maintain safe working conditions at the Site, including, without limitation, implementing appropriate procedures regarding Hazardous Materials, confined space entry, and energization and de-energization of power systems (electrical, mechanical and hydraulic) using safe and effective lock-out/tag-out ("LOTO") procedures including physical LOTO or a mutually agreed upon alternative method.
- 9.2 Customer shall timely advise USIC, in writing, of all applicable Site-specific health, safety, security, and environmental requirements and procedures, which shall include any instructions to USIC's personnel regarding Customer's safety practices. Without limiting Customer's obligations pursuant to Article 3 USIC may, from time-to-time, review and inspect applicable health, safety, security and environmental documentation, requirements and/or procedures at the Site.
- 9.3 Customer shall procure upon USIC's request regarding any high speed and/or high-density roadways which will require underground Locate Services to be performed, Work Zone Protection and/or Lane Closures as defined in the Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration. These notifications shall result in specific joint Customer and USIC plans to achieve work zone protection. These situations may result in the Customer or USIC subcontracting such services in a timely manner such that USIC's workforce will be able to accomplish all other Statement of Work requirements for those notification Tickets, with no penalties for late completion. If USIC procures traffic control services, any such traffic services shall be billed as direct costs to the Customer.
- 9.4 Telecommunications Vault or Manhole Entry shall only be utilized for cable, fiber, and telecommunications Locating Services. USIC personnel are authorized to enter telecommunications manhole vaults only when a second person is onsite, but not inside the manhole vault, in a supporting safety role. No other type of Manhole Entry for any other utility shall be performed by USIC.
- 9.5 If, in USIC's reasonable opinion, the health, safety, or security of personnel at a Site may be imperiled by security risks, terrorist threats/acts, potential exposure to Hazardous Materials, or unsafe working conditions; USIC may: (1) evacuate some or all of its personnel from Site; (2) suspend performance of all or any part of the Contract; (3) remotely perform or supervise work; and/or (4) take any other action necessary to protect such personnel. Any such occurrence shall be considered an excusable event. Customer shall reasonably assist in any such evacuation.
- 9.6 Operation of Customer's equipment is the responsibility of Customer. Customer shall not require or permit USIC's personnel to operate Customer's equipment at Site.
- 9.7 Customer will make its Site medical facilities and resources available to USIC personnel who need medical attention.
- 9.8 USIC has no responsibility or liability for the pre-existing condition of Customer's equipment or the Site. Prior to USIC starting any work at Site, Customer will provide documentation that identifies the presence and condition of any Hazardous Materials existing in or about Customer's equipment or the Site that USIC may encounter while performing under this Contract. Customer shall disclose to USIC industrial hygiene and environmental monitoring data regarding conditions that may affect USIC's work or personnel at the Site. Customer shall keep USIC informed of changes in any such conditions.
- 9.9 USIC shall notify Customer if USIC becomes aware of: (i) conditions at the Site differing materially from those disclosed by Customer, (ii) previously unknown physical conditions at Site differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract. If any such conditions cause an increase in USIC's cost of, or the time required for, performance of any part of the work under the Contract, an equitable adjustment in price and schedule shall be made by USIC, with thirty (30) days' written notification to Customer of such adjustment.
- 9.10 Information Transfer: As referenced in OSHA 1910.269(a)(3) and (a)(4), before work begins, the appropriate Customer's Representative shall provide USIC access to the following information:
 - 9.10.1 Existing characteristics and conditions of the Customer's installations that are related to the safety of the work to be performed;

- 9.10.2 Information about the design and operation of the Customer's installations that USIC needs;
- 9.10.3 Arc flash studies;
- 9.10.4 Ground fault studies;
- 9.10.5 Hand hole, manhole, and utility vault details; and
- 9.10.6 Danger poles tagging

- 9.11 As referenced in OSHA 1910.269(a)(3), USIC shall ensure that each of its employees is instructed in hazardous conditions relevant to the work, and USIC shall advise the Customer of any hazardous conditions found before and during the work.
- 9.12 If USIC encounters Hazardous Materials in Customer's equipment or at the Site that require special handling or disposal, USIC is not obligated to continue work affected by the hazardous conditions. In such an event, Customer shall eliminate the hazardous conditions in accordance with applicable laws and regulations so that USIC's work under the Contract may safely proceed, and USIC shall be entitled to an equitable adjustment of the price and schedule to compensate for any increase in USIC's cost of, or time required for, performance of any part of the work. Customer shall properly store, transport and dispose of all Hazardous Materials introduced, produced or generated in the course of USIC's work at the Site.
- 9.13 Customer shall indemnify USIC for any and all claims, damages, losses, and expenses arising out of or relating to any Hazardous Materials which are or were (i) present in or about Customer's equipment or the Site prior to the commencement of USIC's work, (ii) improperly handled or disposed of by Customer or Customer's employees, agents, contractors or subcontractors, or (iii) brought, generated, produced or released on Site by parties other than USIC.

