

**Village of Algonquin
Committee of the Whole
July 21, 2026
7:45 PM
Ganek Municipal Center
2200 Harnish Drive, Algonquin**

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

1. Roll Call - Establish a Quorum

2. Public Comment - Audience Participation

(Persons wishing to address the Committee must register with the Chairperson prior to roll call.)

3. Community Development

- A. Consider an Ordinance Amending the Zoning Code Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading

4. General Administration

5. Public Works & Safety

- A. Consider an Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply Under a Former Industrial Use
- B. Consider an Agreement with Schroeder Asphalt Services, Inc. for the 2026 MFT Pavement Management Program

6. Executive Session, if Required

7. Other Business

8. Adjournment



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>	July 21, 2026
<u>SUBMITTED BY:</u>	Patrick M. Knapp, AICP, Director Stephanie Barajas, Planner
<u>DEPARTMENT:</u>	Community Development
<u>SUBJECT:</u>	Consider an Ordinance Amending the Zoning Code Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading

ACTION REQUESTED:

The Village of Algonquin, the “Petitioner”, applied for approval of Text Amendments to the Zoning Code in Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading. The Text Amendments are intended to reflect changes made by the Illinois Secretary of State to vehicle license plate classifications over the past several years, including the creation of the Class "C" license plate.

COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the Request at its July 13, 2026, meeting. No one from the public commented at the Public Hearing.

The Planning and Zoning Commission recommended approval of an amendment to Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading, as outlined in the staff report for PZ-2026-12. The Motion was approved 5-0.

RECOMMENDATION:

Staff recommends that the Committee of the Whole advance this matter to the Village Board for approval of the Text Amendment to Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading, as outlined in the staff report for PZ-2026-12.

ATTACHMENTS:

- Exhibit A Planning & Zoning Commission Staff Report for Case No. PZ-2026-12
- Exhibit B DRAFT Minutes from the July 13, 2026 Planning & Zoning Meeting
- Exhibit C Redlined Zoning Text Amendment

STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

Patrick M. Knapp, AICP
Director of Community Development

Stephanie Barajas
Planner



CASE NUMBER:	PZ-2026-12
MEMO DATE:	July 8, 2026
PUBLIC HEARING DATE:	July 13, 2026
PETITIONER:	Village of Algonquin

REQUEST SUMMARY

The Village of Algonquin, the “Petitioner”, applied for approval of Text Amendments to the Zoning Code in Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading.

STAFF RECOMMENDATION

Staff recommends approval of this text amendment.

DISCUSSION OF STAFF RECOMMENDATION

Key:

Notes/Moved Text

New Text

Deleted Text

No Changes to Text

Section 21.16 Off-Street Parking and Loading

The amendment is intended to reflect changes made by the Illinois Secretary of State to vehicle license plate classifications over the past several years, including the creation of the Class "C" license plate. Because Class "C" plates may now be issued to common household vehicles, the Village Board directed staff to review the existing residential parking regulations. Based on that review, staff recommends amending the Code to allow vehicles displaying Class "C" license plates to park in residential zoning districts.

- Update language to allow Class “C” plates in residential districts (Section 21.16.C.1)

C. ADDITIONAL REGULATIONS, PARKING.

1. **Use of Parking Facilities.** Off-street parking facilities accessory to residential use and developed in any residential district in accordance with the requirements of this Section shall be used solely for the parking of vehicles owned by occupants of the dwelling structures to which such facilities are accessory or by guests of said occupants. Driveways shall comply with design requirements set forth in Chapters 22 and 26 of this Code.

~~Under no circumstances shall required parking~~ Parking facilities accessory to residential structures shall not be used for the parking or storage of ~~commercial~~ vehicles bearing license plates higher than ~~class~~ Class “BC” ~~license plates~~ and ~~shall not exceed having~~ a gross vehicle weight ~~of exceeding~~ 8,000 ~~10,000~~ pounds., ~~or for the parking of vehicles belonging to the employees, owners, tenants, visitors, or customers of business or manufacturing establishments.~~

Section 21.8 Home Occupations

The amendment updates parking regulations consistent with the proposed amendment to Section 21.16.

- Remove language for Class “B” license plates and add reference to Section 21.16.C (Section 21.8.B.11)
11. **Vehicle Use.** Parking and use of trucks or other vehicles associated with a home occupation, whether on private or public property, shall conform with regulations concerning parking and use of commercial vehicles in residential areas as delineated in this Chapter, the Code, or any other Village ordinance, including the establishment of load limits upon the streets of the Village. There shall be a limit of one vehicle that is associated with the home occupation. Vehicles used in a home occupation shall ~~not have a higher class than “B” license plates and shall not exceed a gross vehicle weight of 8,000 pounds if parked at home~~[adhere to the requirements of Section 21.16.C Off Street Parking and Loading.](#)

STAFF RECOMMENDATION

The proposed text amendments to the zoning code meet all applicable standards and will not negatively impact the public health, safety, comfort, convenience, and general welfare of the Village of Algonquin. Based on these findings, staff recommends that the Planning and Zoning Commission make a recommendation to the Village Board to **approve** the following motion:

1. “To approve an amendment to Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading, as outlined in the staff report for PZ-2026-12.”