10. Employment

- 10.1 USIC is an equal opportunity employer. We are committed to ensuring equal employment opportunities for all applicants and employees, and do not to discriminate on the basis of sex, race, religion, color, national origin, age, disability, pregnancy, childbirth and related medical conditions, genetic information, military service, citizenship, veteran status, or any other basis protected by applicable federal, state or local law.

11. Insurance

- 11.1 USIC provides the following insurance coverage:

INSURANCE COVERAGE		LIMITS
Workers Compensation		Statutory Limit
Employers' Liability		
	Each Accident	\$1,000,000
	Disease, Policy Limit	\$1,000,000
	Disease, Each Employee	\$1,000,000
Comprehensive General Liability		
	Each Occurrence	\$2,000,000
	(bodily injury, advertising injury, personal injury and advertising injury)	
	General Aggregate	\$8,000,000
	Products Completed Operations Aggregate	\$8,000,000
	Medical Limits	Not Covered
	Damages to Premises Rented to You Limit	\$1,000,000
Automobile Liability CSL		\$5,000,000
Cyber		\$5,000,000

12. USIC Work Product

- 12.1 Notwithstanding any other clause of this Contract, Customer shall have no rights or interests in USIC Work Product. All right, title and interest in and to USIC Work Product shall be and shall remain the sole property of USIC or [its third-party vendors or subcontractors]

13. Dispute Resolution

- 13.1 The parties agree that any dispute, controversy, or claim arising out of or related to this Contract, including any question regarding its existence or validity, shall be resolved in accordance with this Section 13.
- 13.2 Prior to initiating litigation or arbitration of a dispute under this Contract, the party will first informally attempt to resolve the dispute with the other party by seeking a meeting with the appropriate higher management representative(s) of the other party via written notice. Such meeting shall be held within twenty (20) business days after the giving of notice. All negotiations and resolutions pursuant to this Section 13.1 are confidential and shall be treated as compromise and settlement negotiations for purposes of the applicable rules of evidence. If the dispute is not resolved within thirty (30) business days after such meeting is requested, or such later date as may be mutually agreed, either party may pursue formal resolution as set forth below.
- 13.3 If a dispute has not been resolved by negotiation pursuant to Section 13.2 or if the Parties failed to meet for the first time within twenty (20) days of a party requesting a negotiation meeting pursuant to Section 13.2, then either Party may initiate: (1) arbitration or litigation for disputes of \$250,000 or less, including costs; or (2) litigation for disputes over \$250,000. Any matter initiated in arbitration: (1) shall be filed with the American Arbitration Association (AAA); and (2) shall be heard by a panel of three arbitrators, notwithstanding any AAA rules to the contrary. Either Party shall have the right, in its discretion, to include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in any litigation.

14. Non-Solicitation

- 14.1 Customer agrees that during the term of this Contract and for a period of twelve (12) months thereafter, Customer will not hire or solicit for hire any employee of USIC who has been employed by USIC within the last six (6) months. The only exception to this provision shall be a publicly posted position by Customer, to which a USIC employee responds seeking employment without first having been solicited by Customer.

15. Force Majeure

- 15.1 Neither party shall be deemed to be in default of this Contract to the extent that any failure, delay, or substantial hindrance to perform its obligations, other than the payment of money, results from any cause beyond its reasonable control and without its fault or negligence, such as:
- 15.1.1 strikes, lock-outs or other industrial disputes at a national level or by labor not employed by the affected party, its subcontractors or its suppliers and which affect an essential portion of the works;
 - 15.1.2 embargoes, riot, war, hostilities, acts of terrorism, civil war, rebellion, requisition or compulsory acquisition by any governmental or competent authority;
 - 15.1.3 pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds;
 - 15.1.4 acts of God, earthquakes, flood, storm, hurricane, fire, sinkholes, unusually severe weather conditions or strikes or other physical natural disaster;
 - 15.1.5 pandemics, epidemics and quarantine or governmental action related to such;
 - 15.1.6 compliance with any law or governmental order, rule, regulation or direction;
 - 15.1.7 theft, burglary or malicious acts of third parties; and
 - 15.1.8 any other events including emergencies and non-emergencies that meet the above-stated standards or force majeure as defined by applicable state law.
- 15.2 If USIC claims that it is prevented, delayed, or substantially hindered from performing its obligations delayed by such a cause, it shall promptly notify Customer, and Customer shall be entitled to obtain

replacement Locate Services from any other person until such cause terminates as evidenced by a notice from USIC that such cause has ended.