I concur:



Patrick M Knapp, AICP
Director of Community Development

Attachments:

- Exhibit A. Current Zoning Code: Chapter 21



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

JULY 13, 2026

Roll Call - Establish Quorum

Commissioner Neuhalfen 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:

- Commissioner Neuhalfen
- Commissioner Bumbales
- Commissioner Laipert
- Commissioner Szpekowski
- Commissioner Sturznickel

Member Absent: Chair Patrician and Commissioner Rasek

Staff Present: Director Patrick Knapp, Planner Stephanie Barajas, and Attorney David Noland

Commissioner Szpekowski made a motion to nominate Commissioner Neuhalfen as Chair for the meeting in Chair Patrician's absence. Commissioner Sturznickel seconded the motion and the motion was approved with a 5-0 vote.

Public Comment

Chair Neuhalfen asked for public comments. There was no public comment.

Approval of Minutes

Chair Neuhalfen asked for approval of the June 8, 2026, Planning and Zoning Commission meeting minutes. A motion was made by Commissioner Bumbales and seconded by Commissioner Laipert to approve the minutes. The motion was approved with a 5-0 vote.

Case Number PZ-2026-12 – Consideration of a Request to Approve Zoning Code Text Amendments to Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading

Planner Barajas confirmed that the public notice requirement was fulfilled.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission, stating that Staff supports the request.

Chair Neuhalfen asked whether the proposed amendment was less restrictive. Director Knapp responded that it is less restrictive and provides clarification.

Commissioner Szpekowski asked whether a tow truck could park in a driveway. Director Knapp explained that tow trucks are not allowed to park in driveways as the license plate classification is above a Class “C” plate.

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

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

Chair Neuhalfen asked for a motion. A motion was made by Commissioner Bumbales and seconded by Commissioner Sturznickel to recommend approval of an amendment to Sections 21.8 Home Occupations and 21.16 Off-Street Parking and Loading, as outlined in the staff report for PZ-2026-12, dated July 8, 2026. 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 Laipert. The motion carried on a 5-0 vote. The meeting was adjourned at 8:08 pm.

Minutes signed by:

Stephanie Barajas, Planner

9. **Equipment.** No mechanical or electrical equipment shall be installed or maintained other than what is customarily incidental to a dwelling unit. No mechanical or electrical equipment shall be operated that interferes with the use and enjoyment of neighboring properties or indicates that the structure is being used for a non-residential purpose.
10. **Parking.** The conduct of the home occupation shall not require more vehicle parking space than exists on the residential drive on the property, or on assigned parking spaces servicing the dwelling unit. The conduct of the home occupation shall not reduce or render unusable any areas provided for required off-street parking, or prevent the number of vehicles intended to be parked in a garage from doing so. If a greater restriction on parking is imposed by any private covenants or homeowners' association declarations, then such covenants or declarations shall govern.
11. **Vehicle Use.** Parking and use of trucks or other vehicles associated with a home occupation, whether on private or public property, shall conform with regulations concerning parking and use of commercial vehicles in residential areas as delineated in this Chapter, the Code, or any other Village ordinance, including the establishment of load limits upon the streets of the Village. There shall be a limit of one vehicle that is associated with the home occupation. Vehicles used in a home occupation shall ~~not have a higher class than "B" license plates and shall not exceed a gross vehicle weight of 8,000 pounds if parked at home~~[adhere to the requirements of Section 21.16.C Off Street Parking and Loading](#).
12. **Nuisances Prohibited.** Home occupations shall not be operated in such a manner as to create or cause a nuisance. Examples of nuisances include, but are not limited to, the following:
 - a. Noise in excess of normal daily activity for a residential area, measured at the lot line of the premises, or exterior to party walls in attached single-family or multi-family dwelling units.
 - b. The emission of odorous matter, vibrations, smoke, dust, heat, or glare in such quantities as to be readily detectable at any point along lot lines, or exterior to party walls in attached single-family or multi-family dwelling units.
 - c. The creation of aesthetic problems or health hazards in the storing or disposing of refuse or waste materials emanating from the activity.
 - d. The creation of hazards that would or could endanger the dwelling unit or its occupants, or other structures, or their occupants, by reason of additional fire, health, safety, or environmental hazards.
13. **Health and Safety Requirements.** The person(s) engaging in the home occupation shall comply with all applicable regulations of the Community Development Department, Police Department, fire protection district, and other applicable agencies, including the right of inspection.

accordingly, provided that existing parking or loading facilities shall be increased so that the facilities would at least equal or exceed the parking or loading requirements resulting from application of the provisions of this Chapter to the entire building or structure as modified.

4. **Existing Parking and Loading Spaces.** Accessory off-street parking and loading spaces in existence on the Effective Date may not be reduced in number unless already exceeding the requirements of this Section for equivalent new construction in which event said spaces shall not be reduced below the number required herein for such equivalent new construction.
5. **Permissive Parking and Loading Spaces.** Nothing in this Section shall prevent the establishment of off-street automobile parking or loading facilities to serve any existing use of land or buildings, subject to full compliance with the provisions of this Section, unless on a lot adjacent thereto without authorization by the Village Board.
6. **Damage or Destruction.** Any building, structure, or use that is in existence and is a conforming use on the Effective Date and that subsequently shall be damaged or destroyed, less than 50 percent as determined by the Building Commissioner, by fire, collapse, explosion, or other cause may be reconstructed, re-established, or repaired with or without off-street parking or loading facilities, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. However, it shall not be necessary to restore or maintain parking or loading facilities in excess of those required by this Chapter for equivalent new construction.
7. **Tables for Required Parking and Loading.** Requirements governing the number and location of off-street parking and off-street loading facilities in relation to the use of property are established herein, or refer to Chapter 26, Site Plan and Development Review Requirements, of this Code.

C. **ADDITIONAL REGULATIONS, PARKING.**

1. **Use of Parking Facilities.** Off-street parking facilities accessory to residential use and developed in any residential district in accordance with the requirements of this Section shall be used solely for the parking of vehicles owned by occupants of the dwelling structures to which such facilities are accessory or by guests of said occupants. Driveways shall comply with design requirements set forth in Chapters 22 and 26 of this Code

~~Under no circumstances shall required parking~~Parking facilities accessory to residential structures ~~shall not~~ be used for the parking or storage of ~~commercial~~ vehicles ~~bearing license plates~~ higher than ~~class~~Class “BC” ~~license plates and shall not exceed~~ ~~having~~ a gross vehicle weight ~~of exceeding~~ 8,00010,000 pounds, ~~or for the parking of vehicles belonging to the employees, owners, tenants, visitors, or customers of business or manufacturing establishments.~~

2. **Joint Parking Facilities.** Off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided collectively in any zoning



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: July 21, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Nadim Badran, Deputy Village Manager /Director of Public Works

SUBJECT: Consider an Ordinance Prohibiting the Use of Groundwater as a Potable
Water Supply Under a Former Industrial Use

The property owners located at 2150 East Algonquin Road are currently going through a site remediation and mitigation effort to address leaking underground storage tanks. The former gas station's underground tanks have been leaking and have released the petroleum-based fuel into the surrounding soils. The owners of the site have been working with Perry Environmental, Inc. (PEI), and the Illinois Environmental Protection Agency (IEPA) to establish the remediation plan. As part of their corrective action plan, the tanks were removed in 2021 and soil remediation took place in August of 2025. As a final step in the remediation process, the IEPA has requested the Village adopt the draft ordinance attached to this memo prohibiting the use of groundwater as a potable water supply under the area surrounding 2150 East Algonquin Road.

The Village currently has an ordinance prohibiting the use of private wells wherever a watermain is available for connection. This ordinance will be specific to the site shown in the attached map. All of the structures in this area are within the proximity of water mains and would not be allowed to install a private well based on existing regulations. This language needs to be adopted solely to ensure continued remediation of the site. The nearest Village aquifer is located over half a mile away and is not currently modeled as being impacted by the leaked petroleum release from the underground storage tanks.

In order to ensure compliance with the IEPA, and to continue to support the remediation of the site, staff recommends that this ordinance be approved at the next Village Board meeting.

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guarantee of accuracy, completeness, or currency.

ENVIRONMENTAL CONSULTANTS
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900 S. Spring Street
Springfield, IL 62704
(217) 523-5446 -- Office
WWW.PERRYENVIRONMENTALINC.NET

PLANS PREPARED FOR
LEHIGH GAS WHOLESALÉ
2150 E ALGONQUIN ROAD
ALGONQUIN, ILLINOIS

DATE:	JUNE 2026
JOB NO.:	21-1013
FILE NAME:	GWORDINANCE.DWG

EXHIBIT B
"GROUNDWATER ORDINANCE AREA"

That area bound by the following:

All of the following particularly described parcels, together with the public street right of way of South East Algonquin Road extending their entire widths adjoining the below described subject premises as depicted on Exhibit A.

These properties are particularly described as:

<i>PIN</i>	<i>Address</i>
19-35-400-006	2150 E. Algonquin Road
19-35-400-007	2150 E. Algonquin Road
19-34-400-005	2100 E. Algonquin Road
19-35-477-053	2102 Lake Cook Road
19-35-481-001	2160 Lake Cook Road
19-35-452-007	2095 E. Algonquin Road
19-35-477-054	2172 Lake Cook Road
19-35-477-055	2140 Lake Cook Road

ORDINANCE NUMBER _____

AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD WITHIN THE VILLAGE OF ALGONQUIN

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

WHEREAS, certain properties in the Village of Algonquin, McHenry and Kane Counties, Illinois have been used over a period of time for commercial/industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the said property may exceed Class 1 groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the Village of Algonquin desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Algonquin, McHenry and Kane Counties, Illinois:

SECTION ONE: Use of groundwater as a potable water supply prohibited. The use or attempt to use as a potable water supply groundwater from within the area depicted on Exhibit A, attached hereto and made a part hereof, by the installation or drilling of wells or by any other method is hereby prohibited. This prohibition expressly includes the Village of Algonquin.

SECTION TWO: Penalties. Any person violating the provisions of this ordinance shall be subject to a fine of up to \$1,000 for each violation and be responsible for the Village's cost of prosecution, including reasonable attorney fees. Each day that a potable water supply exists from within said restriction area shall be considered a separate violation.

SECTION THREE: Definitions.

"Person" is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

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

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

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

Voting Aye:

Voting Nay:

Abstain:

Absent:

APPROVED:

.... ,

Village President, Debby Sosine



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: July 21, 2026

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Raz Calin, Capital Project Manager/Engineer III

SUBJECT: Recommendation to Award the Bid for 2026 MFT Pavement Management Program to Schroeder Asphalt Services, Inc.

The 2026 Pavement Management Program is intended to rehabilitate deteriorated roadways within the Gaslight Terrace North Subdivision. The streets in this neighborhood were originally constructed between 1975 and 1981 and, to date, have received only preventive maintenance and isolated pavement patching. Based on staff's pavement evaluations and the results of the Village-wide Pavement Assessment, these roadways have reached the point where full-depth pavement replacement is the most cost-effective and appropriate long-term solution.

The project includes full-depth pavement removal and replacement on Zange Drive, Surrey Lane north of Zange Drive, Lexington Drive, and Terrace Drive south of Windy Knoll. Additional improvements include selective curb and gutter replacement, installation of new storm sewer and structures to improve stormwater conveyance as identified in the Stormwater Master Plan, drainage structure adjustments, and miscellaneous patching.

The project was advertised for competitive bidding in July 2026. Bids were opened on July 14, 2026, and seven (7) bids were received. Schroeder Asphalt Services, Inc. (SAS) submitted the lowest responsive and responsible bid in the amount of **\$1,958,349.09**, which is above the Engineer's Estimate of **\$1,810,626**. Following the review of the bids, the overage is largely due to higher-than-anticipated drainage pricing, which was unexpected based on recent favorable bids for similar work in Willoughby Farms and on Boyer Road. Elevated drainage improvement pricing appears to be consistent with all bids received.

The project will be funded through the Village's Motor Fuel Tax (MFT) program, utilizing available MFT funds allocated for the 2026 Pavement Management Program. Although the bid amount is over the budgeted amount this fiscal year, there are available MFT funds between last fiscal year's carryover and the current reserves.

SAS has successfully completed several projects for the Village as the general contractor, including the Brittany Hills Subdivision Improvements and the Broadsmore Drive and Stonegate Road Phase 2 Improvements projects. Based on the firm's demonstrated performance, experience, and competitive bid, staff recommends awarding the construction contract to Schroeder Asphalt Services, Inc. in the amount of **\$1,958,349.09**.

Construction engineering and inspection will be performed by Village engineering staff, resulting in substantial cost savings compared to retaining a consulting engineering firm. Construction engineering services typically represent between eight and ten percent of the construction cost. Materials testing and quality assurance services will be provided by Rubino Engineering on an as-needed basis throughout construction.

Summary

1. SAS submitted the lowest responsive and responsible bid and has an established record of successfully completing Village infrastructure projects.
2. Sufficient Motor Fuel Tax (MFT) funds are available due to prior-year projects being completed under budget and available reserves.
3. Construction engineering and inspection will be performed in-house by Village staff, resulting in significant cost savings.

Staff Recommendation

Staff recommends that the Committee of the Whole recommend that the Village Board award the contract for the 2026 MFT Pavement Management Program to Schroeder Asphalt Services, Inc. in the amount of **\$1,958,349.09**.

Christopher B. Burke Engineering, Ltd.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(CBBEL Project Number: 070273.00193)

VILLAGE OF ALGONQUIN
2026 MFT PAVEMENT MANAGEMENT PROGRAM

BID TABULATION
Date: July 14, 2026

				ENGINEER'S ESTIMATE		SCHROEDER ASPHALT SERVICES, INC		BROTHERS ASPHALT PAVING INC.		PLOTE CONSTRUCTION INC.		D'LAND CONSTRUCTION LLC		PETER BAKER & SON CO.		BUILDERS ASPHALT, INC.		CURRAN CONTRACTING COMPANY		
SP	CODE	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
*	20101200	TREE ROOT PRUNING	EACH	20	\$ 115.00	\$ 2,300.00	\$ 130.00	\$ 2,600.00	\$ 150.00	\$ 3,000.00	\$ 200.00	\$ 4,000.00	\$ 230.00	\$ 4,600.00	\$ 125.00	\$ 2,500.00	\$ 285.00	\$ 5,700.00	\$ 200.00	\$ 4,000.00
	20101300	TREE PRUNING (1 TO 10 INCH DIAMETER)	EACH	10	\$ 90.00	\$ 900.00	\$ 180.00	\$ 1,800.00	\$ 150.00	\$ 1,500.00	\$ 175.00	\$ 1,750.00	\$ 200.00	\$ 2,000.00	\$ 100.00	\$ 1,000.00	\$ 300.00	\$ 3,000.00	\$ 175.00	\$ 1,750.00
	20101350	TREE PRUNING (OVER 10 INCH DIAMETER)	EACH	10	\$ 225.00	\$ 2,250.00	\$ 220.00	\$ 2,200.00	\$ 175.00	\$ 1,750.00	\$ 300.00	\$ 3,000.00	\$ 345.00	\$ 3,450.00	\$ 125.00	\$ 1,250.00	\$ 300.00	\$ 3,000.00	\$ 300.00	\$ 3,000.00
	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	470	\$ 40.00	\$ 18,800.00	\$ 55.00	\$ 25,850.00	\$ 60.00	\$ 28,200.00	\$ 35.00	\$ 16,450.00	\$ 50.00	\$ 23,500.00	\$ 35.00	\$ 16,450.00	\$ 40.00	\$ 18,800.00	\$ 35.00	\$ 16,450.00
	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	2247	\$ 3.00	\$ 6,741.00	\$ 2.00	\$ 4,494.00	\$ 1.31	\$ 2,943.57	\$ 2.15	\$ 4,831.05	\$ 4.00	\$ 8,988.00	\$ 1.00	\$ 2,247.00	\$ 1.00	\$ 2,247.00	\$ 2.25	\$ 5,055.75
	21301060	EXPLORATION TRENCH 60" DEPTH	FOOT	100	\$ 60.00	\$ 6,000.00	\$ 35.00	\$ 3,500.00	\$ 115.12	\$ 11,512.00	\$ 32.00	\$ 3,200.00	\$ 75.00	\$ 7,500.00	\$ 80.00	\$ 8,000.00	\$ 65.00	\$ 6,500.00	\$ 58.30	\$ 5,830.00
	21301072	EXPLORATION TRENCH 72" DEPTH	FOOT	50	\$ 75.00	\$ 3,750.00	\$ 43.00	\$ 2,150.00	\$ 148.12	\$ 7,406.00	\$ 39.00	\$ 1,950.00	\$ 95.00	\$ 4,750.00	\$ 98.00	\$ 4,900.00	\$ 65.00	\$ 3,250.00	\$ 35.50	\$ 1,775.00
	21301084	EXPLORATION TRENCH 84" DEPTH	FOOT	50	\$ 100.00	\$ 5,000.00	\$ 43.00	\$ 2,150.00	\$ 188.65	\$ 9,432.50	\$ 39.00	\$ 1,950.00	\$ 105.00	\$ 5,250.00	\$ 110.00	\$ 5,500.00	\$ 80.00	\$ 4,000.00	\$ 25.50	\$ 1,275.00
*	28000510	INLET FILTERS	EACH	53	\$ 180.00	\$ 9,540.00	\$ 175.00	\$ 9,275.00	\$ 89.10	\$ 4,722.30	\$ 147.00	\$ 7,791.00	\$ 250.00	\$ 13,250.00	\$ 275.00	\$ 14,575.00	\$ 200.00	\$ 10,600.00	\$ 225.00	\$ 11,925.00
	28100105	STONE RIPRAP, CLASS A3	SQ YD	36	\$ 90.00	\$ 3,240.00	\$ 165.00	\$ 5,940.00	\$ 66.00	\$ 2,376.00	\$ 147.00	\$ 5,292.00	\$ 125.00	\$ 4,500.00	\$ 130.00	\$ 4,680.00	\$ 385.00	\$ 13,860.00	\$ 291.80	\$ 10,504.80
	28200200	FILTER FABRIC	SQ YD	36	\$ 2.50	\$ 90.00	\$ 5.00	\$ 180.00	\$ 25.74	\$ 926.64	\$ 1.15	\$ 41.40	\$ 25.00	\$ 900.00	\$ 30.00	\$ 1,080.00	\$ 10.00	\$ 360.00	\$ 19.00	\$ 684.00
*	30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	470	\$ 35.00	\$ 16,450.00	\$ 65.00	\$ 30,550.00	\$ 37.00	\$ 17,390.00	\$ 45.00	\$ 21,150.00	\$ 50.00	\$ 23,500.00	\$ 130.00	\$ 61,100.00	\$ 40.00	\$ 18,800.00	\$ 46.00	\$ 21,620.00
	35800100	PREPARATION OF BASE	SQ YD	18151	\$ 1.35	\$ 24,503.85	\$ 0.95	\$ 17,243.45	\$ 1.00	\$ 18,151.00	\$ 0.10	\$ 1,815.10	\$ 1.62	\$ 29,404.62	\$ 2.00	\$ 36,302.00	\$ 1.25	\$ 22,688.75	\$ 1.50	\$ 27,226.50
	35800200	AGGREGATE BASE REPAIR	TON	451	\$ 30.00	\$ 13,530.00	\$ 30.00	\$ 13,530.00	\$ 25.00	\$ 11,275.00	\$ 35.00	\$ 15,765.00	\$ 26.35	\$ 11,883.85	\$ 28.00	\$ 12,628.00	\$ 25.00	\$ 11,275.00	\$ 20.50	\$ 9,245.50
	40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	136	\$ 25.00	\$ 3,400.00	\$ 10.00	\$ 1,360.00	\$ 20.00	\$ 2,720.00	\$ 35.00	\$ 4,760.00	\$ 30.00	\$ 4,080.00	\$ 28.00	\$ 3,808.00	\$ 23.00	\$ 3,128.00	\$ 28.75	\$ 3,910.00
*	40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	4084	\$ 0.75	\$ 3,063.00	\$ 0.01	\$ 40.84	\$ 0.25	\$ 1,021.00	\$ 0.10	\$ 408.40	\$ 0.55	\$ 2,246.20	\$ 1.75	\$ 7,147.00	\$ 0.01	\$ 40.84	\$ 1.25	\$ 5,105.00
	40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	187	\$ 20.00	\$ 3,740.00	\$ 5.00	\$ 935.00	\$ 6.00	\$ 1,122.00	\$ 25.00	\$ 4,675.00	\$ 9.00	\$ 1,683.00	\$ 1.00	\$ 187.00	\$ 45.00	\$ 8,415.00	\$ 9.00	\$ 1,683.00
*	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	2542	\$ 86.00	\$ 218,612.00	\$ 84.25	\$ 214,163.50	\$ 86.00	\$ 218,612.00	\$ 85.00	\$ 216,070.00	\$ 85.00	\$ 216,070.00	\$ 81.00	\$ 205,902.00	\$ 85.00	\$ 216,070.00	\$ 90.00	\$ 228,780.00
*	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	2033	\$ 91.00	\$ 185,003.00	\$ 88.00	\$ 178,904.00	\$ 89.00	\$ 180,937.00	\$ 86.00	\$ 174,838.00	\$ 97.50	\$ 198,217.50	\$ 88.00	\$ 178,904.00	\$ 90.00	\$ 182,970.00	\$ 95.00	\$ 193,135.00
*	44000100	PAVEMENT REMOVAL	SQ YD	18151	\$ 5.50	\$ 99,830.50	\$ 4.50	\$ 81,679.50	\$ 4.44	\$ 80,590.44	\$ 4.75	\$ 86,217.25	\$ 4.85	\$ 88,032.35	\$ 5.82	\$ 105,638.82	\$ 7.00	\$ 127,057.00	\$ 4.75	\$ 86,217.25
	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	6512	\$ 5.00	\$ 32,560.00	\$ 5.75	\$ 37,444.00	\$ 5.20	\$ 33,862.40	\$ 6.50	\$ 42,328.00	\$ 7.00	\$ 45,584.00	\$ 8.00	\$ 52,096.00	\$ 5.50	\$ 35,816.00	\$ 10.00	\$ 65,120.00
*	54213675	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 30"	EACH	1	\$ 5,500.00	\$ 5,500.00	\$ 3,200.00	\$ 3,200.00	\$ 2,970.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00	\$ 2,600.00	\$ 2,600.00	\$ 2,750.00	\$ 2,750.00	\$ 4,750.00	\$ 4,750.00	\$ 10,143.00	\$ 10,143.00
	54248510	CONCRETE COLLAR	CU YD	12	\$ 250.00	\$ 3,000.00	\$ 700.00	\$ 8,400.00	\$ 260.00	\$ 3,120.00	\$ 637.00	\$ 7,644.00	\$ 1,800.00	\$ 21,600.00	\$ 2,000.00	\$ 24,000.00	\$ 325.00	\$ 3,900.00	\$ 404.00	\$ 4,848.00
	550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	77	\$ 105.00	\$ 8,085.00	\$ 135.00	\$ 10,395.00	\$ 250.80	\$ 19,311.60	\$ 121.00	\$ 9,317.00	\$ 135.00	\$ 10,395.00	\$ 140.00	\$ 10,780.00	\$ 165.00	\$ 12,705.00	\$ 185.95	\$ 14,318.15
	550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	312	\$ 130.00	\$ 40,560.00	\$ 102.00	\$ 31,824.00	\$ 200.00	\$ 62,400.00	\$ 92.00	\$ 28,704.00	\$ 145.00	\$ 45,240.00	\$ 150.00	\$ 46,800.00	\$ 190.00	\$ 59,280.00	\$ 124.00	\$ 38,688.00
	550A0340	STORM SEWERS, CLASS A, TYPE 2 12"	FOOT	105	\$ 100.00	\$ 10,500.00	\$ 84.00	\$ 8,820.00	\$ 220.00	\$ 23,100.00	\$ 76.00	\$ 7,980.00	\$ 138.00	\$ 14,490.00	\$ 142.00	\$ 14,910.00	\$ 165.00	\$ 17,325.00	\$ 130.65	\$ 13,718.25
	550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	434	\$ 140.00	\$ 60,760.00	\$ 84.00	\$ 36,456.00	\$ 275.00	\$ 119,350.00	\$ 76.00	\$ 32,984.00	\$ 149.00	\$ 64,666.00	\$ 155.00	\$ 67,270.00	\$ 190.00	\$ 82,460.00	\$ 93.05	\$ 40,383.70
	55100200	STORM SEWER REMOVAL, 6"	FOOT	55	\$ 5.00	\$ 275.00	\$ 23.00	\$ 1,265.00	\$ 23.10	\$ 1,270.50	\$ 21.00	\$ 1,155.00	\$ 15.00	\$ 825.00	\$ 18.00	\$ 990.00	\$ 10.00	\$ 550.00	\$ 39.30	\$ 2,161.50
	55100400	STORM SEWER REMOVAL, 10"	FOOT	55	\$ 10.00	\$ 550.00	\$ 23.00	\$ 1,265.00	\$ 23.10	\$ 1,270.50	\$ 21.00	\$ 1,155.00	\$ 20.00	\$ 1,100.00	\$ 25.00	\$ 1,375.00	\$ 10.00	\$ 550.00	\$ 39.85	\$ 2,191.75
	55100500	STORM SEWER REMOVAL, 12"	FOOT	220	\$ 11.00	\$ 2,420.00	\$ 64.00	\$ 14,080.00	\$ 44.00	\$ 9,680.00	\$ 58.00	\$ 12,760.00	\$ 15.00	\$ 3,300.00	\$ 18.00	\$ 3,960.00	\$ 10.00	\$ 2,200.00	\$ 35.85	\$ 7,887.00
	55101200	STORM SEWER REMOVAL, 24"	FOOT	29	\$ 23.00	\$ 667.00	\$ 71.00	\$ 2,059.00	\$ 45.00	\$ 1,305.00	\$ 64.00	\$ 1,856.00	\$ 45.00	\$ 1,305.00	\$ 55.00	\$ 1,595.00	\$ 10.00	\$ 290.00	\$ 43.45	\$ 1,280.05
	55101400	STORM SEWER REMOVAL, 30"	FOOT	42	\$ 27.00	\$ 1,134.00	\$ 43.00	\$ 1,806.00	\$ 31.00	\$ 1,302.00	\$ 39.00	\$ 1,638.00	\$ 55.00	\$ 2,310.00	\$ 65.00	\$ 2,730.00	\$ 10.00	\$ 420.00	\$ 64.20	\$ 2,696.40
	60108206	PIPE UNDERDRAINS, TYPE 2, 6"	FOOT	120	\$ 50.00	\$ 6,000.00	\$ 373.00	\$ 44,760.00	\$ 73.70	\$ 8,844.00	\$ 339.00	\$ 40,680.00	\$ 61.00	\$ 7,320.00	\$ 65.00	\$ 7,800.00	\$ 88.00	\$ 10,560.00	\$ 64.20	\$ 7,704.00
*	60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	172	\$ 40.00	\$ 6,880.00	\$ 46.25	\$ 7,955.00	\$ 41.60	\$ 7,155.20	\$ 70.00	\$ 12,040.00	\$ 40.00	\$ 6,880.00	\$ 50.00	\$ 8,600.00	\$ 70.00	\$ 12,040.00	\$ 41.10	\$ 7,069.20
	67100100	MOBILIZATION	L SUM	1	\$ 45,000.00	\$ 45,000.00	\$ 32,000.00	\$ 32,000.00	\$ 20,000.00	\$ 20,000.00	\$ 113,500.00	\$ 113,500.00	\$ 55,000.00	\$ 55,000.00	\$ 114,520.00	\$ 114,520.00	\$ 96,266.41	\$ 96,266.41	\$ 120,364.30	\$ 120,364.30
	70102620	TRAFFIC CONTROL AND PROTECTION, STANDARD 701501	L SUM	1	\$ 15,000.00	\$ 15,000.00	\$ 26,000.00	\$												



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

July 14, 2026

Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102

Attention: Clifton V. Ganek, P.E.

Subject: 2026 MFT PAVEMENT MANAGEMENT PROGRAM
(CBBEL Project No. 01.R250532.00000)

Dear Mr. Ganek,

On Tuesday, July 14th, at 10:00 a.m., bids were received and opened for the subject project. Seven (7) bids were received, and they have been summarized below.

<u>COMPANY</u>	<u>BID (AS READ)</u>
ENGINEER'S ESTIMATE	\$1,810,626.35
CURRAN CONTRACTING CO.	\$2,420,000.00
BUILDERS ASPHALT PAVING INC.	\$2,309,216.00
PETER BAKER & SON CO.	\$2,197,597.82
SCHROEDER ASPHALT SERVICES INC.	\$1,958,349.09
BROTHERS ASPHALT PAVING, INC.	\$2,013,099.65
D'LAND CONSTRUCTION LLC	\$2,114,000.52
PLOTE CONSTRUCTION INC.	\$2,020,312.45

*Calculated bid differs from the as-read or reported bid amount (*no discrepancies*)

Schroeder Asphalt Services, Inc. is the low bidder, in the amount of \$1,958,349.09. Schroeder Asphalt Services, Inc. has performed satisfactory work for the Village in the past, most recently last year on the Brittany Hills Subdivision Improvements project and are currently performing work on the Willoughby Farms Section 3 Rehabilitation project. The company has provided references with positive reviews on projects in similar size and scope for other municipalities.

Upon detailed review of the bids, CBBEL believes Schroeder Asphalt Services, Inc's bid to be in order. Therefore, our office recommends accepting Schroeder Asphalt Services, Inc's bid in the amount of \$1,958,349.09.

Enclosed for your review are the bid results matrix and the calculated bid tabulations. If you have any further questions, please do not hesitate to contact me at (847) 823-0500.

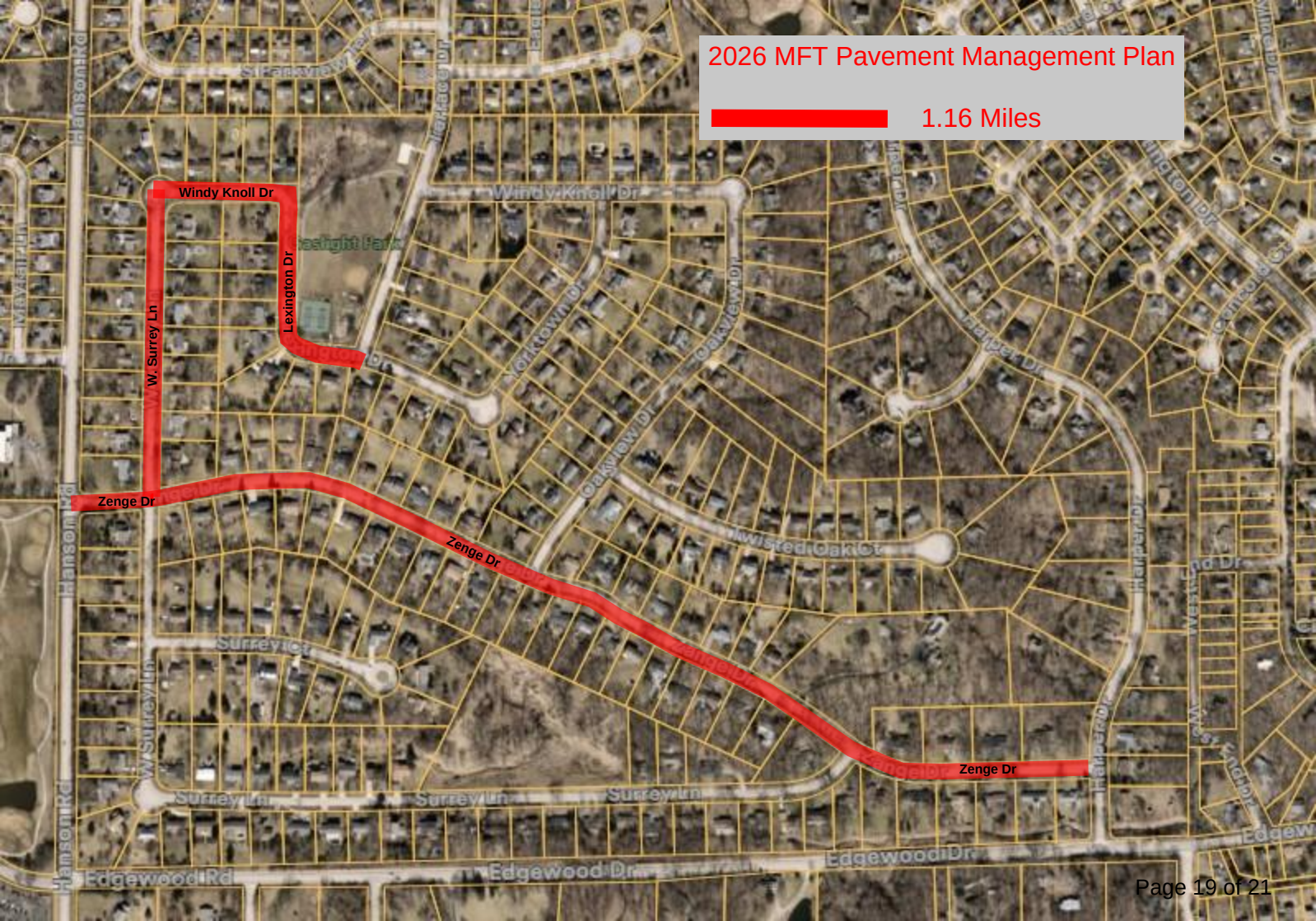
Sincerely,

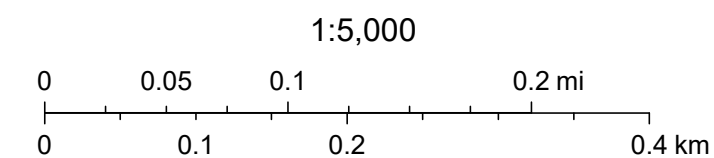
David J. Kleinwachter, P.E., CPESC, CFM
Project Manager, Civil Engineering Design

N:\Algonquin\250532\Admin\Bid Tabs\L1_2026 MFT PMP_071526.doc

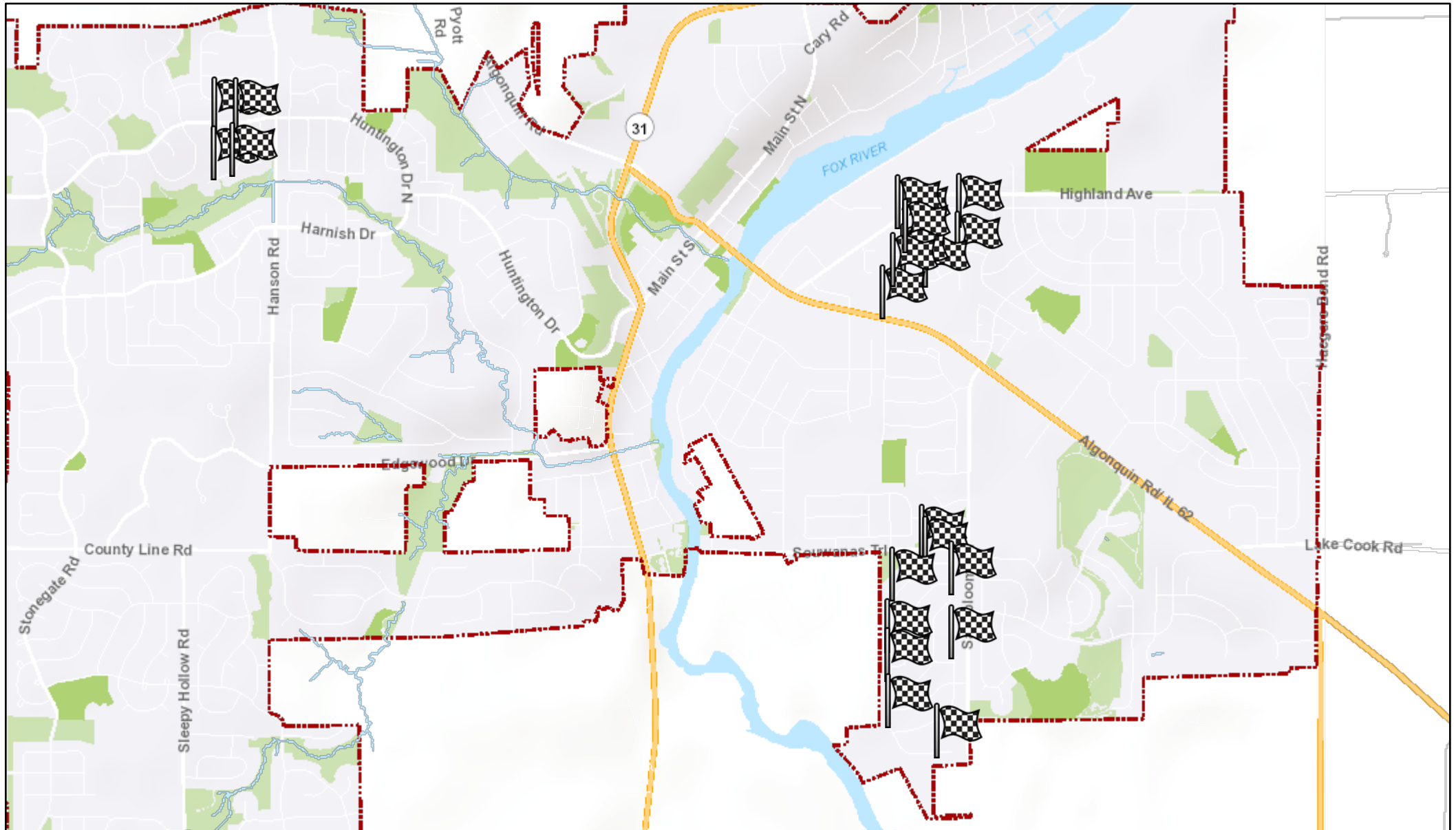
2026 MFT Pavement Management Plan

1.16 Miles





2026 MFT ASPHALT PATCH LOCATIONS



7/15/2026, 9:52:40 AM

--- Boundaries - Village Limit

— Waterlines