16. Contract Choice of Law, Modification, and Assignment

- 16.1 With respect to any dispute regarding liability for or the scope of Repair Costs associated with a Damage to Customer's Facilities, both parties agree to utilize the laws and venue of the state where the Locate Services are performed.
- 16.2 With respect to any dispute regarding the interpretation or enforceability of this Agreement or any provision(s) of this Agreement, the parties agree that: (1) Indiana law shall apply, regardless of any state's law on choice of law; and (2) such disputes shall be litigated exclusively in state court in Marion County, Indiana or, if jurisdiction permits, in the United States District Court for the Southern District of Indiana, and the parties waive any objection to litigating in such venues.
- 16.3 This Contract may only be modified or amended by a written instrument signed by an authorized representative of USIC and Customer. The term "Contract" shall include any such future amendments or modifications.
- 16.4 Customer may not assign, delegate, or otherwise transfer its rights or obligations under this Contract, voluntarily or involuntarily, whether by merger, consolidation, dissolution, affiliation, operation of law, or any other manner, without at least sixty (60) days' advance notice and the prior written consent of USIC.

17. Contract Entirety

- 17.1 This Contract shall constitute the entire contract between the parties with respect to the subject matter of this Contract. Customer and USIC each represent that it has read this Contract, agrees to be bound by all terms and conditions contained in this Contract, and acknowledge receipt of a signed, true exact copy of this Contract.

18. Severability Clause

- 18.1 The parties expressly agree that if any provision of this Contract is held unenforceable, then such provision will be modified to reflect the parties' intention. All remaining provisions of this Contract shall remain in full force and effect.

19. Acknowledgement of Understanding

- 19.1 Customer and USIC each hereby certify and represent that they have carefully read and fully understand all of the provisions and effects of this Contract, and that they each have consulted or had the opportunity to consult with an attorney with respect to all aspects of this Contract and the meaning and effect hereof. Customer and USIC each acknowledge that they are entering into this Contract knowingly and voluntarily, and that the other party has not made any representations concerning the terms and effects of this Contract other than those contained herein.
- 19.2 In any construction of the Contract, the provisions shall be considered joint work product and shall not be construed for, or against, any party, but shall be construed according to their plain meaning without any presumptions against a drafter in the event of any ambiguity. Each party represents and warrants that it has such knowledge, sophistication, and experience in business and financial matters as to be capable of evaluating the merits and risks of, and protecting such party's own interests in connection with, the transactions contemplated by this Contract.

20. Counterparts

- 20.1 This Contract may be executed in several counterparts, each of which shall be an original and facsimile/pdf as against any party that signed it, and all of which shall constitute one and the same document. Further, a facsimile and/or pdf shall be an original as and against any party that signed it.

21. Contract Notification

21.1 Any notice, consent or other communication given under this Contract shall be in writing (unless otherwise specified in this Contract as permitting oral or verbal communication) and delivered to the below authorized representative of each party, specifying the subject matter and any other persons at USIC or Customer who should be notified of the notice, consent, or other communication. Notice shall be effective on the date when sent via email or, if delivered via certified mail, such notice shall be effective five (5) days after the date of mailing thereof.

21.1.1 USIC authorized representative:
USIC Locating Services, LLC
Attn: Contracts
9045 River Road, Suite 200
Indianapolis, IN 46240
contracts@usicllc.com

21.1.2 Customer authorized representative:
Attn: Jason Schutz
110 Meyer Drive
Algonquin, IL 60102
jasonschutz@algonquin.org

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized officers or representatives.

Village of Algonquin (IL)

USIC Locating Services, LLC

By: _____
(Signature)

By: _____
(Signature)

(Please print)

(Please print)

Title: _____

Title: _____

Date 6/4/2026

Exhibit A

USIC Locating Services, LLC shall provide Services:

In the State of IL.

Member Codes (state One Call CDC or Customer Description Codes):

USIC Locating Services, LLC Pricing:

Per Ticket Received from the One Call	\$24.68
Per After Hour Call Out Ticket	\$51.55
Project Price Per Quarter Hour for Tickets that Exceed 30 Minutes	\$17.67
Per Quarter Hour for Watchdogs or Site Surveillance Work	\$17.67

USIC to remit invoices to:

Name:

Address:

Email Address:

Phone Number: