

**Village of Algonquin
Committee of the Whole
August 12, 2025
7:30 PM
Ganek Municipal Center
2200 Harnish Drive, Algonquin**

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

1. Roll Call - Establish a Quorum

2. Administer Oath of Office

- A. Administer Oath of Office to Police Officer Olivier Gajda
- B. Administer Oath of Office to Police Officer Christopher McBrayer

3. Public Comment - Audience Participation

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

4. Community Development

- A. Consider a Request to Approve a Variation for an Interior Side Yard Setback and Porch Obstruction

5. General Administration

6. Public Works & Safety

- A. Consider an Amendment to Chapter 22 Subdivision Regulations
- B. Consider an Amendment to the Presidential Park Reconstruction Contract and Request for Approval of Change Order Number 1
- C. Consider an Agreement with Featherstone, Inc for the Algonquin/McHenry Shared Yard Preconstruction Services
- D. Consider an Agreement with Civiltech Engineering, Inc. for Phase I and Phase II Design Engineering Services of Square Barn Road.
- E. Consider an Agreement with RJN Group, Inc. for the Spring Sanitary Collection System Flow Monitoring
- F. Consider an Agreement with West Side Tractor Sales for the Purchase of a 2025 John Deere 544P Wheel Loader

7. Executive Session, if Required

8. Other Business

9. 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>	August 12, 2025
<u>SUBMITTED BY:</u>	Patrick M. Knapp, AICP, Director Stephanie Barajas, Planner
<u>DEPARTMENT:</u>	Community Development Department
<u>SUBJECT:</u>	Consideration of an Interior Side Yard Setback Variation for 2720 Harnish Drive

ACTION REQUESTED:

Steven C. Bauer of D.R. Horton Inc. – Midwest, the “Petitioner”, is requesting an after-the-fact variation for 2720 Harnish Drive, the “Subject Property,” to allow for a reduced eastern interior side yard setback of 5.8 feet and to allow a portion of the porch as a permitted obstruction in the interior side yard for a newly constructed single-family home.

PLANNING & ZONING COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the Request at the August 11, 2025, Planning and Zoning Commission Meeting. Director Knapp will provide a verbal update of the Public Hearing and the Commission’s findings and recommendations.

DISCUSSION:

Per Section 21.5 of the Zoning Ordinance, the minimum required interior side yard setback in the Grand Reserve Subdivision is seven and a half (7.5’) feet. During building permit review, both village and D.R. Horton staff missed a setback encroachment. A portion of the house’s roof and deck encroaches into the setback by approximately one foot and eight inches (1.7’). The Petitioner requests the Variation to allow the newly constructed single-family home to remain as constructed. Safeguards were immediately implemented by staff to catch this type of encroachment in the future.

STAFF RECOMMENDATION:

Staff finds that the standards for a variation have been met and recommends that the Committee of the Whole advance the request to the Village Board for approval of the Interior Side Yard Setback and Porch Obstruction Variation.

ATTACHMENTS:

- Exhibit A. Planning & Zoning Staff Report and Findings of Fact for Case No. PZ-2025-11
- Exhibit B. Setback Exhibit
- Exhibit C. Building Plans
- Exhibit D. Plat of Survey
- Exhibit E. Photographs

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

STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

Patrick M. Knapp, AICP
Director of Community Development

Stephanie Barajas
Planner

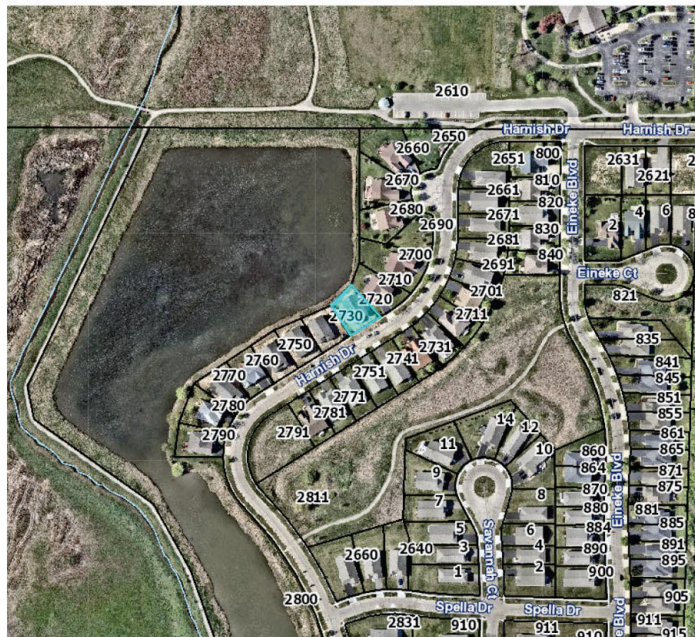


CASE NUMBER:	PZ-2025-11
MEMO DATE:	August 7, 2025
PUBLIC HEARING DATE:	August 11, 2025
PROPERTY ADDRESS/LOCATION:	2720 Harnish Drive
APPLICANT/ PROPERTY OWNER:	Steven C. Bauer, D.R. Horton Inc. – Midwest/ Steven and Rebecca Meyer

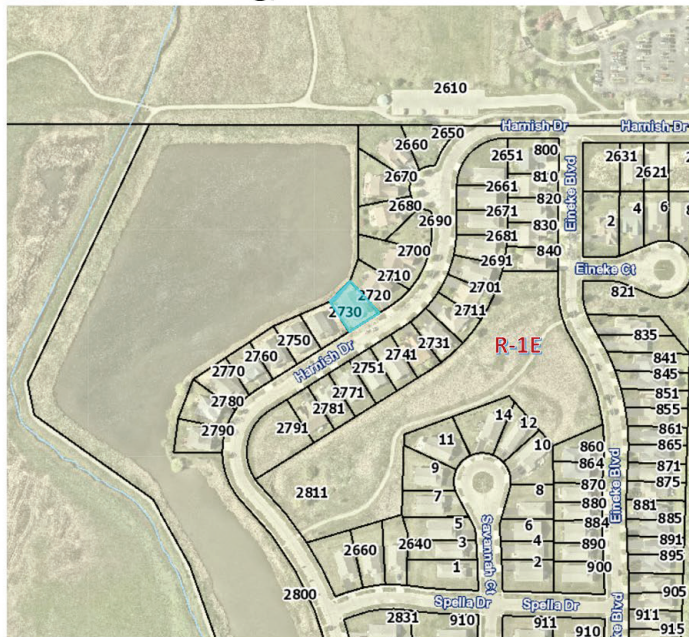
REQUEST SUMMARY

Steven C. Bauer of D.R. Horton Inc. – Midwest, the “Petitioner”, on behalf of Steven and Rebecca Meyer, “Owners”, applied for a setback variation for 2720 Harnish Drive, the “Subject Property”.

Location



Zoning/Future Land Use



Existing Zoning:	R-1E One-Family Dwelling	Existing Land Use:	Single-Family Dwelling
Future Land Use Plan Designation:	Public Park		
Surrounding Zoning & Land Use	North:	R-1E One-Family Dwelling – Stormwater Management Facility (Village Property)	
	East:	R-1E One-Family Dwelling – Single-Family Homes	
	South:	R-1E One-Family Dwelling – Single-Family Homes	
	West:	R-1E One-Family Dwelling – Single-Family Homes	

STAFF RECOMMENDATION

Staff recommends approval of the Petitioner’s request as the request conforms to the Village’s Comprehensive Plan and Future Land Use Map.

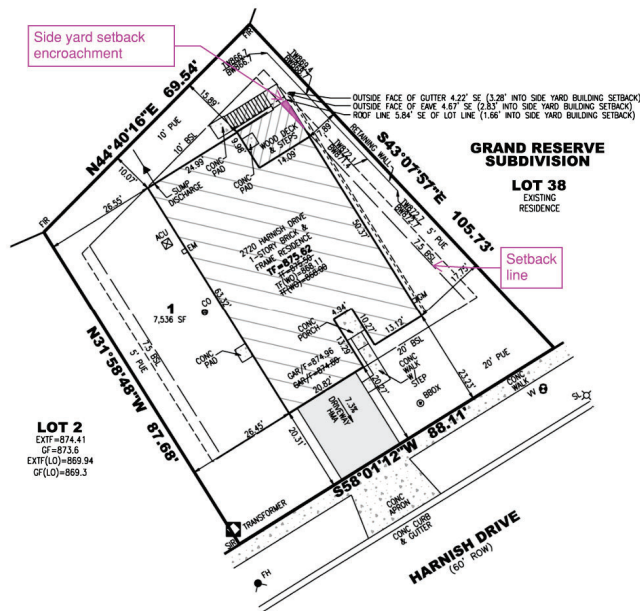
DISCUSSION OF STAFF RECOMMENDATION

Background

The Subject Property is Lot 1 in the Grand Reserve Resubdivision approved through Ordinance No. 2021-O-24, *An Ordinance Approving An Amendment To Ordinance Nos. 2002-O-66 And 2011-O-31 And Authorizing Execution Of A Redevelopment Agreement For The Grand Reserve Subdivision and Approving The Amended Final Plat Of Subdivision And The Amended Final Planned Development*. The developer, D.R. Horton Inc., was issued a building permit for the construction of a one-story, single-family house on the Subject Property in January of 2025. As of the date of this staff report, the house has been constructed and issued a Temporary Certificate of Occupancy.

Request and Use of the Subject Property

The Petitioner applied for an after-the-fact variation to allow the encroachment of the existing roofed porch into the eastern interior side yard setback. The Subject Property is an irregularly shaped lot with reduced setbacks as approved in the Grand Reserve Resubdivision Plat. During building permit review, the footprint of the home was reviewed for compliance with the subdivision’s setback requirements. However, the proposed site plan did not identify the roofline and the encroachment was missed. The Algonquin Zoning Code states that any accessory building that is structurally attached to a main building shall conform to the setback regulations applicable to the main building; therefore, both the roofed porch at the northeast corner of the home must comply with the interior side yard setback requirement.



The Petitioner requests approval of a variation for a reduced eastern interior side yard setback of 5.8 feet and a variation to allow the northeast portion of the porch as a permitted obstruction in the interior side yard. Note that the request does not include the overhang of the gutters and eaves, as they are permitted to overhang into the required setback. Table 1 outlines the proposed setback variation request:

Lot Requirements	Subdivision Requirements	Actual	Variation
Front Yard Setback	20 feet	20.27 feet	N/A
Rear Yard Setback	10 feet	10.07 feet	N/A
Interior Side Yard Setback (west)	7.5 feet	26.45 feet	N/A
Interior Side Yard Setback (east)	7.5 feet	5.8 feet	1.7 feet

Table 1: Grand Reserve Resubdivision Setbacks and Proposed Variations

Next Steps

The Variation request for this Subject Property will be discussed at the Committee of the Whole and will then go to the Village Board for final approval.

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 their recommendation to the Village Board on the petitioner’s request.

STAFF RECOMMENDATION

Staff finds that the standards for a Variation have been met and recommends approval of the Interior Side Yard Setback Variation listed in this staff report. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff’s findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. “A Variation to allow a reduced eastern interior side yard setback of 5.8 feet and a Variation to allow the northeast portion of the porch as a permitted obstruction in the interior side yard for the Subject Property, located at 2720 Harnish Drive, as outlined in the staff report for case PZ-2025-11 dated August 7, 2025”.

I concur:



Patrick M Knapp, AICP
Director of Community Development

Attachments:

- Exhibit A. Standards & Findings
- Exhibit B. Setback Exhibit
- Exhibit C. Building Plans
- Exhibit D. Plat of Survey
- Exhibit E. Photographs

Exhibit A: Standards & Findings of Fact

Variation Standards – Section 21.17 of the Zoning Ordinance provides that before recommending any variation, the Planning and Zoning Commission shall first determine and record its finding that the evidence justifies conclusions that the proposed variation:

- a) will not impair an adequate supply of light and air to adjacent property
- b) will not unreasonably diminish the values of adjacent property
- c) will not unreasonably increase congestion in the public streets or otherwise endanger public safety, and
- d) is in harmony with the general purpose and intent of this Chapter.

Where the evidence is not found to justify such conclusions, that fact shall be reported to the Village Board with a recommendation that the variation be denied.

Petitioner Response:

- a) DRH constructed the Dwelling on the Subject Property in accordance with the plans submitted and building permit obtained therefor. The Requested Variations represent a generally de minimis 1.7-foot reduction in the otherwise applicable east side yard setback, which pertains solely to the NE Portion of Porch located on the Subject Property. As reflected by the Setback Exhibit, neither the NE Portion of Porch nor the porch as a whole extend east of the east façade of the dwelling unit located on the Subject Property and are both a visually logical and aesthetically appealing component of the overall rectangular shape of the Dwelling as oriented from northwest to southeast on the Subject Property. As demonstrated by the photographs submitted herewith, the Requested Variations do not impair an adequate supply of light and air to adjacent property. Based on measurement obtained via the Village's GIS Web Mapping Application, the total minimum distance between the Dwelling and the dwelling unit located to the immediate east of the Subject Property is approximately 19 feet, which will not impair an adequate supply of light and air to either the Dwelling or the dwelling unit located to the immediate east of the Subject Property.
- b) No evidence exists to demonstrate or even suggest that the Requested Variations will in any way diminish values of property adjacent to the Subject Property.
- c) The Requested Variations will not in any way increase congestion in the public streets. To the contrary, the Requested Variations have no bearing on such concern. Moreover, the Requested Variations will not endanger the public safety because the Requested Variations solely relate to the setback of the Dwelling from the east side lot of the Subject Property and the resulting reduction in separation between the Dwelling and the dwelling unit located on the lot to the immediate east of the Subject Property. As stated above, however, the Village's GIS Web Mapping Application reflects that the minimum distance between the Dwelling and the dwelling unit located to the immediate east of the Subject Property is approximately 19 feet, which will not result in any endangerment.
- d) The Requested Variations are in harmony with the general purpose and intent of the Zoning Ordinance as provided in Section 21.1 thereof. More specifically, the Requested Variations will not compromise 1) the promotion or protection of the public health, safety, morals, comfort or general welfare; 2) the character and stability of Grand Reserve or surrounding properties; 3) the adequate supply of light, air, privacy and convenience of access to property; 4) the regulation or appropriate intensity and use of lot areas; 5) the character of development or intended uses of the Subject Property or adjacent properties; 6) appropriate restrictions and limitations imposed by the Zoning Ordinance; 7) avoidance of congestion in the public streets; 8) protection against fire, explosion, noxious fumes or other hazards in the interest of the public; 9) prevention of overcrowding of land and undue concentration of structures; 10) elimination of

nonconforming uses of land, buildings and structures; or 11) impede or impair the duties of the administrative officers and bodies of the Village of Algonquin (“Village”).

In its consideration and evaluation of the Requested Variations, DRH respectfully requests that the Village recognize that the nonparallel orientation of the front and rear lot lines of the Subject Property results in the western portion of the building envelop on the Subject Property being significantly compressed by comparison to the eastern portion of that building envelop. Such condition presents a practical difficulty or particular hardship in optimal utilization of the building envelop on the Subject Property, which necessitates that a dwelling unit located on the Subject Property be placed on the eastern portion of the Subject Property—exactly as is the case for the Dwelling.

Staff Response: The Subject Property meets the standards for a Variation as it has excruciating hardships associated with its shape, location, code, etc.

The following findings of fact should be accepted if the Commission recommends approval of the variations:

1. The proposed variances are appropriate and desirable in this location and will be compatible both with the Comprehensive Plan designation and surrounding uses.
2. The existing residence on this site is not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity, or injurious to property values.
3. The existing use complies with all zoning requirements of the Village and conditions stipulated as part of the approval.

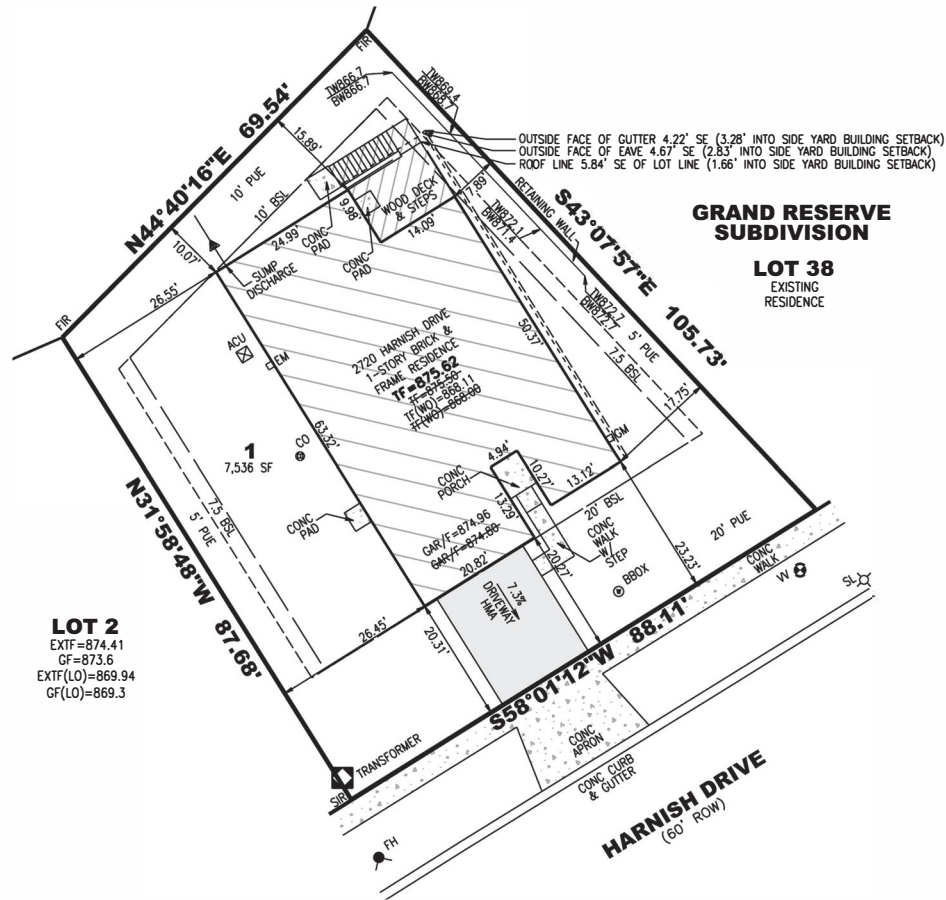


20 10 0 20
SCALE: 1" = 20'

EAST SIDE YARD SETBACK EXHIBIT

(NORTHEASTERMOST PORTION OF COVERED DECK ENCROACHMENT)

LOT 1, IN GRAND RESERVE RESUBDIVISION, ALGONQUIN, ILLINOIS, BEING PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 2021 AS DOCUMENT 2021R0055953, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 12, 2022 AS DOCUMENT NO. 2022R0001724, IN MCHEMRY COUNTY, ILLINOIS.



LEGEND:
CONC CONCRETE
VB VALVE BOX
FH FIRE HYDRANT
EM ELECTRIC METER
OM GAS METER
ACU AIR CONDITIONING UNIT
INL INLET
BBOX BUFFALO BOX
WW WINDOW WELL
EX EXISTING
TF TOP OF FOUNDATION
XXX.XX EXISTING ELEVATION
XXX.XX PROPOSED ELEVATION
BSL BUILDING SETBACK LINE
PUE PUBLIC UTILITY & DRAINAGE EASEMENT
CO CLEANOUT
PE POP-UP EMITTER FOR SUMP DISCHARGE

SURVEYOR'S NOTES:
1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION, EXCEPT AS OTHERWISE NOTED.
3. SURVEY IS BASED ON FIELD WORK COMPLETED ON 07-09-25.
4. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM AND ARE THE SAME AS THE RECORDED PLAT OF SUBDIVISION.

GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.

DEVELOPER:
D.R. HORTON, INC. - MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173
PHONE: 847.984.4420

SITE BENCHMARK #1:
FOUND CUT CROSS IN BACK OF CURB IN FRONT OF A HYDRANT AT SOUTHEAST CORNER OF HARNISH ROAD AND EINEKE BOULEVARD.
ELEVATION = 893.48

SITE BENCHMARK #2:
SET CUT CROSS IN BACK OF CURB IN FRONT OF A HYDRANT AT EASTERLY CORNER OF HARNISH DRIVE AND LENORE LANE.
ELEVATION = 876.13

CONVERSION NOTE: SUBTRACT 0.08' TO NAVD 88 DATUM.

SETBACKS:
FRONT YARD MINIMUM = 30.0'
CORNER YARD MINIMUM = 30.0'
SIDE YARD MINIMUM = SEE RECORDED PLAT OF SUB
REAR YARD MINIMUM = SEE RECORDED PLAT OF SUB



Mackie Consultants, LLC
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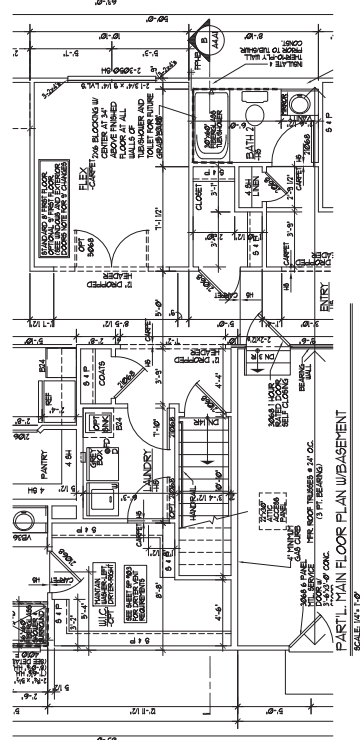
DATE	DESCRIPTION	BY

GRAND RESERVE SUBDIVISION
2720 HARNISH DRIVE
ALGONQUIN, ILLINOIS

DATE: 07-18-25 DR BY: MFO PROJ NO: 4183 LOT NO: 1







WINDOWS AND EXTERIOR DOORS NOTE:

- ALL FIRST FLOOR 8'-0" TALL WINDOWS TO GO TO 0'-0" IN HEIGHT w/ A HCR OF 0'-0" 10' W/3 IN
- ALL OTHER WINDOWS ON SIDE / REAR ELEVATIONS EXCEPT TRANSOM DOORS OTHER THAN 1/2 STORY TRANSOM DOORS TO CORRELATE IN HEIGHT WITH EXTERIOR DOORS
- ALL 1'-0" TALL TRANSOM WINDOWS OVER TIERS / STAIRWAYS TO REMAIN AT 1'-0" IN HEIGHT WITH A GLASS PATIO DOOR 8' W/3 IN FLOOR
- AT TRANSOM ABOVE SLIDING GLASS PATIO DOOR 8' W/3 IN FLOOR
- ALL TALL GARAGE DOORS TO REMAIN AT 11' IN HEIGHT w/ 3 IN H.C.S.

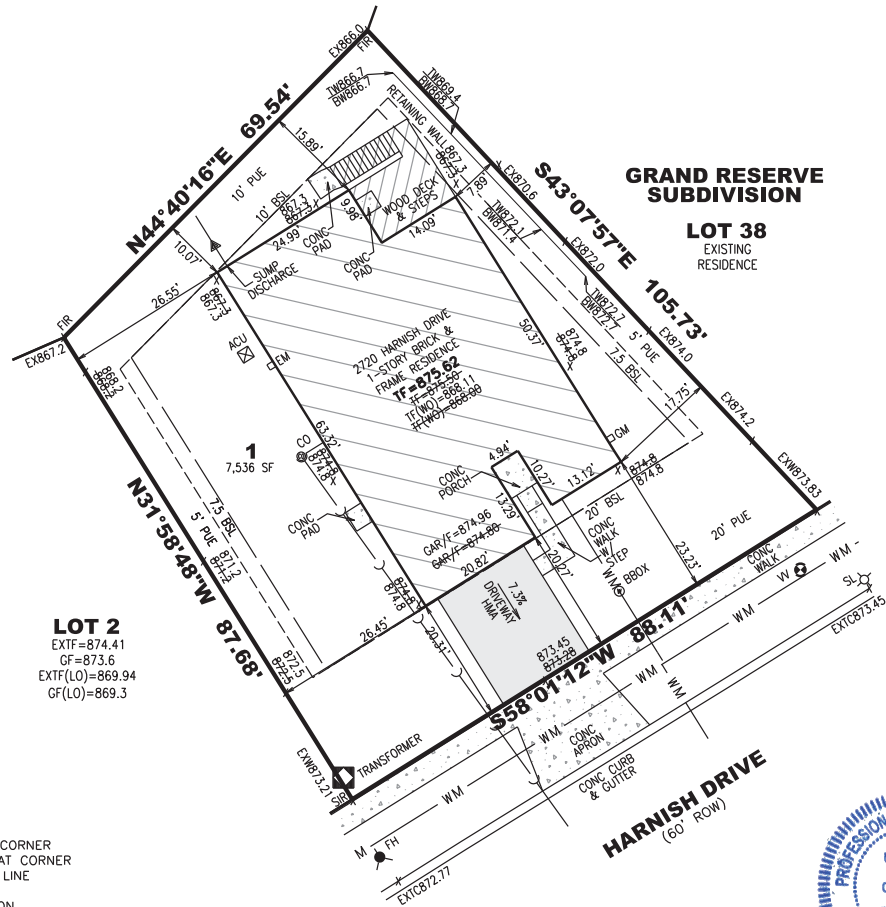


20 10 0 20
SCALE: 1" = 20'

PLAT OF SURVEY

"RECORD GRADING PLAN"

LOT 1, IN GRAND RESERVE RESUBDIVISION, ALGONGUIN, ILLINOIS, BEING PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 2021 AS DOCUMENT 2021R0055953, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 12, 2022 AS DOCUMENT NO. 2022R0001724, IN MC HENRY COUNTY, ILLINOIS.



- LEGEND:
- SIR SET IRON ROD AT CORNER
 - FIR FOUND IRON ROD AT CORNER
 - BSL BUILDING SETBACK LINE
 - EX EXISTING
 - FES FLARED END SECTION
 - CONC CONCRETE
 - SL STREET LIGHT
 - FH FIRE HYDRANT
 - GAR/F GARAGE FLOOR
 - GF GRADE AT FOUNDATION
 - GR GRADE RING
 - INL INLET
 - MH MANHOLE
 - PE POP-UP EMITTER
 - PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
 - TC TOP OF CURB
 - TF TOP OF FOUNDATION
 - VV VALVE VAULT
 - WW WINDOW WELL
 - ACU AIR CONDITIONER UNIT
 - EM ELECTRIC METER
 - GM GAS METER
 - CO CLEANOUT
 - XXX--- PROPOSED ELEVATION
 - XXX--- EXISTING ELEVATION
 - STORMWATER FLOW DIRECTION
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - WM WATER LINE
 - OVERLAND FLOOD ROUTE

- NOTES:
1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 2. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM AND ARE IN THE SAME ANGULAR RELATIONSHIP AS THE RECORDED PLAT OF SUBDIVISION.
 3. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
 4. SURVEY IS BASED ON FIELD WORK COMPLETED ON 06-26-25.
 5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 6. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
 7. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
 8. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.

DEVELOPER:
D.R. HORTON, INC - MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173
P: 847-984-4420

SITE BENCHMARK #1:
FOUND CUT CROSS IN BACK OF CURB IN
FRONT OF A HYDRANT AT SOUTHEAST
CORNER OF HARNISH ROAD AND EINEKE
BOULEVARD.
ELEVATION = 893.48

SITE BENCHMARK #2:
SET CUT CROSS IN BACK OF CURB IN
FRONT OF A HYDRANT AT EASTERLY CORNER
OF HARNISH DRIVE AND LENORE LANE.
ELEVATION = 876.13

CONVERSION NOTE: SUBTRACT 0.08" TO
NAVD 88 DATUM.

SETBACKS:
FRONT YARD MINIMUM = 30.0'
CORNER YARD MINIMUM = 30.0'
SIDE YARD MINIMUM = 7.5'
REAR YARD MINIMUM = 20.0'
STATE OF ILLINOIS)
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002694, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF JUNE, 2025, IN ROSEMONT, ILLINOIS.

MACKIE CONSULTANTS LLC

MICHAEL F. O'CONNOR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002592
LICENSE EXPIRES: NOVEMBER 30, 2026



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION	BY
03-25-25	FOUNDATION LOCATION	AD
06-27-25	RECORD GRADING PLAN	MS

GRAND RESERVE RESUBDIVISION
2720 HARNISH DRIVE
ALGONGUIN, IL

DATE: 12-16-24 DR BY: AD PROJ NO: 4183 LOT NO: 1



Photo 1: Close-Up Looking Northwest Along Side Building Elevation



Photo 2: Looking Northwest Along Side Building Elevation



Photo 3: Looking Northwest at Rear Deck



Photo 4: Looking South at Rear Deck and Rear Elevation



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>	August 12, 2025
<u>SUBMITTED BY:</u>	Cliff Ganek, Village Engineer
<u>DEPARTMENT:</u>	Public Works
<u>SUBJECT:</u>	Consider Text Amendments to Chapter 22 Subdivision Regulations

ACTION REQUESTED:

The Village of Algonquin, the “Petitioner”, is requesting Text Amendments to Chapter 22 Subdivision Regulations. The Text Amendments will update the Village Code to meet current definitions, standards, and processes. All changes have been reviewed by the Village’s Attorney.

The text amendments are in Sections:

- 22.02 Rules and Definitions
- 22.03 Subdivision/Planned Development Procedures
- 22.04 Fees
- 22.05 Subdivision and Planned Development Design Standards
- 22.06 Required Public Improvements for all Subdivisions and Planned Developments
- 22.08 Construction Standards and Guarantees, Construction, and Maintenance Inspections, Acceptance of Public Improvements and Maintenance Period
- Appendix A Certificates
- Tables 7 and 9.

RECOMMENDATION:

Staff recommends that the Committee of the Whole advance this matter to the Village Board for approval of the Text Amendment to Sections 22.02 Rules and Definitions, 22.03 Subdivision/Planned Development Procedures, 22.04 Fees, 22.05 Subdivision and Planned Development Design Standards, 22.06 Required Public Improvements for all Subdivisions and Planned Developments, 22.08 Construction Standards and Guarantees, Construction, and Maintenance Inspections, Acceptance of Public Improvements and Maintenance Period, Appendix A Certificates, and Tables 7 and 9 as outlined in Exhibit A.

ATTACHMENTS:

- Exhibit A Red-lined Pages of Subdivision Text Amendments

EXHIBIT A - Chapter 22 Text Amendments

public way. On a corner lot, the lot line having the shortest length abutting a street right-of-way line shall be the front lot line.

Lot Line, Rear: That part of a lot's boundary that is most distant from, and is, or is most nearly, parallel to the front lot line.

Lot Line, Side: Any boundary of a lot that is not a front lot line or a rear lot line.

Lot of Record: A lot that is part of a subdivision, the plat of which has been recorded in the Office of the Recorder of Deeds of the county in which such lot is located.

Lot Width: The horizontal distance between the side lot lines measured within the lot boundary at the building line.

Lot, Corner: A lot situated at the intersection of two streets whose interior angle of intersection does not exceed 135 degrees.

Lot, Interior: A lot other than a corner or reversed corner lot.

Lot, Reversed Corner: A corner lot whose street side lot line is a continuation of the front lot line of the first lot to its rear.

Lot, Through: A lot having a pair of opposite lot lines along two public streets, more or less parallel, but that is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.

Map: A drawing illustrating the configuration of a subdivision of land.

Natural Drainage: When used in reference to channels, means those channels framed by the existing surface topography of the earth prior to changes made by man. A natural stream tends to follow a meandering path; its flood plain is not constrained by levees; the area near its banks has not been cleared, mowed, or cultivated; the stream flows over soil and geologic materials typical of the area in which it is located with no substantial alteration of its course or cross-section caused by filling or excavating. A modified channel may regain some natural characteristics over time as the channel meanders and vegetation is re-established. Similarly, through regrading and revegetation, man may restore a modified channel to more natural conditions.

Off-site ~~Bike~~-Multi-use Path and/or Sidewalk: Any ~~bike~~-multi-use path and/or sidewalk located outside the limits of the subdivision/planned development that must be constructed to provide the necessary continuity between the existing bike path and/or sidewalk and the subdivision/planned development.

Off-site Bridge: Any bridge located outside the limits of the subdivision/planned development that must be constructed to provide the necessary access to the subdivision/planned development.

Off-site Force Main: Any force main located outside the limits of the subdivision/planned development that must be constructed to provide the necessary sanitary sewer service to the subdivision/planned development.

Off-site Lift Station: Any sanitary sewer lift station located outside the limits of the subdivi-

EXHIBIT A - Chapter 22 Text Amendments

Street, Collector: A street used primarily to carry traffic from minor streets to arterial streets. The collector may be residential or commercial based on the adjacent land uses.

Street, Cul-de-sac: A street of short length having only one outlet and having a suitable terminus approved by the Village to provide for the safe and convenient reversal of traffic movements.

Street, Historic: Street located within the Old Town District, classified as either local or collector based on the major adjacent land uses.

Street, Local: A street primarily providing access to adjacent land uses.

Subdivider/Developer: A person who or entity that subdivides land or develops it pursuant to a planned development.

Subdivision: The partitioning or dividing of a parcel or tract of land that creates two or more parcels of land, any of which is less than 5 acres in area, not including those exceptions set forth in the Plat Act.

Surface, Water Elevation: The normal water level of a lake, stream, or streambed depicted by the Illinois Department of Natural Resources, Office of Water Resources (IDWR).

Tract: A contiguous area of land that can be described as provided in the Plat Act.

USGS: United States Geological Survey.

Village of Algonquin Water System Master Plan: ~~December 2012~~ 2024 edition, as amended from time to time.

Village of Algonquin ~~Sanitary Sewer Wastewater Facility~~ Master Plan: ~~April 2011~~ 2024 edition, as amended from time to time.

Watershed: All land area drained by or contributing water to the same stream, lake, or storm-water facility.

Water Service, Individual: The water supply system of a building or premises consisting of the water service pipe, the water distribution pipes, and the necessary connecting pipes, fittings, control valves, and all appurtenances in or adjacent to such building or premises.

Water Supply System, Public: A water supply system that consists of drift formation, limestone formation and deep wells, surface sources, and satellite sources for potable water to be conveyed by the Village water main system.

Watercourse: Any lake, river, stream, creek, brook, branch, or other drainage way in or into which stormwater runoff and floodwaters flow either regularly or intermittently.

Waterworks: A waterworks in its entirety or any integral part thereof, including hydrants, meters, valves, standpipes, storage tanks, and all other elements useful in connection with a water supply or water distribution system.

the development of the stormwater management plan shall be in conformity with Section 22.07 herein.

- VIII. The structural design (thickness and material types) to be used for the construction of the roadway system, projected traffic volumes, soils data, and IBR values shall be submitted to support the roadway design including widths, crown, thickness, type of curb and gutter, and road layout with preliminary grades, and can all be represented by a typical section which clearly identifies the streets to which it is applicable. A preliminary grading plan may be requested.
- IX. The size and location of miscellaneous items such as parkway trees, street lighting, sidewalks, bike paths, and driveway approaches shall be identified in the report and shown in typical section or typical plan view drawings.
- X. The location and size of water mains to be installed within the proposed subdivision, along with general hydrant and valve spacing. This information shall be shown on an overall plan view of the proposed preliminary plat.
- XI. The results of an Ecological Compliance Assessment Tool (EcoCat) shall be submitted with the preliminary plat. The assessment tool can be accessed via the Internet at the EcoCat website at <http://dnr.illinois.gov/ecopublic/>.
- XII. A traffic impact study may be required by the Community Development Director.
- XIII. A street lighting and street signage plan.
- XIV. A tree preservation plan indicating existing trees to be removed and trees to be preserved consistent with standards set forth in Chapters 5 and 30 of this Code.
- XV. A landscaping plan indicating future species, plant location, quantity, size, space, and landscape easement locations consistent with standards set forth in Chapters 5 and 30 of this Code.
- XVI. Structural design for any retaining walls over 4 feet high.
- XVII. Preliminary building plans, including floor plans, exterior elevations, specifications of building materials, type of wall and roof construction, type of pavement, and surfacing materials.
- XVIII. Any items in not included or differ from this list shall should match the preliminary engineering requirements of

C. Processing Procedures for a Preliminary Plat: The following procedures shall govern the processing of a preliminary plat.

1. The Community Development Director shall coordinate the review of the preliminary engineering report for the proposed development prior to the Planning and Zoning Commission reviewing the preliminary plat. During the review process, the Community Development Director may require changes or revisions so the engineering design for the public improvements for the subdivision will conform to this Chapter and other applicable Village ordinances.
2. The Planning and Zoning Commission shall review the proposed preliminary plat and shall recommend its approval, disapproval, or recommend modifications within the time specified by the Village Board for the review of such plat, but in no event more than 90 days from the date of the application or the filing by the petitioner of the last item of required supporting data, whichever is later, unless such time is extended by mutual consent.
3. The Committee of the Whole will review the proposed preliminary plat and shall recommend that the petitioner proceed to the Village Board or that the development requires changes to be made prior to its referral to the Village Board.
4. During the review process the Planning and Zoning Commission or the Committee of the Whole may require such changes or revisions as may be required so the preliminary plat will conform to this Chapter, the Comprehensive Plan, Zoning Ordinance, and other applicable Village ordinances.
5. The Community Development Director shall submit review comments to the Planning and Zoning Commission and to the Village Board as to the adequacy of the water system, stormwater management plan, sanitary sewer system, protection of natural areas, street system, sidewalks, bike paths, street lighting, parkway trees, and other appurtenant public improvements described in the preliminary engineering report for the proposed subdivision. All staff review comments shall be submitted prior to the review of the preliminary plat by the Planning and Zoning Commission.
6. The Village Board, upon receipt of recommendations from Village staff, the Planning and Zoning Commission, and the Committee of the Whole will then approve, approve with conditions, or disapprove the preliminary plat.

D. Preliminary Plat Approval; Time Limits:

1. The approval of a preliminary plat by the Planning and Zoning Commission and the Village Board indicates only the general acceptability of the

tude, latitude, and state plane coordinates. The monument shall become part of the Village's benchmark system and numbered accordingly.

12. Township and section lines accurately tied to the lines of the subdivision by distances and angles.
13. The radii, internal angles, points of curvature, tangent lengths, and bearings and lengths of all arcs.
14. All easements for public services, drainage, and utilities that do not fall within dedicated rights-of-way.
15. All lot and boundary lines, with accurate dimensions in feet and hundredths.
16. Accurate outlines and legal descriptions, designated with lot or outlot numbers, of any areas to be donated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed for the common use of all lot owners within the subdivision.
17. Building setback lines accurately shown with dimensions.
18. Square footages labeled on each lot or as set forth on a table.
19. All certificates as listed in Appendix A herein.
20. ~~Any items not included or differ from this list in this list should shall match the final plat requirements of the most current version of the Development Handbook.~~

H. Final Plat Review and Approval Procedures: The following procedures shall govern the processing of a final plat.

1. The Community Development Director shall coordinate the review of the final engineering plans for the proposed development prior to the Planning and Zoning Commission's review of the final plat. During the review process, the Community Development Director may require such changes or revisions as may be required so the engineering design for the public improvements for the subdivision will conform to this Chapter and other applicable Village ordinances.
2. The Planning and Zoning Commission shall review the proposed final plat and shall recommend its approval, approval with modifications, or disapproval within the time specified by the Village Board for the review of such plat, but in no event more than 60 days from the date of the application which includes the filing by the petitioner of the last item of required supporting data, whichever is later, unless such time is extended by mutual consent.
3. The Committee of the Whole will review the proposed final plat and rec-

22.04 FEES

A. Petitioner Responsible for Village-Incurred Costs: A petitioner for a subdivision plat or planned development plan approval shall pay to the Village fees sufficient to cover the costs anticipated to be incurred by the Village for the services of its planning, engineering, and legal consultants and for the Village's administrative expenses incurred by the Community Development, Public Works, and Finance Departments and their administrative support personnel in connection with the review of preliminary and final plats and planned development plans. These fees are contained in the Development Fee Schedule and Policies available from the Community Development Department or the Village's website, www.algonquin.org, and include payment for the review of final detailed engineering plans, specifications, and cost estimates, and field observation fees of the construction and installation of the public improvements for these subdivisions and planned developments.

B. Plat, Planned Development or Planned Development Amendment Review Fees: The administrative review fee, as determined from time to time by the Village Board, for a subdivision plan review shall accompany the application. This fee can be found in the Development Fee Schedule and Policies available from the Community Development Department.

C. Final Subdivision or Planned Development Platting Fees: The total platting fee, which can be found in the Development Fee Schedule and Policies available from the Community Development Department, is determined through a two-step process. First, there is a per-acre fee, prorated for portions of an acre. This fee is based on gross acreage. Acreage calculations must be carried out to the 100th decimal point. Second, for residential developments only, an additional fee per person is required, based upon a population formula for the total number of dwelling units to be built, which can be found in the Development Fee Schedule and Policies. Population calculations must be carried out to the 10th decimal point. The Village typically assumes that all single-family detached dwelling units will contain four bedrooms. When single-family detached dwelling units contain less than four bedrooms, a refund for the difference may be requested after the building permit has been issued. These fees are payable after the Village Board action to approve the final plat of subdivision or final planned development.

D. Consultant Escrow Fees: In addition to its attorney, engineer, and planner, the Village may use the services of other experts as consultants during the concept, preliminary, and final plan/plat reviews and planned development plan reviews. All consultant fees are billed to the Village and are paid out of the owner/petitioner's escrow account established with the Village. The consultant escrow account fee, found in Chapter 25, Escrow Fee Requirements, of this Code, must be paid prior to each review phase. As the balance is reduced, the escrow must be replenished as often as necessary to complete the Village's review of the project. The project review will cease until the funds are replenished. After all costs incurred by the Village have been paid, and upon written request of the applicant, any remaining balance will be refunded with interest.

E. Construction Inspection Escrow Fee: After final plat/pud approval, a construction inspection escrow account shall be established with the Village. The escrow sum shall be based on the Village Engineer's estimated cost of public and private improvements and shall be between 3 and 4% of the estimated cost of the public and private improvements unless otherwise determined by the Village Engineer. This deposit shall be made prior to the execution and

recording of the final plat of subdivision.

F. GIS Asset Collection Fee: After final plat/pud approval, a GIS asset collection fee shall be added to the construction inspection escrow. The fee shall be three-quarters of a percent of the Village Engineer's estimated cost of public and private improvements. This deposit shall be made prior to the execution and recording of the final plat of subdivision.

G. Site Development Permit Fees: A site development permit is required for all new construction and additions, erection of building structures for all private land uses except single-family or two-family residential uses, and on the modification or improvement of land. The site development permit fees are found in the Development Fee Schedule and Policies. The fees shall be paid at the time the site development permit application is filed. No site work may begin until the permit has been issued by the Public Works Department.

H. Annexation Fees: An annexation fee is charged for land that is annexed into the Village. The fee is found in the Development Fee Schedule and Policies. The fee is prorated for portions of an acre, and acreage calculations must be carried out to the 100th decimal point. Annexation fees are payable after annexation approval by the Village Board. Certain other fees may be included as part of an annexation agreement.

I. Cul-de-Sac Fees: To defray the additional long-term maintenance required by cul-de-sacs, any development, whether residential, commercial or industrial, that contains one or more cul-de-sacs is required to pay a fee for each platted cul-de-sac. Fees are due after Village Board approval of a final plat of subdivision.

J. Recapture Fees: Recapture fees for utilities, roads, or other improvements previously constructed by, or on behalf of other parties, may be applicable to certain areas of the Village or areas designated to be annexed to the Village. Petitioners should consult with Village staff for any applicable recapture fees and when such fees are payable.

K. Fire District Review Fees: A fire district review fee is assessed on all new construction. The fee, which can be found in the Development Fee Schedule and Policies, is due and payable prior to the issuance of a building permit on a per-lot basis for residential development and on a square-footage basis for commercial development. Said fee shall be paid directly to the fire district in which the property is located and cover the entire subdivision. A receipt from the fire district shall accompany the building permit application.

L. Other Fees, Donations, and Requirements: Special fees or contributions may be required for unique situations such as road extensions, intersections, deceleration/turning lanes, or other improvements serving the development, or for other specific improvements not subject to other agreements or recaptures. School and park fees are required pursuant to Section 22.09 herein. The Village reserves the right to add or change any fees any time as it deems are in the best interests of the Village. Fees may also be subject to increases due to changes in the Consumer Price Index (CPI). Separate permit fees are charged for building permits, water tapping, sewer tapping and signage for all developments. Approval of or payment of fees for any of the steps in the final platting or planned development review process does not grant rights to any signage unless otherwise provided for in an annexation agreement (if applicable). Additional fees may be required and can be found in the Development Fee Schedule and Policies as amended.

two streets shall be avoided. The first 100 feet into the intersection shall be limited to a maximum grade of 2 percent.

- 10. Collector Spacing: Wherever possible, collectors carrying traffic in the same direction shall be spaced at intervals not more than one-quarter mile apart.
- 11. Cul-de-Sac Lengths: The maximum length of a cul-de-sac shall be 600 feet as measured from the center of the intersection to the middle radius point of the cul-de-sac. No cul-de-sac shall serve more than 20 lots/dwelling units. The Village Board may grant modifications.
- 12. Corner Clearance: Unless otherwise approved due to site restrictions, entrances to non-residential properties shall be located at least 100 feet from intersections to ensure adequate corner clearance and prevent vehicles from crossing queues of vehicles at such intersections.
- 13. Pedestrian Circulation: Sidewalks and/or ~~bike~~-multi-use paths shall be required within public rights-of-way at a distance of 1foot from the property line on both sides of the public right-of-way.
- 14. Bicycle Circulation: ~~Bike~~-Multi-use paths shall be installed in a subdivision/planned development in accordance with the Comprehensive Plan.
- 15. Access Easements: Access easements may be required at appropriate locations through the center of blocks longer than 600 feet to provide safe and convenient pedestrian and bicycle access to schools, parks, or similar destinations when determined to be required for public safety by the Village Board. Access easements shall be a minimum of 10 feet wide.

F. Street Design Standards: Every subdivision/planned development shall be provided with a system of public streets that meet the engineering design standards set forth in Section 22.06-G herein and the following standards.

- 1. Street Plans: The location and design of streets and roads, including their arrangement, character, extent, and width, for any subdivision or planned development shall conform to the Comprehensive Plan in effect at the time the application for preliminary plat or plan approval is filed. Said plans shall be considered in relation to existing and planned streets, topographical conditions, public convenience and safety, and the proposed use of the land to be served by such streets. Collector streets shown on the Comprehensive Plan shall be constructed during development pursuant to the Comprehensive Plan. No collector streets shall have curb cuts.
- 2. Minimum Rights-of-Way Widths: All rights-of-way for streets and sidewalks shall conform to the following minimum dimensions.

	Dimension
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	Dimension
Arterial Street	100 feet
Collector Street	80 feet
Local Street	66 feet
Cul-de-sac	60 feet*
Public Sidewalk	10 feet**
<u>Bike-Multi-use</u> Path	15 feet
*With not less than a 70-foot radius on the bubble of such cul-de-sac. The approach radius to the cul-de-sac shall not be less than 20 feet. Refer to Appendix H.	
**That are not located in a street right-of-way shall not be less than 10 feet in width.	

3. Acceleration/Deceleration Lanes for Commercial Properties: In front of areas zoned or designated for non-residential use, the street width and the roadway widths shall be increased on the side or sides on which the property for non-residential use is located by a merging lane not less than 15 feet wide and of adequate length to ensure the free flow of traffic without interference from vehicles entering or leaving parking areas. This is not to be considered a part of the required parking area. Additional right-of-way shall be dedicated when acceleration and deceleration lanes are constructed so the street complies with the street width standards in Section 22.05-F2 herein. It is intended that where the abutting property on both sides of a street is developed for non-residential use, there shall be two such lanes in addition to the minimum required street width if deemed necessary by the Village Board.
4. Street Names: The name of each street in the subdivision/planned development shall be submitted to the Community Development Department for review and approval on a copy of the proposed final plat or planned development plan at least 30 days prior to submittal of the final plat or plan. The Community Development Department will develop a street numbering system for the subdivision/planned development. No street name shall be used that duplicates or may be confused with the name of any existing street. Existing street names shall be used wherever possible. All street names shall be subject to Village Board approval.

G. Phased Construction: When a subdivision/planned development is proposed to be developed in phases over a period of time, the Village Board may permit the subdivider/developer to complete the public improvements for the subdivision/planned development in phases, provided that the construction of all public improvements shall be completed to each boundary of the phase of unit proposed to be developed and the phasing plan is approved with the first final plat approval.

H. Health and Safety Controls:

1. Control of Environmental Pollutants: All proposed subdivisions/planned developments must comply with the Illinois Environmental Protection Act

22.06 REQUIRED PUBLIC IMPROVEMENTS FOR ALL SUBDIVISIONS AND PLANNED DEVELOPMENTS

A Standards: Every subdivision/planned development within the territorial jurisdiction of the Village shall be improved with the following public improvements: a water distribution system, a sanitary sewer system, a stormwater management system, streets with curbs and gutters, sidewalks, ~~bicycle-multi-use~~ paths, street lights, open space, detention, park areas, and parkway landscaping (“Public Improvements”), and facilities for the distribution of electric, natural gas, telephone and cable television service (“Public Utilities”) except as hereinafter expressly provided. The Village Board shall not approve a subdivision/planned development until the Village Engineer certifies that the engineering plans and specifications for the Public Improvements meet the minimum requirements of this Chapter.

1. Additional Standards: No private streets, water mains, sanitary sewers or storm sewers shall be permitted within any subdivision/planned development. Private sidewalks, irrigation systems, electrical systems, and street-lights shall not be permitted within the dedicated rights-of-way or easements for the public street system.
2. Working Drawings and Specifications: Before the Planning and Zoning Commission considers a final plat or plan, complete working drawings and specifications for the public improvements and public utilities for the proposed subdivision/planned development shall be submitted to the Community Development Director to determine whether they meet the requirements of this Chapter.
3. Coordination of Review: The Community Development Director shall coordinate the review of such plans and specifications and report staff’s findings to the Village Board. Should revisions be recommended by the Village staff in order for the plans to conform to the requirements of this Chapter, the petitioner shall revise the plans and/or specifications and re-submit them directly to the Community Development Director for staff review and recommendations.

B. Site Grading Plan: The subdivider/developer shall supply the Village with engineering plans and specifications on a final site grading plan showing the following:

1. Benchmark elevations: the benchmarks should be tied to the IDOT benchmark system or the USGS and verified on the engineering site grading plan.
2. Centerline road elevations at front lot corners.
3. Top of building foundations.
4. Lot corner elevations with drainage arrows showing the direction of drainage.
5. Break points at which the drainage changes direction.

6. Drainage structures with frame elevations.
7. Typical footprint of the pad area in which the house or building will be constructed.
8. Special treatment of embankments.
9. Retaining walls with top and bottom of wall elevation and length.
10. Emergency/overland flood routes
11. Stormwater detention/retention facilities, high water level (HWL), and normal water level (NWL).
12. Existing and proposed contours, at no more than 2-foot intervals.
13. Any items in not included or differ from this list should shall match the final engineering requirements in the most current version of the current Ddevelopment Hhandbook.

C. Minimum/Maximum Yard Grades: All grades shall slope away from the building. The minimum and maximum grades for yards within a lot, or at a lot line, shall be as follows: side yard grades shall range from a minimum of 1 2 percent to a maximum of 10 20 percent slope; front yards and rear yards shall have a minimum slope of 1 percent. If the grade differential between adjoining rear yards cannot be accommodated, a retaining wall shall be incorporated into the grading plan. If side and rear lot grades are less than 2 percent, ~~then the subdivid-
er/developer shall install perforated pipe in a French drain design to ensure positive drainage
along these lot lines.~~ the developer shall propose a stormwater management device as approved
by the Village.

1. Foundation Elevation Differences: The difference in elevations between the top of foundations of adjacent houses shall match designed street grade and not exceed 7 percent of the horizontal distance of the building separation and shall not exceed the elevation of the street (e.g., based on a 7½-foot side yard on each lot, the permitted maximum elevation difference between the adjoining foundation elevations would be 5 percent times 15 feet or 0.75 feet).
 - a. In the event the adjoining foundation difference (at the side yards) is more than 5 percent based on the horizontal building separation, special consideration shall be given to the side yard treatment to accommodate drainage. Special consideration may include, but not be limited to, retaining walls, stepped foundations, dropped siding, lots with side-load garages, walk-outs, special landscaping techniques, or greater separation of buildings.
 - b. Overflow routes designed to accommodate the 100-year intensity flood shall be defined on the grading plan. Where an overflow route is designed to go between homes, a typical section shall be shown in a section view for the overflow route. Design calcula-

tions shall be provided on the grading plan next to each respective section identifying the required capacity of the overflow route.

Depth of flow and the width of flow: Side slopes for such channels shall not be steeper than 4-foot horizontal to 1-foot vertical.

The capacity of the overflow route shall be calculated using either broad crested weir or channel formula.

The runoff rate for the 100-year overflow route shall be calculated at the runoff rate for the detention volume or 4.5 CFS/AC, whichever is greater.

2. General Drainage: General drainage direction shall be identified as being carried along property lines or at the top of slopes, all within appropriate drainage easements.
3. Grading Plan Compliance: Grading plan compliance shall be provided prior to the issuance of a certificate of occupancy.

D. Sanitary Sewer Systems: All subdivisions/planned developments shall have a sanitary sewer system connected to the Village sanitary sewer system. The size and routing, improvements to the overall system and provisions to extend service to adjacent properties shall all be in accordance with the most current version of the Village's ~~Master Sanitary Sewer Plan~~ Wastewater Facility Master Plan and designed and constructed in accordance with Appendix H, Standard Specifications for Construction and Estimating, herein.

E. Water Distribution Systems: All subdivisions/planned developments shall have a potable water distribution system capable of supplying all of the lots in the subdivision/planned development with Village water. The size and routing, fire flows, improvements to the overall system, and provisions to extend service to adjacent properties shall all be in accordance with the most current version of the Village's Water System Master Plan and designed and constructed in accordance with Appendix H, Standard Specifications for Construction and Estimating, herein.

F. Stormwater Systems: All subdivisions/planned developments shall have a stormwater system capable of providing stormwater detention for all of the lots in the subdivision/planned development. The size and routing, improvements to the overall system, and provisions to extend service to adjacent properties shall all be in accordance with the Village and Kane County Stormwater Ordinance and designed and constructed in accordance with Appendix H, Standard Specifications for Construction and Estimating, herein.

G. Street Design Standards: Every subdivision/planned development shall be provided with a system of public streets that meets the planning standards of Section 22.05-E herein and the following engineering standards:

1. Street Improvement Standards: All materials, workmanship, equipment and testing shall comply with the IDOT *Standard Specifications for Road and Bridge Construction*, latest edition, and standards set forth herein.
2. Minimum/Maximum Street Grades: All street grades shall be in accord-

ance with the following limits unless otherwise approved by the Village Engineer:

Type of Street	Maximum	Minimum
Arterial	~~5.0~~ <u>2.5</u> percent	~~0.5~~ <u>1.5</u> percent
Collector	~~6.0~~ <u>2.5</u> percent	~~0.5~~ <u>1.5</u> percent
Local Street	~~7.0~~ <u>2.5</u> -percent	~~0.6~~ <u>1.5</u> percent
Cul-de-sac	~~8.0~~ <u>2.5</u> -percent	~~0.6~~ <u>1.5</u> percent

A maximum 2.0 percent grade is allowed for 100 feet into an intersection.

3. Pavement Widths: All streets shall be improved as follows with paved surfaces from back of curb to back of curb:

Type of Street	Minimum Width
Arterial	~~48 feet~~ <u>Must accommodate 12-foot through lanes & 11-foot ~~minimum~~ turn lanes</u>
Collector	34 feet
Local	31 feet
Cul-de-sac	28 feet

4. Soils Reports Required: A profile of the subsurface soil conditions shall be provided to a distance of 10 feet below the proposed grade line or 10 feet below the proposed fill if required with borings every 300 feet or more and for all proposed drywell locations. The soils profile shall show the types of soils, natural moisture content, unconfined compression strength, groundwater data, and frost susceptible material. IBR values shall be made available to the Village Engineer for checking the roadway design. At the request of the Village Engineer, testing for corrosive soils that includes Resistivity, pH, and Moisture Content may be required.

5. Determining Traffic Volumes:

- a. When the subdivider/developer is improving existing streets, current traffic data shall be secured from responsible agencies or field counts shall be taken.
- b. When the ultimate size of the subdivision/planned development will be less than 100 acres, traffic projections for the structural integrity of the arterial and collector streets for residential land uses and all streets in other land uses, shall be determined on the basis of the following standards:

- I. For subdivision/planned developments of detached and

attached single-family residences, ten trips per day per unit

- II. For commercial, industrial, office research, and institutional uses, traffic projections shall be made by a traffic engineer and submitted to the Village Engineer for approval.

The breakdown of traffic by categories of passenger car (PC), single-unit (SU) or multiple-unit (MU) trucks shall be 80 percent PC, 19 percent SU and 1 percent MU for all residential land uses. The division of traffic for all other land uses shall be in accordance with the recommendations of a traffic engineer that have been submitted for review and approval by the Village Engineer.

- c. When the ultimate size of the subdivision/planned development will be more than 100 acres, traffic projections made by a traffic engineer shall be submitted for review and approval by the Village Engineer for all street classifications and land uses.
 - d. Identify proposed traffic mitigation measures, including, but not limited to, street and highway widening, intersection traffic control, change in land use intensity (floor area ratio or use), change in site plan, alternative work schedules, ride sharing, etc.
6. The subdivider/developer shall be required to install appropriate traffic signage and controls within the development and off-site.
 7. Structural Design of Streets: All sub-base, base, and surface designs for streets for all land uses shall be constructed in accordance with the manuals for the structural design of ~~bituminous-hot-mix asphalt (HMA)~~ and Portland cement concrete pavements currently being used by IDOT's Bureau of Local Roads and Streets and Appendix H, Standard Specifications for Construction and Estimating, herein; the more stringent standard shall apply.
 - a. Minimum Thickness of Base and Surface Courses for ~~Bituminous Hot-Mix Asphalt (HMA)~~-Surface Streets: All surface and base course materials listed in Tables 7, 8, and 9 at the end of this Chapter shall be permitted for the construction of ~~bituminous-hot-mix asphalt (HMA)~~ surfaced streets within the Village's territorial jurisdiction. No roadway shall be constructed with less than the specified thickness, regardless of the number of projected movements or the IBR values of the soil. The subdivider/developer shall submit the mix design information during testing.
 8. Concrete Curbs and Gutters: Curbs and gutters shall be required on all streets constructed within the Village. The curb shall be depressed at all intersections and crosswalks to accommodate persons with disabilities.
 9. Excavating and Preparation of Subgrade: All roadways shall be excavated and the street subgrade prepared in accordance with the IDOT *Standard*

Specifications for Road and Bridge Construction, current edition.

10. Proof Roll Test: A proof roll test shall be conducted prior to the placement of base material using a tandem axle truck fully loaded to a capacity of 20-25 tons. Soft and yielding materials encountered in the subgrade shall be removed and replaced with granular material or other fill material compacted to 93 percent of optimum laboratory density.
11. Materials Inspections: A competent third party testing laboratory, provided at the subdivider/developer's expense, shall test subgrade compaction and all materials incorporated into the roadway section. Tests shall be made in compliance with current IDOT recommendations, except that plant inspections will not be required in concrete or blacktop plants continuously during production. Results of all tests conducted shall be forwarded to the Village Engineer for review, approval, and recommendation to the Village to accept the work.

The subdivider/developer may be required to provide cores on the roadway system prior to the placement of the final surface course in order to verify binder course and/or base thickness. Cores shall be taken at 500-foot intervals or as directed by the Village Engineer. In the event cores do not meet at least 95 percent of the total required thickness of the binder and/or base course, additional thickness of surface course will be required. The adjustment in thickness will be based on the IDOT local roads structural numbers assigned to each respective material type for which the adjustment is needed.

12. Issuance of Building Permits: Building permits will not be issued for any subdivision/planned development until curbs and gutters are in place and street pavements have been partially completed to meet the following standards:
 - a. ~~Bituminous Concrete~~ Hot-Mix Asphalt (HMA) Streets: The base course and first lift of ~~bituminous~~ hot-mix asphalt (HMA) pavement must be in place.
 - b. Concrete Streets: The concrete pavement must be in place.
13. Certificate of Occupancy: Certificates of Occupancy shall not be issued until 85 percent of the public improvements have been installed. Sidewalks and all parkways shall be completed prior to release of a Certificate of Occupancy. The subdivider/developer shall provide documentation or certification that all lots have been surveyed for elevation and grades verified to meet approved engineering drawings prior to issuing final occupancy permits. Prior to the issuance of the Certificate of Occupancy, the lot shall be inspected for broken sidewalk/driveway, drainage problems, lot grading, b-box location, and b-box key ability.
14. Winter Placement of ~~Bituminous~~ Hot-Mix Asphalt (HMA) Materials: No ~~bituminous concrete~~ hot-mix asphalt (HMA) base or surface course work

4. Street Lighting Illuminance and Luminance Values: Values shall be in accordance with the following tables unless otherwise approved by the Village Engineer:

Illumination Levels

Luminaire Mounting Height	Road Type	Pedestrian Conflict Area	Maximum Maintained Average Values (Fc)	Uniformity E_{avg}/E_{min}
25 feet	Local	Low	0.4	6.0:1
25 feet	Residential Collector	Low	0.4	4.0:1
35 feet	Commercial Collector	Low	0.6	4.0:1
35 feet	Arterial	Medium	1.3	3.0:1

Luminance Levels

Road Type	Pedestrian Conflict Area	Average Luminance cd/m^2	Uniformity L_{avg}/L_{min}	Uniformity L_{max}/L_{min}	Veiling Luminance Ratio $L_{V_{max}}/L_{avg}$
Local	Low	0.3	6.0:1	10.0:1	0.4
Residential Collector	Low	0.4	4.0:1	8.0:1	0.4
Commercial Collector	Low	0.4	4.0:1	8.0:1	0.4
Arterial	Medium	0.9	3.0:1	5.0:1	0.3

5. Street Light Standards:

Roadway Type	Luminaire Type	Pole Type	Foundation
Local	Cobra Head Style, Painted Black with Full Cut Off Optics LED Lamps and Multi-Tap Ballasts	25-foot Mounting Height Round Tapered Aluminum Pole Powder Coated Black with Davit Type Arms	Metal Screw In Type
Residential Collector	Cobra Head Style, Painted Black with Full Cut Off Optics LED Lamps and Multi-Tap Ballasts	25-foot Mounting Height Round Tapered Aluminum Pole Powder Coated Black with Davit Type Arms	Metal Screw In Type
Commercial Collector	Cobra Head Style, with Full Cut Off Optics (MH) or LED Lamps and Multi-Tap Ballasts	35-foot Mounting Height Round Tapered Aluminum Pole with Truss Type Arms	Metal Screw In Type
Arterial	Cobra Head Style, with Full Cut Off Optics (MH) or LED Lamps and Multi-Tap Ballasts	35-foot Mounting Height Round Tapered Aluminum Pole with Truss Type Arms	Metal Screw In Type or Reinforced Concrete

ard mix design used for the controller foundations. The conduits protecting the cables shall be brought into the box or handhole from the bottom. A manufactured elbow shall be used at the bottom of the trench and a nipple shall connect the box with the elbow. Seal-tight shall be used to seal off the cables in the box.

11. Testing: All underground feeders shall be tested in accordance with *IDOT Standard Specifications for Road and Bridge Construction*, latest edition, Art. 801.13 "Testing" or current article. All testing shall be done in the presence of the Public Works Director or designee.

I. Sidewalks: Sidewalks shall be required in all public rights-of-way and in other locations as determined by the Village Board. Sidewalks shall extend through all driveways.

1. Sidewalk Standards. The sidewalk standards shall be as follows:
 - a. All sidewalks in public rights-of-way or easements dedicated to the Village shall be constructed of Portland cement concrete conforming to the *Standard Specifications for Road and Bridge Construction*.
 - b. For additional standards refer to Appendix H, Standard Specifications for Construction and Estimating, herein.
2. Waiver of Sidewalk Requirements: The Village Board may waive the requirements for public sidewalks for subdivisions/ planned developments where a ~~bicycle-multi-use~~ path is provided in lieu of a sidewalk along certain public rights-of-way.
3. Accessible Sidewalks: All sidewalks shall be provided with ramps from streets to sidewalks at all intersections and pedestrian crosswalks to accommodate persons with disabilities. Refer to Appendix H, Standard Specifications for Construction and Estimating, herein, for specific standards.
4. Sidewalk Transverse Slope: All sidewalk sections shall be sloped from the property line side of the sidewalk to the street side of the sidewalk at one-quarter inch per foot.
5. Maintenance: After dedication to the Village, sidewalk maintenance shall be the responsibility of the abutting property owner.

J. ~~Bicycle-Multi-use~~ Paths: ~~Bicycle-Multi-use~~ paths shall be required within or adjacent to a subdivision/planned development where a ~~bicycle-multi-use~~ path shown on the Comprehensive Plan runs through all, part of, or adjacent to such subdivision/planned development. ~~Bicycle-multi-use~~ paths may be installed in lieu of sidewalks with approval from the Village Board. Standards for ~~bicycle-multi-use~~ paths shall be as follows:

1. All ~~bicycle-multi-use~~ paths shall be constructed of a crushed gravel base course (C.A. - 6) and a ~~bituminous-hot-mix asphalt (HMA)~~ surface course

conforming to the requirements of the IDOT *Standard Specifications for Road and Bridge Construction*.

2. For additional standards, refer to the Appendix H, Standard Specifications for Construction and Estimating, herein.
3. Maintenance: After dedication to the Village, ~~bicycle~~-multi-use path maintenance shall be the responsibility of the abutting property owner.

K. Driveway Approaches: A P.C.C. concrete driveway approach shall be required between the curb (or edge of pavement where there is no curb) and property line or sidewalks for each lot before a Certificate of Occupancy is issued.

1. Each residential unit shall be permitted one access onto a public street.
2. Driveway Approach Widths: The width of the driveway approach shall be no less than what is listed below and no more than 35 feet:
 - a. Residential Lots With a One-Car Garage: Ten feet wide measured at the sidewalk or property line and 15 feet wide measured at the curb or edge of street pavement.
 - b. Residential Lots With a Two-Car Garage: Twenty feet wide measured at the sidewalk or property line and 28 feet wide measured at the curb or edge of street pavement.
 - c. Residential Lots With a Three-Car Garage: Thirty feet wide measured at the sidewalk or property line and 35 feet wide measured at the curb or edge of street pavement.
 - d. Commercial, Industrial, Institutional, Office/Research Uses With One-Way Approach: Sixteen feet wide measured at the sidewalk or property line and 24 feet wide measured at the curb or edge of street pavement.
 - e. Commercial, Industrial, Institutional, and Office/Research Uses With Two-Way Approaches: Twenty-two feet wide measured at the sidewalk or property line and 30 feet wide measured at the curb line or edge of street pavement.
3. Materials: Material standards are found in Appendix H, Standard Specifications for Construction and Estimating, herein. Placement of all materials shall be in accordance with the IDOT *Standard Specifications for Road and Bridge Construction*, current edition.
4. Slope of Drive Approaches: All drive approaches shall have a minimum slope of 1 percent and a maximum slope of 8 percent with drainage from the property line to the street. Slope from the street to the property line will be permitted only if it can be demonstrated that stormwater runoff can be intercepted within the rights-of-way and carried by the street or storm

they are not unsightly or hazardous to the public or disrupt drainage easements.

O. Village Utility and Drainage Easements: Easements for drainage and Village utilities shall be provided on all side and rear lot lines. Such easements shall be a minimum of 5 feet wide on each side of common side and rear lot lines, or 10 feet wide in cases when a 5-foot easement cannot be acquired from the adjoining property or properties. If it is determined by the Village Board, on the basis of the Village Engineer's recommendation, that additional easements or wider easements are required, the subdivider/developer shall provide such wider easements. All easements shall be indicated on the plat.

P. Cross-Access Easements: Provisions for cross-access between adjacent properties may be required for certain developments. Easements shall be indicated on the plat.

Guide (Appendix F). In the event a performance bond-labor and material bond surety's rating falls below the required rating, a new bond must be reissued that meets the required rating.

- III. An irrevocable standby letter of credit issued by a federally insured financial institution with assets of at least \$50,000,000 and a capital asset ratio of at least 6 percent (Appendix F).

The Village Attorney must approve the construction security. It shall be the developer/subdivider's obligation to have the financial institution issuing the letter of credit furnish a current financial statement to the Village.

- c. Engineer's estimated cost of public improvements shall be prepared by the subdivider/developer's engineer and submitted to the Village Engineer for approval not less than 30 days prior to a request for execution of a plat by the Village. The Village Engineer shall estimate and certify to the Village Board the amount of security, which shall be a minimum of 120 percent of the reasonably estimated cost of the public improvements plus such additional amount as may be required. The Village Board-Public Works Director and/or Village Engineer shall approve the required security.
- d. A per-acre flat fee shall be added to the cost estimate to cover grading, top coat, seed and blanket, and security fencing in the event such action is necessary. The fee shall be determined by the Village Engineer from time to time.
- e. After final plat approval, a construction inspection escrow account shall be established with the Village. The escrow sum shall be 3 to 4 percent of the Village Engineer's estimated cost of public improvements, unless otherwise approved by the Village. This deposit shall be made prior to the execution and recording of the final plat of subdivision.
2. Record of Account: The Treasurer shall maintain a complete record of each cash deposit, bond, or letter of credit established to guarantee completion of public improvements, the name of the subdivision, the estimated cost of the public improvements, the scheduled completion dates, and the date on which any bond or letter of credit expires. The Treasurer shall report quarterly to the Manager on the status of each such cash deposit, completion bond, and letter of credit.
3. Time Limits: The time limits may be extended up to one year by the Manager upon the recommendation of the Village Engineer and the Public Works Director, for good cause shown, provided the construction security is extended to cover the new completion date and adjusted for estimated

increased costs. The time limits may be extended beyond one year by the Village Board, in its sole discretion, provided the construction security is extended to cover the new completion date and adjusted for increased costs.

4. Expiration of Letter of Credit: Upon receipt of the notice of expiration of any letter of credit to the Treasurer, the Village Engineer shall issue a written status report to the Treasurer indicating which, if any, of the public improvements are not complete, and either recommend the construction security be (a) extended, and if extended, whether the amount of the construction security must be increased to cover the incomplete work, or (b) collected such (1) that the cash deposit be forfeited, (2) the letter of credit be drawn upon, or (3) claim to be made on the bond to cover the estimated cost of the incomplete work plus a sum equal to 20 percent of the original Engineer's estimated cost of public improvements to satisfy the subdivider/developer's maintenance security obligation. In the event the subdivider/developer fails to renew and/or extend the letter of credit as requested, the Treasurer shall draw the entire amount available under such letter of credit or make a claim on the performance bond/labor and material payment bond before the time limits for filing suit on said bond. The Treasurer shall maintain the proceeds of any forfeited cash deposit drawn on a letter of credit or monies paid by a surety bond company in a separate fund to be used solely for payment of the cost of completion of the public improvements for that subdivision/planned development, including engineering fees and any legal expenses incurred in the forfeiture of the letter of credit or bond.
5. Cost Estimate: If an Engineer's estimated cost of public improvements is more than one year old at the time the plat is recorded, a revised estimate of cost shall be provided and reviewed and approved by the Village Engineer at the subdivider/developer's expense.
6. Reduction Requests: The subdivider/developer may request reductions in the balance of the construction security upon completion of each eligible category of public improvement, [unless otherwise approved by the Village](#). The maximum reduction will be 90 percent of the original estimated amount for each eligible category. The remaining 10 percent shall be retained to cover punch list work. Also, an additional 20 percent of the approved estimate of the cost of construction of the public improvements shall be retained until the public improvements have been accepted and the maintenance guarantee posted with the Village. Specific security reductions information is available from the Village Engineer.

D. Permits Required: None of the work specified in this Section shall be performed on any portion of the subdivision/planned development until the Village has issued the following special permits:

1. Early Grading Permit: An early earthwork permit may be issued by the Public Works Director only after all of the items listed in the Site Development Permit Checklist and Early Grading Permit Checklist in Appendix E have been completed, the subdivider/developer has executed a

3. Term of Maintenance Period: The maintenance period shall commence on the completion date certified by the Village Engineer and continue for 18 months. The Village Engineer shall establish the length of the maintenance period so the expiration date occurs between May 1 and November 1.

Notwithstanding the length of the maintenance period, the maintenance guarantee shall be 18 months but may be extended as determined by the Village Engineer if the end of the maintenance period falls between November 2nd^{11/2} and April 30th^{4/30}. Approximately 90 days before the expiration of the maintenance period, the Village Engineer and Public Works Director shall conduct a maintenance inspection. In the event the inspection reveals any deficiencies in the public improvements, the deficiencies will be inventoried and placed on a maintenance punch list, which will be mailed, via certified mail, return receipt requested, to the subdivider/developer. The Village Engineer shall also prepare an estimate of the approximate cost to correct the deficiencies and forward the estimate to the Treasurer. The subdivider/developer shall have 45 days from the date the maintenance punch list is mailed to correct and remedy all deficiencies. Prior to the expiration of the maintenance period, the Village Engineer and Public Works Director shall conduct a final inspection to determine compliance. In the event any uncorrected deficiencies remain or any new deficiencies are discovered, the Village Engineer shall provide a written estimate of the cost to correct any remaining and new deficiencies to the Treasurer.

Within 30 days of the end of the maintenance period, the subdivider/developer shall furnish to the Village Engineer a general contractor's sworn statement from each prime contractor who performed the maintenance work and final waivers of lien from all persons and entities that furnished labor and/or materials in connection with the maintenance work.

In the event there are uncorrected deficiencies during the maintenance period and/or missing waivers of lien, the Treasurer shall either (a) deduct from the cash deposit an amount sufficient to correct said deficiencies, including all estimated engineering, legal, and other expenses to cover the cost of preparing specifications, bid documents (if applicable), and contract(s) to perform such corrective work, and to cover any potential lien claims based on missing waivers of lien; (b) deliver a notice to the surety demanding performance of its obligations under the maintenance bond; or (c) deliver a site draft to the issuer of the maintenance letter of credit in an amount sufficient to correct the deficiencies, including estimated engineer, legal, and other expenses to cover the cost of preparing specifications, bid documents (if applicable), and contract(s) to perform any corrective work, and to cover any potential lien claims based on missing waivers of lien. This shall be completed before the expiration of the 18-month maintenance guarantee.

- K. Installation of Improvements: A schedule of installation dates and/or time periods

[7] County Clerk's Certificate:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

This is to certify that I, _____, County Clerk of _____ 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 _____, Illinois this ____ day of _____, 20__.

By: _____
County Clerk

[8] Recorder's Certificate:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

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

~~(9) 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 "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 SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR 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.~~

(9) VILLAGE UTILITY AND DRAINAGE EASEMENT PROVISIONS:

THE VILLAGE OF ALGONQUIN (THE "VILLAGE") IS HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNED "VILLAGE UTILITY AND DRAINAGE EASEMENT". SAID EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTORS SUCCESSORS AND ASSIGNS SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN, CONSTRUCT, RECONSTRUCT, REPLACE, ALTER, ENLARGE, INSPECT, REPAIR, RELOCATE, RENEW AND REMOVE FROM TIME TO TIME ANY AND ALL NECESSARY MAINS, MANHOLES, HYDRANTS, CATCH BASINS, CONNECTIONS, PIPES, APPLIANCES, OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, IN, ACROSS, ALONG, OVER, UNDER AND UPON THE AREAS HEREON IDENTIFIED AS "VILLAGE UTILITY AND DRAINAGE EASEMENT" THAT ARE USED IN CONNECTION WITH THE ELECTRICAL, 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; TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE DEEMED NECESSARY FOR ALL SUCH USES AND PURPOSES. NO BUILDINGS, IMPROVEMENTS, STRUCTURES 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 RIGHTS HEREIN GRANTED, UNLESS OTHERWISE APPROVED BY THE VILLAGE. FENCES MAY BE PERMITTED IN THE EASEMENT PROVIDING THE PROPERTY OWNER SIGNS A WAIVER AGREEMENT APPROVED BY THE VILLAGE MANAGER OR THEIR DESIGNEE IN THEIR SOLE DISCRETION. THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION TO, AT ANY TIME, REMOVE 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 FAILS TO 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 AS WELL AS ANY COLLECTION PROCEEDINGS. OWNER OF AREA UNDERLYING VILLAGE UTILITY AND DRAINAGE EASEMENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID AREA, INCLUDING GRASS CUTTING.

(10) SURFACE WATER DRAINAGE STATEMENT:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

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 (S) OR DULY AUTHORIZED ATTORNEY

~~**(11) DRAINAGE EASEMENT PROVISIONS:**~~

~~THE VILLAGE OF ALGONQUIN IS HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED “DRAINAGE EASEMENTS” TO INSTALL, OPERATE AND MAINTAIN SURFACE DRAINAGE FACILITIES. 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 OR TREES SHALL BE PLACED ON SAID EASEMENT, 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 NON-~~

~~PREVAILING PARTY, INCLUDING THOSE ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ANY APPEAL.~~

(11) STORMWATER MANAGEMENT EASEMENT PROVISIONS:

THE OWNER, AS DESCRIBED IN THE OWNER'S CERTIFICATE, AND ITS SUCCESSORS AND ASSIGNS, INCLUDING ANY PROPERTY OWNER'S ASSOCIATION, (THE "OWNER"), OF THE LANDS AS PRESCRIBED BY THIS PLAT DOES HEREBY AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, OPERATE AND PROVIDE LONG TERM MAINTENANCE (THE "MAINTENANCE OBLIGATIONS") FOR ALL STORMWATER MANAGEMENT FACILITIES AND AREAS, DESCRIBED HEREIN AND HEREON IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT", WITHIN THE PLATTED LAND, INCLUDING BUT NOT LIMITED TO DETENTION PONDS, WETLANDS, FLOOD PLAINS, SPECIAL MANAGEMENT AREAS, STORM SEWERS, DRAINAGE DITCHES AND SWALES, AS OUTLINED IN THE STORMWATER REPORT AND IN ACCORDANCE WITH THE VILLAGE OF ALGONQUIN'S ORDINANCES AND THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE OF ALGONQUIN (THE "VILLAGE"). NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE STORMWATER MANAGEMENT EASEMENT AREAS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE WHICH CAN BE WITHHELD IN ITS SOLE DISCRETION. THE OWNER DOES HEREBY RESERVE FOR AND GRANT TO THE VILLAGE, A PERMANENT EASEMENT TO ENTER UPON THE PREMISES AND THE STORMWATER MANAGEMENT EASEMENT AREAS WITH SUCH EQUIPMENT AND PERSONNEL AS MAY BE DEEMED NECESSARY FOR THE PURPOSES OF PERFORMING AFOREMENTIONED MAINTENANCE OBLIGATIONS SHOULD THE OWNER FAIL TO PROVIDE OR PERFORM SUCH MAINTENANCE OBLIGATIONS AFTER 30 DAYS' NOTICE. THE VILLAGE SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID STORMWATER MANAGEMENT EASEMENT AREAS. IN THE EVENT THE OWNER FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE VILLAGE SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAKE THE REQUIRED REPAIRS TO INSURE ADEQUATE STORMWATER STORAGE FREE/FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED. THE VILLAGE HAS THE RIGHT TO OBTAIN REIMBURSEMENT FROM THE OWNER, AND/OR TO FILE A LIEN ON THE PROPERTY FOR THE COSTS WITH AN ADDITIONAL SUM OF 10 (TEN) PERCENT OF SAID COST INCURRED BY THE VILLAGE IN CONNECTION WITH PERFORMING THE REPAIRS OR MAINTENANCE OR BRING A CLAIM IN COURT. IN AN EMERGENCY SITUATION, THE VILLAGE IS NOT REQUIRED TO PROVIDE NOTICE TO THE OWNER PRIOR TO MAKING THE REQUIRED REPAIRS OR PERFORMING THE NECESSARY

MAINTENANCE. SUCH WORK SHALL NOT CONSTITUTE ACCEPTANCE BY THE VILLAGE. NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT INTERFERE WITH THE OPERATION THEREOF, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF ALGONQUIN AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES. THE GRANTED EASEMENT RIGHTS TO THE VILLAGE SHALL PROVIDE THE RIGHT TO THE VILLAGE TO REMOVE ANY FENCES, BUILDINGS OR STRUCTURES, AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OR ACCESS TO SUCH STORMWATER MANAGEMENT FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH ANY DRAINAGE EASEMENT, OUTLOT OR STORMWATER MANAGEMENT EASEMENT SHOWN WITHIN THIS PLAT. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, TURF, FENCES, TREES, GARDENS, SHRUBS OR LANDSCAPING REMOVED OR DAMAGED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER. SUCH EASEMENT IS IRREVOCABLE AND RUNS WITH THE PROPERTY. THE VILLAGE SHALL BE AWARDED ITS ATTORNEY'S FEES AND COSTS IN ANY ACTION RELATING TO THE INTERPRETATION OR ENFORCEMENT OF THESE PROVISIONS.

(12) 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 INTERFERE OR 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.~~

(12) PUBLIC UTILITY EASEMENT PROVISIONS:

AN EXCLUSIVE AND PERMANENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ALGONQUIN (THE "VILLAGE"), THE PROPERTY'S HOMEOWNER ASSOCIATION, AND THOSE PUBLIC UTILITY AND OTHER

COMPANIES OPERATING UNDER FRANCHISE GRANTING THEM RIGHTS FROM THE VILLAGE OF ALGONQUIN, INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, I3 BROADBAND AND COMCAST CABLE COMMUNICATION, INC., TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND ARE HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNED "PUBLIC UTILITY EASEMENT". SAID EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR'S SUCCESSORS AND ASSIGNS AND SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN, CONSTRUCT, RECONSTRUCT, REPLACE, ALTER, ENLARGE, INSPECT, REPAIR, RELOCATE, RENEW AND REMOVE FROM TIME TO TIME ANY AND ALL NECESSARY PUBLIC UTILITIES TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING WITHOUT LIMITATION ELECTRICITY, SOUNDS AND SIGNALS, CABLE TELEVISION, COMMUNICATION, TELEPHONE, AND GAS PIPELINES TOGETHER WITH ANY AND ALL NECESSARY LINES, CABLES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, IN, ACROSS, ALONG, OVER, UNDER AND UPON THE AREAS HEREON IDENTIFIED AS "PUBLIC UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE DEEMED NECESSARY FOR ALL SUCH USES AND PURPOSES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, GATES 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 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 REMOVE THE OBSTRUCTIONS OR IMPROVEMENTS SHALL BE PAID FOR BY THE PROPERTY OWNER. IF THE PROPERTY OWNER FAILS TO PAY FOR THE COSTS FOR THE VILLAGE, THEN A LIEN MAY BE PLACED ON THE PROPERTY IN ADDITION TO ANY OTHER REMEDY AT LAW OR IN EQUITY. 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 OR COLLECTION PROCEEDING. THE OWNER OF THE AREA UNDERLYING THE PUBLIC UTILITY EASEMENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID AREA, INCLUDING GRASS CUTTING.

~~(13) 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.~~

(13) MULTI-USE PATH EASEMENT PROVISIONS:

A PERMANENT NON-EXCLUSIVE BICYCLE, PEDESTRIAN AND MULTI-USE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ALGONQUIN (THE “VILLAGE”), AND ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, ALTERATION, ENLARGEMENT, OPERATION, INSPECTION, REPAIR, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF A RECREATION TRAIL UPON, ALONG, ACROSS AND OVER THE AREAS DESCRIBED HEREIN AND HEREON IDENTIFIED AS “MULTI-USE PATH EASEMENT” FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC AND THE VILLAGE; TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE DEEMED NECESSARY BY THE VILLAGE TO ACCOMPLISH THE USES AND PURPOSES SET FORTH ABOVE. NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT INTERFERE WITH THE VILLAGE’S OR PUBLIC’S INTENDED USE THEREOF. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OF ALGONQUIN TO REMOVE ANY FENCES, BUILDINGS OR STRUCTURES AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH EASEMENT. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH FENCES, BUILDINGS, STRUCTURES, TREES, TURF, GARDENS, SHRUBS, LANDSCAPING OR OTHER IMPROVEMENTS REMOVED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER. PUBLIC UTILITIES SHALL BE PERMITTED TO CROSS SAID MULTI-USE PATH EASEMENT UNDERGROUND AT RIGHT ANGLES THERETO IF APPROVED IN WRITING BY THE VILLAGE OF ALGONQUIN AS DETERMINED IN ITS SOLE DISCRETION AND PROVIDED THAT SUCH IS DONE IN A MANNER THAT DOES NOT THEN OR LATER INTERFERE WITH THE VILLAGE’S INTENDED USE OF THE EASEMENT AREAS OR THE USE OF SAME BY THE PUBLIC; HOWEVER NO ELECTRICAL TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, OR ANY OTHER SUCH FACILITIES OR EQUIPMENT, SHALL BE ERECTED EITHER ABOVE OR BELOW GROUND ON SAID LANDS DUE TO SUCH CROSSINGS, UNLESS OTHERWISE APPROVED BY THE VILLAGE. OWNER OF AREA UNDERLYING THE MULTI-USE PATH EASEMENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID AREA, INCLUDING GRASS CUTTING. SUCH EASEMENT IS IRREVOCABLE AND RUNS WITH THE PROPERTY. THE VILLAGE SHALL BE AWARDED ITS ATTORNEY’S FEES AND COSTS IN ACT ACTION RELATING TO THE INTERPRETATION OR ENFORCEMENT OF THESE PROVISIONS.

(14) SIGN EASEMENT PROVISIONS:

A PERMANENT NON-EXCLUSIVE SIGN EASEMENT IS HEREBY GRANTED TO THE OWNER, AS DESIGNATED IN THE OWNER’S CERTIFICATE, THEIR HEIRS, SUCCESSORS AND ASSIGNS (THE “OWNER”), IN, ON, UNDER, OVER, ACROSS AND THROUGH THE AREAS HEREON PLATTED AND DESIGNATED “SIGN EASEMENT” FOR THE INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT AND REMOVAL OF A SIGN, INCLUDING THE RIGHT TO ACCESS THERETO. OWNER OF THE SIGN AND SUCH OTHER APPURTENANCES TO THE SIGN NEEDED TO OPERATE THE

SIGN, INCLUDING THE RIGHT TO REASONABLE ACCESS TO THE ELECTRICAL CONDUIT WITHIN THE SIGN EASEMENT AREA THAT MAY BE USED BY THE OWNER TO ILLUMINATE THE SIGN, INCLUDING THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND MAINTENANCE AND REPLACEMENT OF THE SIGN. OWNER OF AREA UNDERLYING THE SIGN EASEMENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID AREA, INCLUDING GRASS CUTTING. SAID EASEMENT SHALL RUN WITH THE LAND AND BE BINDING ON THE SUCCESSORS AND ASSIGNS OF THE OWNERS OF THE LOT ON WHICH THE SIGN EASEMENT IS LOCATED.

TABLE 7**MINIMUM BASE AND SURFACE THICKNESS FOR BITUMINOUS
SURFACED STREETS**

	ARTERIAL STREET		INDUSTRIAL COLLECTOR		RESIDENTIAL COLLECTOR & INDUSTRIAL SERVICE		RESIDENTIAL LOCAL	
Base Course Type	Base Course	Surface Course	Base Course	Surface Course	Base Course	Surface Course	Base Course	Surface Course
Portland Cement Concrete-Base Course	8"	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Aggregate-Base Course Type-B (100% crushed gravel or stone)	N/A	N/A	14"	2½" Surface 3" Binder	14"	2" Surface 2" Binder	12"	2" Surface 2" Binder
			Structural #4.02		Structural #3.42		Pavement #3.16	
Bituminous Aggregate-Base Course (BAM)*	8"	2" Surface 2" Binder	7½"	2" Surface 2" Binder	6"	2" Surface 2" Binder	6"	2" Surface
	Structural #4.80		Structural #4.60		Structural #4.00		Structural #3.20	
*A minimum of 4 inches C.A.—6 crushed gravel or stone sub-base will be required under all bituminous aggregate (BAM) base course sections. The maximum thickness of BAM placement shall be 4 inches.								

TABLE 7**MINIMUM PAVEMENT THICKNESS FOR PUBLIC STREETS (AGG. BASE)**

<u>Roadway Type</u>	<u>Layer Type</u>	<u>Material</u>	<u>Thickness (in)</u>	<u>Layer SN</u>
<u>Local Road – Residential (HMA)</u>	<u>Surface</u>	<u>HMA Surface, N50</u>	<u>2</u>	<u>0.80</u>
	<u>Binder</u>	<u>HMA Binder, N50</u>	<u>2.5</u>	<u>0.83</u>
	<u>Base</u>	<u>CA-6 Crushed Aggregate</u>	<u>12</u>	<u>1.56</u>
	<u>Total Structural Number (SN) - Minimum</u>			<u>3.19</u>
<u>Local Road – Collector & Industrial Service Road (HMA)</u>	<u>Surface</u>	<u>HMA Surface, N50</u>	<u>2</u>	<u>0.80</u>
	<u>Binder</u>	<u>HMA Binder, N50</u>	<u>3</u>	<u>0.99</u>
	<u>Base</u>	<u>CA-6 Crushed Aggregate</u>	<u>14</u>	<u>1.82</u>
	<u>Total SN</u>			<u>3.61</u>
<u>Local Road – Collector & Industrial Service Road (Concrete)</u>	<u>Concrete</u>	<u>Portland Cement Concrete (PCC)</u>	<u>8</u>	<u>4.00</u>
	<u>Base</u>	<u>CA-6 Crushed Aggregate</u>	<u>6</u>	<u>0.78</u>
	<u>Total Structural Number (SN) - Minimum</u>			<u>4.78</u>
<u>Industrial Collector</u>	<u>Surface</u>	<u>HMA Surface, N50</u>	<u>2</u>	<u>0.80</u>
	<u>Binder</u>	<u>HMA Binder, N50</u>	<u>4</u>	<u>1.32</u>
	<u>Subbase</u>	<u>CA-6 Crushed Aggregate</u>	<u>14</u>	<u>1.82</u>
	<u>Total Structural Number (SN) - Minimum</u>			<u>3.94</u>
<u>Arterial Road</u>	<u>Surface</u>	<u>HMA Surface, N50</u>	<u>2</u>	<u>0.80</u>
	<u>Binder</u>	<u>HMA Binder, N50</u>	<u>6</u>	<u>1.98</u>
	<u>Subbase</u>	<u>CA-6 Crushed Aggregate</u>	<u>12</u>	<u>1.56</u>
	<u>Total Structural Number (SN) - Minimum</u>			<u>4.34</u>

TABLE 7A
MINIMUM PAVEMENT THICKNESS FOR PUBLIC STREETS (FDR WITH CEMENT)

<u>Roadway Type</u>	<u>Layer Type</u>	<u>Material</u>	<u>Thickness (in)</u>	<u>Layer SN</u>
<u>Local Road – Residential</u>	<u>Surface</u>	<u>HMA Surface, N50</u>	<u>2</u>	<u>0.80</u>
	<u>Binder</u>	<u>HMA Binder, N50</u>	<u>2.5</u>	<u>0.83</u>
	<u>Base</u>	<u>Stabilized Base with Cement (FDR)</u>	<u>10</u>	<u>1.80</u>
	<u>Total Structural Number (SN) - Minimum</u>			<u>3.43</u>
<u>Local Road – Collector</u>	<u>Surface</u>	<u>HMA Surface, N50</u>	<u>2</u>	<u>0.80</u>
	<u>Binder</u>	<u>HMA Binder, N50</u>	<u>3</u>	<u>0.99</u>
	<u>Base</u>	<u>Stabilized Base with Cement (FDR)</u>	<u>12</u>	<u>2.16</u>
	<u>Total Structural Number (SN) - Minimum</u>			<u>3.95</u>
<u>Industrial Service Road</u>	<u>Surface</u>	<u>HMA Surface, N50</u>	<u>2</u>	<u>0.80</u>
	<u>Binder</u>	<u>HMA Binder, N50</u>	<u>3</u>	<u>0.99</u>
	<u>Subbase</u>	<u>Stabilized Base with Cement (FDR)</u>	<u>12</u>	<u>2.16</u>
	<u>Total Structural Number (SN) - Minimum</u>			<u>3.95</u>
<u>Industrial Collector</u>	<u>Surface</u>	<u>HMA Surface, N50</u>	<u>2</u>	<u>0.80</u>
	<u>Binder</u>	<u>HMA Binder, N50</u>	<u>4</u>	<u>1.32</u>
	<u>Subbase</u>	<u>Stabilized Base with Cement (FDR)</u>	<u>12</u>	<u>2.16</u>
	<u>Total Structural Number (SN) - Minimum</u>			<u>4.28</u>
<u>Arterial Road</u>	<u>Stabilized Base not used on Arterials</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

TABLE 9

**MINIMUM WIDTHS AND THICKNESS FOR COMBINATION
CONCRETE CURBS AND GUTTERS**

	Arterial Streets*		Collector Streets**		Local Streets**	
	Flag Width	Flag Thickness	Flag Width	Flag Thickness	Flag Width	Flag Thickness
Flexible Bases	24"	10"	12"	~~10-9"~~ <u>min</u>	12"	~~10-9"~~ <u>min</u>
P.C.C. Pavements***	24"	~~20-12"~~	12"	~~12-10"~~ <u>min</u>	12"	~~10-8"~~ <u>min</u>
* The curb height for all subdivision streets shall be 6 inches with a barrier face (B-6.12).						
** For subdivisions that were approved prior to September 1, 1999, the Public Works Director may allow the curb height to be 3 inches with a mountable face (M-3.12).						
*** When integral curbs are constructed with P.C.C. pavements, the thickness of the curbs shall be equal to the pavement thickness.						



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: August 12, 2025

TO: Tim Schloneger, Village Manager

FROM: Cliff Ganek, Village Engineer

SUBJECT: Request for Approval for Presidential Park Reconstruction Change Order Number 1

Below is a list of Authorized Unit Price changes (AUP) for the Presidential Park Reconstruction project that are beyond staff's authority to approve. These AUPs are combined to make up Change Order Number 1 (attached Exhibit "A"). Due to the nature of construction, projects will undergo a number of change orders both in the form of deductions and add-ons to the project scope. It is more operationally practical to bring one balancing change order for approval, so that construction can continue on schedule.

Summary of AUPs for Change Order Number 1 on the Presidential Park Reconstruction Project

1. AUP 001 and AUP 002: Total Cost: \$32,532.13
 - The existing sanitary service at the western building was not located as shown on Village records. The new building location conflicted with the existing line. The service line between the buildings had to be replaced, and the manhole was replaced to lower the sanitary service to provide clearance under the concrete pad around the building and under the playground. Future maintenance or replacement of the service line may require removal of the concrete pad or playground equipment. The new pipe is expected to outlast the lifespan of the playground and surrounding concrete. Total length of replacement was 280 feet plus one sanitary manhole.
2. AUP 003: Total Cost: \$3,832.50
 - Toilet plumbing was revised from motion-sensor flush devices to handle-operated flushometers. Although the toilets had already been installed, the change was made to reduce future maintenance and to align with standards at other park facilities.
3. AUP 004: Total Cost: \$3,992.00
 - The electronic scoreboard, supplied by the Village, arrived without the necessary steel mounting components. The contractor requested compensation to furnish and install the steel required for mounting.

4. AUP 005: Total Cost: \$1,596.00

- Toilet paper dispensers were revised to a different model to reduce future maintenance and maintain consistency with other park facilities.

5. AUP 006: Total Cost: \$4,149.60

- Maintenance doors were modified to include electric strikes, improving ease of use and future accessibility.

6. AUP 007: Total Cost: \$9,263.78

- Cost related to a masonry kneewall extension around Championship seating to correct a field discrepancy from the plans.

7. Total Deductions: **\$17,199.70**

- To minimize cost overages, staff took delivery, assembled, and installed certain site furnishings. This work, performed internally by Public Works staff, partially offset the cost of the change orders discussed in this memo.

Total Additions CO 1: \$55,366.01

Total Deductions: **\$17,199.70**

Project Overage: **\$38,166.31**

The approved contract with Martam Construction to complete the project was \$5,273,618.65. The net change orders are an increase of approximately 0.72% of the original approved contract. Best management practices typically call for projects to be completed plus/minus 3% of original contract value. This is the only and final change order for this project. Approval of these changes and final payment is needed prior to the OSLAD grant deadline of September 30, 2025.

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 Change Order Number 1 for payment in the amount of \$38,166.31 and increasing the final contract amount for this project to \$5,311,784.96.

RESOLUTION NO. 2025 – R – XX

A RESOLUTION APPROVING CHANGE ORDER NUMBER 1 TO THE CONSTRUCTION CONTRACT WITH MARTAM CONSTRUCTION, INC. FOR THE PRESIDENTIAL PARK RECONSTRUCTION PROJECT AND AUTHORIZING THE EXPENDITURE STREET IMPROVEMENT FUNDS TO PAY FOR SUCH CHANGE ORDER WORK

WHEREAS, the President and Board of Trustees of the Village of Algonquin (the "Corporate Authorities"), operating as a home rule municipality, have all of the powers and authority granted to such municipalities pursuant to Article VII, Section 6 of the Illinois Constitution of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, in 2024, the Corporate Authorities approved a Construction Contract with Martam Construction, Inc. (the "Contractor") for Presidential Park Reconstruction Project ("Project") ("Project Contract"). The original Project Contract amount was \$5,273,618.65. A copy of the Project Contract and Resolution is incorporated herein by reference and made a part hereof; and

WHEREAS, in 2024, additional construction work and activities as determined by the Construction Manager in the amount of \$38,166.31 was necessary for the performance of the Contract, but was not contemplated in the original Project Contract. Such additional cost and work are set forth in Change Order Number 1. Copies of Change Order Number 1 is attached hereto as **Exhibit "A"**. Upon approval of Change Order Number 1, the original Contract Price for the Project shall be increased to \$5,311,784.96 (the "Amended Project Contract Price"); and

WHEREAS, the Corporate Authorities of the Village agree to authorize and approve the additional Project costs by approving Change Order Number 1 for the Project. The source of funding for the Project is the Street Improvement Fund; and

WHEREAS, based on the recommendation of the Village Public Works Director, the Corporate Authorities make the following findings and determinations (see bolded text) in accordance with 720 ILCS 5/33E-9 (Criminal Code; Change Order Statute) regarding changes to the Construction Contract:

1. Change Order Number 1 attached hereto as **Exhibit "A"**, and made a part hereof, increases the contract sum by more than \$10,000.00;
2. The Change Order Number 1 (a) is made necessary by circumstances not foreseeable at the time the Construction Contract was signed; (b) is germane to the Construction Contract as originally signed; and (c) is in the best interests of the Village.

In addition, the Corporate Authorities make the following finding and determination pursuant to Section 5 of the Public Works Contract Change Order Act (SO ILCS 525/5): the amount of Change Order 1 does not increase the original contract price by 50% or more of the original contract price and thus the Village is not obligated to re-bid the additional work proposed under the Change Order.

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each Whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: The Corporate Authorities of the Village of Algonquin approve Change Order Number 01 to the Project Contract in the amount of \$38166.31 payable to Martam Construction, Inc., the Contractor, in accordance with Change Order Number 1, copies of which are attached hereto as **Exhibit "A"**. The Corporate Authorities also authorize the expenditure of \$38,166.31 of Street Improvement Funds to pay for the work covered by Change Order Number 1.

SECTION 3: The Corporate Authorities of the Village of Algonquin authorize and directs the Village President, the Village Clerk, the Village Treasurer, the Village Manager and the Village Public Works Director, or their designees, to execute, process and deliver the necessary checks, wire transactions, change order documents and such other instruments necessary to comply with the authorization and direction set forth in this Resolution.

SECTION 4: Each section, paragraph, clause, and provision of this Resolution is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Resolution, nor any part thereof, other than that part affected by such decision.

SECTION 5: This Resolution shall be in full force and effect from and after its adoption, approval and publication in the manner provided by law.

Dated this 19th day of August, 2025

AYES:

NAYS:

ABSENT:

APPROVED:

(seal)

Debby Sosine, Village President

ATTEST:

Fred Martin, Village Clerk

Exhibit "A"

**Change Order Number
01**

(attached)

VILLAGE OF ALGONQUIN CHANGE ORDER

EXHIBIT "A"

PROJECT NAME: Presidential Park Reconstruction PROJECT NO.: 240329

LOCATION: 700 Highland Ave.
Algonquin, Illinois CHANGE ORDER: 1 (Final)

CONTRACTOR: Martam Construction DATE: 8/4/2025

DESCRIPTION OF CHANGE ORDER: Balancing change order based upon negotiated final quantities.

ORIGINAL CONTRACT AMOUNT: [1] \$5,273,618.65

TOTAL OF PREVIOUS AUTHORIZED CHANGE ORDERS: [2] \$0.00

CURRENT CONTRACT AMOUNT: ([1]+[2]) [3] \$5,273,618.65

PROPOSED CHANGE ORDER: (PENDING APPROVAL) [4] **\$38,166.31**

PROPOSED REVISED CONTRACT AMOUNT: (PENDING APPROVAL) ([3]+[4]) [5] \$5,311,784.96

NET OF ALL CHANGE ORDERS: (PENDING APPROVAL) ([2]+[4]) \$38,166.31

TIME EXTENSION OR REDUCTION: -

TOTAL CONTRACT TIME: (PENDING APPROVAL) -

RECOMMENDED FOR ACCEPTANCE :

Resident Engineer Date

Approved By: _____
Village President Date

Contractor Date

Attest: _____
Village Clerk Date

It is understood that as part of this change order that the Contractor agrees that all bonds, permits, insurance and guarantees a hereby extended to incorporate this Change Order

NO	ITEM	UNIT	UNIT PRICE	BID QUANT	FINAL QUAN	DIFFERENCE	AMOUNT
N/A	contracting requirements	LS	\$50,000.00	1	1	0.0	\$0.00
N/A	general conditions	LS	\$140,000.00	1	1	0.0	\$0.00
N/A	construction layout	LS	\$30,820.00	1	1	0.0	\$0.00
N/A	as-built	LS	\$10,235.00	1	1	0.0	\$0.00
15000	silt fence	LF	\$3.60	6880	6880	0.0	\$0.00
N/A	inlet and pipe protection	EA	\$200.00	24	24	0.0	\$0.00
N/A	inlet filters	EA	\$200.00	4	4	0.0	\$0.00
N/A	concrete washout	EA	\$3,689.97	1	1	0.0	\$0.00
N/A	construction fence	LF	\$18.40	1931	1931	0.0	\$0.00
N/A	construction entrance	LS	\$3,289.26	2	2	0.0	\$0.00
N/A	tree protection fencing	LF	\$4.00	2850	2850	0.0	\$0.00
N/A	building 1: site work (see note 1)	LS	\$16,805.33	1	1	0.0	\$0.00
N/A	building 2: site work (see note 1)	LS	\$12,005.33	1	1	0.0	\$0.00
33000	fence footings	\$-	0	0	0	0.0	\$0.00
N/A	sports field light footings	\$-	0	0	0	0.0	\$0.00
N/A	flag pole footings	\$-	0	0	0	0.0	\$0.00
N/A	playground footings	\$-	0	0	0	0.0	\$0.00
N/A	foul pole footings	\$-	0	0	0	0.0	\$0.00
N/A	stadium seatwall footings and wall	CY	\$1,602.12	0	0	0.0	\$0.00
N/A	seatwall footings and wall	CY	\$1,715.24	0	0	0.0	\$0.00
N/A	dugout and kneewall footings and wall	CY	\$1,665.18	0	0	0.0	\$0.00
N/A	building 1: concrete (see note 1)	LS	\$62,400.00	1	1	0.0	\$0.00
N/A	building 2: concrete (see note 1)	LS	\$68,400.00	1	1	0.0	\$0.00
116800	main play equipment (installation)	LS	\$65,160.00	1	1	0.0	\$0.00
N/A	baseball themed climber (installation)	LS	\$21,390.00	1	1	0.0	\$0.00
N/A	soccerball themed climber (installation)	LS	\$10,450.00	1	1	0.0	\$0.00
N/A	challenge course equipment (installation)	LS	\$23,090.00	1	1	0.0	\$0.00
N/A	fitness equipment (installation)	LS	\$14,830.00	1	1	0.0	\$0.00
N/A	dugout shelter (installation)	EA	\$1,365.05	6	6	0.0	\$0.00
N/A	sports affiliate's storage shed (installation)	LS	\$16,380.65	1	1	0.0	\$0.00
N/A	batting cage (installation)	LS	\$6,142.76	1	1	0.0	\$0.00
N/A	building 1: building envelope and bearing walls (see note 1)	LS	\$431,025.35	1	1	0.0	\$0.00
N/A	building 2: building envelope and bearing walls (see note 1)	LS	\$303,292.48	1	1	0.0	\$0.00
N/A	building 1: interior (see note 1)	LS	\$57,815.85	1	1	0.0	\$0.00
N/A	building 2: interior (see note 1)	LS	\$47,694.92	1	1	0.0	\$0.00
N/A	building 1: heating, ventilating, and A/C (see note 1)	LS	\$5,532.00	1	1	0.0	\$0.00
N/A	building 2: heating, ventilating, and A/C (see note 1)	LS	\$5,670.00	1	1	0.0	\$0.00
129300	player's bench (installation)	EA	\$2,047.58	6	6	0.0	\$0.00
N/A	flag pole (installation)	EA	\$3,250.00	3	3	0.0	\$0.00
N/A	baseball accessories (installation)	LS	\$8,190.31	1	1	0.0	\$0.00
N/A	benches-surface mounted (installation)	EA	\$2,047.58	13	13	0.0	\$0.00
N/A	bike rack (installation)	EA	\$1,228.55	4	4	0.0	\$0.00
N/A	picnic tables (installation)	EA	\$1,228.55	14	0	(14.0)	(\$17,199.70)
N/A	electronic scoreboard (installation)	LS	\$7,680.00	1	1	0.0	\$0.00
N/A	foul pole (installation)	EA	\$3,250.00	6	6	0.0	\$0.00
221113	water service line 2"	LF	\$58.68	472	472	0.0	\$0.00
N/A	pipe underdrains 6"	LF	\$52.04	291	291	0.0	\$0.00
N/A	building 1: plumbing (see note 1)	LS	\$64,320.00	1	1	0.0	\$0.00
N/A	building 2: plumbing (see note 1)	LS	\$77,100.00	1	1	0.0	\$0.00
221300	sanitary manholes, type A, 6' dia.,	EA	\$8,585.03	3	3	0.0	\$0.00
	type 1 frame, open lid					0.0	\$0.00
N/A	sanitary manholes, type A, 6' dia.,	EA	\$8,452.13	1	1	0.0	\$0.00
	type 1 frame, 1050Z1					0.0	\$0.00
N/A	sanitary manholes, type A, 6' dia., type 8 grate	EA	\$8,452.13	1	1	0.0	\$0.00
N/A	sanitary manholes to be adjusted	EA	\$2,049.10	2	2	0.0	\$0.00
N/A	sanitary sewer pipe 6"	LF	\$125.74	53	53	0.0	\$0.00
N/A	sanitary sewer service connection	LS	\$1,673.08	2	2	0.0	\$0.00
265600	sports field lighting and foundation	LS	\$243,876.00	1	1	0.0	\$0.00
N/A	parking lot lighting and foundation	LS	\$48,672.00	1	1	0.0	\$0.00
N/A	ballfield lighting feeders	LS	\$9,200.00	1	1	0.0	\$0.00
N/A	sports lighting controls	LS	\$4,800.00	1	1	0.0	\$0.00
N/A	restroom service panels,	LS	\$3,720.00	1	1	0.0	\$0.00
	light and fixture connections					0.0	\$0.00
N/A	1" C/ - 2#10+1#10GRD	LF	\$8.27	450	450	0.0	\$0.00
N/A	exterior C/T and meter	EA	\$3,300.00	1	1	0.0	\$0.00
N/A	MDP & SPD panel	EA	\$6,000.00	1	1	0.0	\$0.00
N/A	1.5" conduit stub	EA	\$17.15	140	140	0.0	\$0.00
N/A	1.25" conduit stub	EA	\$15.00	280	280	0.0	\$0.00
N/A	3" conduit stub	EA	\$34.20	840	840	0.0	\$0.00
N/A	service conduit and wire	LF	\$126.00	60	60	0.0	\$0.00
N/A	baseball field feeder conductors in conduit	LF	\$16.34	360	360	0.0	\$0.00
N/A	1" C - 2#8+1#8GRD	LF	\$20.35	230	230	0.0	\$0.00
N/A	1.25" C - 2#4+1#8GRD	LF	\$21.77	430	430	0.0	\$0.00
N/A	1.25" C - 2#3+1#8GRD	LF	\$20.23	560	560	0.0	\$0.00
N/A	1" C - 2#6+1#6GRD	LF	\$15.02	610	610	0.0	\$0.00
N/A	GFCI Receptacle	EA	\$372.00	3	3	0.0	\$0.00
N/A	1 1/2" PVC conduit raceway stub	LF	\$14.53	100	100	0.0	\$0.00
N/A	utility service cost	LS	\$5,000.00	2	2	0.0	\$0.00
N/A	building 1: electrical (see note 1)	LS	\$17,886.00	1	1	0.0	\$0.00
N/A	building 2: electrical (see note 1)	LS	\$16,266.00	1	1	0.0	\$0.00
311000	individual tree removal in park (inch dia.)	EA	\$517.50	41	41	0.0	\$0.00
N/A	tree clear, grub, and invasive species removal	AC	\$8,625.00	1.93	1.93	0.0	\$0.00
N/A	remove concrete paving	SF	\$2.25	4763	4763	0.0	\$0.00
N/A	remove asphalt paving	SF	\$1.42	14752	14752	0.0	\$0.00
N/A	remove fencing and footings	LF	\$10.00	2515	2515	0.0	\$0.00

N/A	remove playground timber edging	LF	\$17.19	310	310	0.0	\$0.00
N/A	remove play surfacing - EWF	CY	\$28.10	178	178	0.0	\$0.00
N/A	remove playground and footings	LS	\$10,000.00	1	1	0.0	\$0.00
N/A	remove fitness equipment	LS	\$3,000.00	1	1	0.0	\$0.00
N/A	remove and salvage plaque	LS	\$204.77	1	1	0.0	\$0.00
N/A	remove concrete curb	LF	\$6.00	675	675	0.0	\$0.00
N/A	remove parking lot signs	EA	\$150.00	6	6	0.0	\$0.00
N/A	remove storm sewer	LS	\$15.00	535	535	0.0	\$0.00
N/A	remove site furnishings	LS	\$10,000.00	1	1	0.0	\$0.00
N/A	remove restroom building	LS	\$15,000.00	1	1	0.0	\$0.00
N/A	remove concession building	LS	\$10,000.00	1	1	0.0	\$0.00
N/A	remove dugout structures	EA	\$2,000.00	6	6	0.0	\$0.00
N/A	remove backstop	EA	\$2,000.00	3	3	0.0	\$0.00
N/A	remove parking lot lights	EA	\$430.00	7	7	0.0	\$0.00
N/A	remove backflow prevention device	EA	\$1,631.36	2	2	0.0	\$0.00
N/A	remove drinking fountain	EA	\$1,673.08	2	2	0.0	\$0.00
N/A	remove sanitary sewer, 6"	LF	\$55.63	20	20	0.0	\$0.00
N/A	remove parking blocks	LS	\$1.00	1	1	0.0	\$0.00
N/A	remove and salvage soccer goals	EA	\$1.00	8	8	0.0	\$0.00
N/A	remove infield mix	CY	\$23.40	470	470	0.0	\$0.00
N/A	salvage and reinstall storm warning	LS	\$1,500.00	1	1	0.0	\$0.00
312000	topsoil strip, stockpile, and respread	CY	\$10.10	10515	10515	0.0	\$0.00
N/A	earthwork cut and fills	CY	\$13.13	9100	9100	0.0	\$0.00
N/A	earthwork haul off	CY	\$23.40	600	600	0.0	\$0.00
321216	asphalt paving-pedestrian	SY	\$29.75	972	972	0.0	\$0.00
N/A	asphalt paving-pedestrian/vehicular	SY	\$51.92	835	835	0.0	\$0.00
N/A	asphalt patch-full depth	SY	\$33.91	408	408	0.0	\$0.00
N/A	asphalt paving - mill and resurface - 2.5" depth	SY	\$31.72	5552	5552	0.0	\$0.00
N/A	painted pavement markings - parking lot	LS	\$947.74	1	1	0.0	\$0.00
N/A	sawcut at existing asphalt surface	LF	\$4.60	1409	1409	0.0	\$0.00
321313	concrete paving - pedestrian	SF	\$12.00	30097	30097	0.0	\$0.00
N/A	concrete curb at PIP	LF	\$26.00	389	389	0.0	\$0.00
N/A	utility service cost	LF	\$26.00	226	226	0.0	\$0.00
N/A	playground ramp	EA	\$2,500.00	1	1	0.0	\$0.00
N/A	concrete border at artificial turf	LF	\$35.26	189	189	0.0	\$0.00
N/A	artificial turf infield edge	LF	\$32.00	664	664	0.0	\$0.00
N/A	thickened edge at EWF	LF	\$18.00	106	106	0.0	\$0.00
N/A	thickened edge at artificial turf infield	LF	\$18.00	412	412	0.0	\$0.00
N/A	concrete curb and gutter	LF	\$32.00	1236	1236	0.0	\$0.00
N/A	depressed curb and gutter	LF	\$32.00	135	135	0.0	\$0.00
N/A	tactile warning insets	LF	\$90.00	125	125	0.0	\$0.00
321316	integral color concrete paving	SF	\$34.94	655	655	0.0	\$0.00
321540	warning track	CY	\$452.69	45	45	0.0	\$0.00
321816	engineered wood fiber - play surfacing	CY	\$83.42	217	217	0.0	\$0.00
323113	backstop post and net - 25' ht	LF	\$632.50	252	252	0.0	\$0.00
N/A	line fencing, PVC coated - 8'	LF	\$103.50	1160	1160	0.0	\$0.00
N/A	dugout back and side fencing, PVC coated	LF	\$115.00	482	482	0.0	\$0.00
N/A	outfield fencing, PVC coated - 4'ht	LF	\$69.00	1170	1170	0.0	\$0.00
N/A	single swing gate, PVC coated - 8' ht	EA	\$18.40	8	8	0.0	\$0.00
N/A	double swing gate, PVC coated - 8' ht	EA	\$2,530.00	3	3	0.0	\$0.00
327100	wet prairie plugs	AC	\$311,442.62	0.029	0.029	0.0	\$0.00
N/A	wet mesic prairie seed mix	AC	\$14,373.70	0.73	0.73	0.0	\$0.00
N/A	wet prairie seed mix	AC	\$14,518.86	0.705	0.705	0.0	\$0.00
N/A	erosion control blanket-S150BN	SY	\$2.40	3904.63	3904.6	0.0	\$0.00
329200	turf restoration	SY	\$2.40	45474	45474	0.0	\$0.00
N/A	outfield seed restoration	SY	\$2.70	11550	11550	0.0	\$0.00
N/A	erosion control blanket-S75BN	SY	\$1.98	64344	64344	0.0	\$0.00
329300	shade tree	EA	\$882.86	49	49	0.0	\$0.00
N/A	evergreen tree	EA	\$689.15	21	21	0.0	\$0.00
N/A	ornamental tree	EA	\$610.86	47	47	0.0	\$0.00
N/A	small deciduous shrub	EA	\$90.00	159	159	0.0	\$0.00
N/A	evergreen shrub	EA	\$90.00	15	15	0.0	\$0.00
N/A	ornamental grass	EA	\$15.17	678	678	0.0	\$0.00
N/A	perennial	EA	\$30.00	375	375	0.0	\$0.00
N/A	mulch	CY	\$150.16	40	40	0.0	\$0.00
N/A	mulch, method 3A	SY	\$1.20	4045.57	4045.6	0.0	\$0.00
334100	conflict manholes, 6'-diameter, type 1 frame, closed lid	EA	\$12,266.77	1	1	0.0	\$0.00
N/A	fill existing storm sewers	CY	\$210.00	12	12	0.0	\$0.00
N/A	storm sewers, class A, Type 2 12" (RCP)	LF	\$78.33	553	553	0.0	\$0.00
N/A	storm sewers, class A, Type 2 24" (RCP)	LF	\$111.55	248	248	0.0	\$0.00
N/A	storm sewers, class B, Type 1 24" (RCP)	LF	\$111.54	367	367	0.0	\$0.00
N/A	storm sewers (water main requirements) 24"	LF	\$239.18	399	399	0.0	\$0.00
N/A	catch basins, type C, 4' diameter, type 1 frame open lid	EA	\$2,460.00	1	1	0.0	\$0.00
N/A	catch basins, type A, 5' diameter, type 8 grate	EA	\$5,107.68	1	1	0.0	\$0.00
N/A	catch basins, type A, 4' diameter, type 1 frame 1050Z1	EA	\$4,253.82	7	7	0.0	\$0.00
N/A	catch basins, type A, 5' diameter, type 1 frame 1050Z1	EA	\$5,240.54	2	2	0.0	\$0.00
N/A	catch basins, type C, type 1 frame, open lid	EA	\$2,458.92	2	2	0.0	\$0.00
N/A	catch basins, type C, type 8 grate	EA	\$2,326.05	3	3	0.0	\$0.00
N/A	precast reinforced concrete flared end sections 8"	EA	\$950.00	7	7	0.0	\$0.00
N/A	precast reinforced concrete flared end sections 12"	EA	\$1,400.37	1	1	0.0	\$0.00
N/A	precast reinforced concrete flared end sections 24"	EA	\$1,846.10	8	8	0.0	\$0.00
N/A	outlet control inlet box with restrictor plate	EA	\$11,272.83	1	1	0.0	\$0.00
N/A	outlet control structure with restrictor plate	EA	\$12,325.09	1	1	0.0	\$0.00
N/A	trench backfill	CY	\$64.69	510	510	0.0	\$0.00
N/A	stone rip rap, class A3	SY	\$53.86	248	248	0.0	\$0.00
N/A	filter fabric	SY	\$5.00	248	248	0.0	\$0.00
N/A	ballfield underdrains , 4" PVC	LF	\$25.00	1770	1770	0.0	\$0.00
N/A	ballfield storm sewer, class b, type 1, 8"	LF	\$55.00	532	532	0.0	\$0.00
N/A	play surface underdrains, 4" PVC	LF	\$30.00	883	883	0.0	\$0.00

N/A	play surface storm sewers, class b, type 1, 8"	LF	\$55.00	402	402	0.0	\$0.00
N/A	cleanouts	EA	\$613.29	9	9	0.0	\$0.00
N/A	omit stadium seatwall footings and wall	CY	\$1,602.12	0	0	0.0	\$0.00
N/A	omit seatwall footings and wall	CY	\$1,715.24	0	0	0.0	\$0.00
N/A	omit dugout and kneewall footings and wall	CY	\$1,665.18	0	0	0.0	\$0.00
33000	stadium seatwall footings and core	CY	\$1,602.12	18	18	0.0	\$0.00
N/A	seatwall footings and core	CY	\$1,715.24	32	32	0.0	\$0.00
N/A	dugout and kneewall footings and core	CY	\$1,665.18	57	57	0.0	\$0.00
34500	coping stadium seating seatwalls	LF	\$300.00	78	78	0.0	\$0.00
N/A	coping seatwalls	LF	\$300.00	74	74	0.0	\$0.00
N/A	coping dugout and kneewall	LF	\$300.00	155	155	0.0	\$0.00
44300	natural stone veneer stadium seating seatwalls (full)	SFF	\$37.00	117	117	0.0	\$0.00
N/A	natural stone veneer seatwalls (full)	SFF	\$37.00	222	222	0.0	\$0.00
N/A	natural stone veneer dugout and kneewalls (thin)	SFF	\$37.00	775	775	0.0	\$0.00
33000	concrete footing and core	CY	\$1,700.00	6	6	0.0	\$0.00
34500	coping	LF	\$300.00	18	18	0.0	\$0.00
44300	natural stone veneer (full)	SFF	\$111.00	120	120	0.0	\$0.00
101400	pin on aluminum lettering	LS	\$3,420.00	1	1	0.0	\$0.00
33000	concrete footing	CY	\$2,000.00	2	2	0.0	\$0.00
34500	coping	LF	\$300.00	8	8	0.0	\$0.00
44300	natural stone veneer	SFF	\$160.00	48	48	0.0	\$0.00
116800	archway (installation)	LS	\$1,500.00	1	1	0.0	\$0.00
AUP001	PVC Sanitary Sewer, 6"	LF	\$86.00	0	280	280.0	\$24,080.00
AUP002	Sanitary MH	EA	\$8,452.13	0	1	1.0	\$8,452.13
AUP003	Plumbing Toilet Revision	LS	\$3,832.50	0	1	1.0	\$3,832.50
AUP004	Electronic Scoreboard Steel Column-Furnish	LF	\$99.80	0	40	40.0	\$3,992.00
AUP005	Swap Toilet Paper Holders to Village Preference	LS	\$1,596.00	0	1	1.0	\$1,596.00
AUP006	Add Electric Strikes to Exterior Maintenance Doors	LS	\$4,149.60	0	1	1.0	\$4,149.60
AUP007	Masonry Extension around Championship Benches	LS	\$9,263.78	0	1	1.0	\$9,263.78
TOTAL							\$38,166.31



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: August 12, 2025

TO: Tim Schloneger, Village Manager

FROM: Nadim Badran, Public Works Director

SUBJECT: Consideration of an Agreement with Featherstone, Inc., for the
Algonquin/McHenry County Shared Yard Preconstruction Services

The Village has been working with McHenry County to develop a concept for a shared yard facility located at 110 Mitchard Way, in the Village's existing Public Works Facility. The current concept calls for the following improvements:

1. Installation of a new conveyor system salt dome capable of hosting two years' worth of salt storage for both the County and the Village, approximately 15,000 tons. Current salt dome capacity is 2,600 tons.
2. Installation of a new brine system to support operations of both agencies.
3. Paving the entirety of the back lot at the facility to support large vehicle operations
4. Constructing new storage bins for materials such as sand, gravel, logs, etc.
5. Expansion of the existing stormwater detention facilities as required by the Kane County Stormwater Ordinance.

As the Phase I concept wraps up, the FY2026 budget includes funding for the detailed design Phase II work in advance of construction. The design of the project will include many different specialties, including civil engineering, ecological restoration, and architectural design including mechanical, electrical, and plumbing work. Based on these different disciplines, staff is looking to engage with a project manager to oversee the entire collaborative effort.

Currently, Williams Architects is completing the Phase I study, and it is anticipated the Village will engage with them again for Phase II, along with Christopher B. Burke Engineering for the civil design work portion. Both of these firms will rely on a number of sub-consultants during Phase II, which will carry through to construction. Staff is recommending utilizing the services of Featherstone, Inc., which is a construction/project management agency that will be tasked with overseeing the collaborative design effort. The attached proposal from Featherstone, in the amount of \$57,050 will ensure all agencies work seamlessly together, and will also manage the bidding process, through recommendation of awards for contractors.

Featherstone is a premier CM firm, with notable renovation projects including the Botanic Gardens, the Morton Arboretum, the Glenn Ellyn Park District Maintenance Facility, the Brookfield Zoo, and the Chicago Pumping Station, among many more.

It is anticipated that the IGA with the County, along with the proposal from Williams and CBBEL will be brought forward to the August 19th Committee of the Whole meeting for discussion.

Summary

1. Staff is preparing for the next phase of the shared yard project with McHenry County.
2. Lessons learned from projects such as Towne and Presidential Parks indicate the need for an expert in architectural design, including electrical, mechanical, and plumbing work.
3. Featherstone is a team of architects, engineers and project managers that can bridge all disciplines, ensuring a seamless process.
4. Featherston's proposal includes many tasks that would otherwise be included in CBBEL's scope, therefore the overall increase from their involvement does not significantly increase the project cost.
5. All costs for Phase II design work will continue to be split 50/50 with the County.

Recommendation

Staff is recommending the Village Board award a preconstruction services agreement with Featherstone, inc., in the amount of \$57,050. As the lead agency, the Village will be responsible for upfront payment with the contractor, with the County reimbursing the Village for half the cost, which will be \$28,525 of the total above.

Attachments

1. Featherstone Proposal
2. Public Works Shared Yard Draft Concept



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

4610 Roslyn Road, Downers Grove, Illinois 60515
P 630.737.1990 www.featherstoneinc.com

July 24, 2025

Mr. Nadim Badran, Director of Public Works
Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102

Subject: Village of Algonquin / McHenry County
Shared Maintenance Facility
Preconstruction Services

Dear Nadim,

It was nice meeting with everyone on the team yesterday to learn more about the Shared Maintenance Facility Project.

After our meeting and our review of the William Architects ASI.1 Concept Design Site Plan dated July 16, 2025, I have prepared this proposal to assist the Village of Algonquin / McHenry County in proactively managing cost, scope, and schedule at the earliest stages—critical to ensuring your team's limited time and resources are used effectively. We aim to support informed decision-making with our detailed cost estimate, preliminary project schedule, then through the entire design and bidding phase.

Our proposal includes the following components:

- Basic Services and Compensation
- Additional Services
- Insurance Coverage
- Payment Terms

We are available to begin the estimate upon the anticipated board approval scheduled for August 19, 2025, and forthcoming County approval at the end of August. Upon approval, it will take approximately three weeks to complete our proposed scope of services as defined in the Basic Service and Compensation section through the concept design phase, then upon alignment of the scope, budget, and schedule, continue on through the rest of the preconstruction services.

Please feel free to reach out if you have any questions or require further clarification.

Thank you again for considering Featherstone, Inc.

Basic Services / Compensation

Summary:

Item #	Description	Amount
1	Pre Construction Phase Services	
2	Concept Design - Estimating Phase Services Subtotal:	15,400
3	Schematic Design Through Construction Documents Design Phase Subtotal:	24,850
4	Bidding / Contract Award Subtotal:	16,800
5	Subtotal Pre-Construction Services	57,050

Details:

Concept Design - Estimating Phase Services

Item #	Task	Hours	Billing Rate / Hour	Total
1	Review concept design deliverables as prepared by both Williams Architect and CBBEL	1	175	175
2	Preliminary meeting with Williams Architect and CBBEL	2	175	350
3	Site visit and review of existing infrastructure	4	175	700
4	Develop a detailed cost opinion for all proposed itemized improvements, including the Salt Dome, New Fuel Island, Material Storage Binds, Liquid Storage Tanks + Brine Maker, Site Security Fencing, included required infrastructure, and site improvements, to guide decision-making aligned with budget and schedule.	50	175	8,750
5	Develop a detailed preliminary project schedule, including fast-tracking options and preliminary phasing strategies to maintain operations during construction.	8	175	1,400

6	Zoom meeting with the design team to review the estimate in detail to confirm scope of design	3	175	525
7	Client meetings: (1) with design team to present estimate; (1) with Village of Algonquin / McHenry County presentation	4	175	700
8	Allowance to work with Village of Algonquin / McHenry County and Design Team to align scope, budget, and schedule before entering schematic design	16	175	2,800
9	Concept Design - Estimating Phase Services Subtotal:	88		15,400

Schematic Design Through Construction Documents Design Phase

Item #	Task	Hours	Billing Rate / Hour	Total
1	Finalize agreements utilizing the AIA B132-2019 Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition for both Williams Architects and CBBEL, while also utilizing the AIA Document C132-2019 Standard Form of Agreement Between Owner and Construction Manager as Adviser to assure all agreements are coordinated.	2	175	350
2	Participate in bi-weekly design meetings through construction documents anticipating (10) meetings	20	175	3,500
3	Expediently review design documents during their development and advise the Village of Algonquin / McHenry County and Design Team on proposed site use and improvements, selection of materials, and building systems and equipment.	16	175	2,800
4	Provide recommendations to the Village of Algonquin / McHenry County and Design Team on constructability, availability of materials and labor, sequencing for phased construction, time requirements for procurement, installation and construction, and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.	8	175	1,400

5	Prepare and periodically update the Project schedule for the Design Team's review and the Village of Algonquin / McHenry County's acceptance. Obtain the Design Team's approval for the portion of the Project schedule relating to the performance of the Design Team's services. The Project schedule shall coordinate and integrate the Project Manager's services, the Design Team's services, other Village of Algonquin / McHenry County consultants' services, and the Village of Algonquin / McHenry County's responsibilities and highlight items that could affect the Project's timely completion.	8	175	1,400
6	As the Design Team progresses with the preparation of the Design Documents, prepare one additional detailed cost estimate at the end of Schematic Design in a detailed CSI format to identify all project costs including appropriate contingencies for design, bidding, price escalation, and market conditions. The estimate shall be provided for the Design Team's review and the Village of Algonquin / McHenry County's approval.	60	175	10,500
7	Advise the Village of Algonquin / McHenry County and Design Team if it appears that the Cost of the Work may exceed the Village of Algonquin / McHenry County's budget and make recommendations for corrective action.	8	175	1,400
8	As the Design Team progresses with the preparation of the final Construction Documents, consult with the Village of Algonquin / McHenry County and Design Team and make recommendations whenever the design details adversely affect constructability, cost, or schedules.	6	175	1,050
9	Provide recommendations and information to the Village of Algonquin / McHenry County and Design Team regarding the assignment of responsibilities for temporary Project facilities and equipment, materials, and services for common use of the Contractors. Verify that such requirements and assignment of responsibilities are included in the proposed Contract Documents.	2	175	350

10	Update the Project schedule to include the components of the Work, including phasing of construction, times of commencement and completion required of each Contractor, ordering and delivery of products, including those that must be ordered well in advance of construction, and the occupancy requirements of the Village of Algonquin / McHenry County.	2	175	350
11	Assist the Village of Algonquin / McHenry County in obtaining building permits and special permits for permanent improvements, except for permits required to be obtained directly by the various Multiple Prime Contractors.	8	175	1,400
12	Assist the Village of Algonquin / McHenry County and Design Team in connection with the Village of Algonquin / McHenry County's responsibility for filing documents required for the approvals of government authorities having jurisdiction over the Project.	2	175	350
13	Schematic Design Through Construction Documents Design Phase Subtotal:	142		24,850

Bidding / Contract Award Phase

Item #	Task	Hours	Billing Rate / Hour	Total
1	Assist the Village of Algonquin / McHenry County in obtaining information regarding applicable requirements for equal employment opportunity programs, and other programs as may be required by governmental and for quasi-governmental authorities for inclusion in the Contract Documents.	2	175	350
2	Prepare the general requirement specifications for the Project.	12	175	2,100
3	Prepare bid packages identifying the specific scope of Work for each trade or contract.	8	175	1,400
4	Prepare detailed pre-bid schedule criteria identifying long lead material items and critical path construction activities.	4	175	700
5	Prepare bid forms and documents for solicitation of competitive public bids.	2	175	350
6	Prepare a list of potential contractors for each trade package and review with the Village of Algonquin / McHenry County prior to document disbursement.	4	175	700

7	Assist the Village of Algonquin / McHenry County in pre-qualifying contractors.	4	175	700
8	Prepare legal notice for public bidding criteria.	2	175	350
9	Distribute bid documents to all interested contractors and conduct a public pre-bid conference to review all the bid documents and to allow the bidders an opportunity to visit the site and familiarize themselves with the existing conditions.	8	175	1,400
10	Assist the Design Team and the consultants in resolving questions or interpretations during the bid process.	16	175	2,800
11	Conduct formal public bid opening with a Village of Algonquin / McHenry County's representative.	2	175	350
12	Evaluate and analyze the bids as to the adequacy and completeness.	16	175	2,800
13	Conduct scope reviews with the apparent low bidders and make recommendations for contract award.	4	175	700
14	Review the availability of labor and the capabilities of the trade contractors to perform the Work as defined in the contract documents.	4	175	700
15	Prepare and execute contracts for each trade or category of Work between the Village of Algonquin / McHenry County and the trade contractors.	8	175	1,400
16	Bidding / Contract Award Subtotal:	96		16,800
17	Total Preconstruction Services			57,050

Additional Services

Should the Village of Algonquin / McHenry County or their design consultants request services beyond those listed under Basic Services / Compensation—or if there are significant changes in project scope, size, complexity, or schedule—Featherstone, Inc. reserves the right to submit an additional fee proposal for approval prior to performing the requested work.

Limits of Insurance

Featherstone, Inc. maintains the following insurance coverage:

- General and Business Liability: \$2,000,000
- Excess Liability Umbrella: \$5,000,000
- Professional Liability: \$2,000,000

Certificates of insurance are available upon request.

Payment Terms

Invoices will be issued by the first day of each month for services rendered during the previous month. Charges will reflect the agreed-upon estimating fee and any applicable reimbursable expenses, billed at a 1.10 multiplier. Payment is due in full within 30 days of the invoice date.

This proposal is accepted as of August 19, 2025

Village of Algonquin

Featherstone, Inc.



Signature
Nadim Badran,
Director of Public Works

Signature
Thomas Featherstone,
President





VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: August 5, 2025

TO: Tim Schloneger, Village Manager

FROM: Jake Benner, P.E., Village Engineer

SUBJECT: Recommendation to Approve the Phase I and Phase II Design Engineering Services Agreement with Civiltech Engineering, Inc. for the Square Barn Road Improvements

Attached is a proposal from Civiltech Engineering, Inc. (CEI) to provide Phase I and Phase II design engineering services for the Square Barn Road Improvements, along with a map outlining the project limits. The proposal includes completion of a grant application for STP-L funds. Combining Phase I and Phase II scope into a single contract helps award additional points in the STP-L grant application. The project scope includes roadway resurfacing and spot full-depth patching on Square Barn Road from Algonquin Road to approximately 600 feet south of Reserve Drive (the south Village limits). The scope also includes multi-use path replacement from Kelliher Park to John Burkey Drive, minor drainage improvements, and new pavement markings.

The current pavement and path conditions along this corridor are in need of rehabilitation, and this project is intended to extend the useful life of the roadway and path while improving drainage and safety through updated striping and minor curb improvements. Square Barn Road has the highest daily traffic volume of any local road under the jurisdiction of Algonquin and is a crucial north-south corridor along the western portion of the Village.

Village staff anticipate design to begin shortly after approval, with the goal of having final plans and specifications ready for bid early in 2027. Construction is expected to begin in Spring 2027, pending funding availability.

The services from Civiltech will include topographic survey work, preliminary and final engineering, plan and specification preparation, permitting coordination, and coordination with Village staff. The design scope will follow State and Federal requirements in an effort to qualify for grant funding. Should the project be unsuccessful in obtaining grant funds, MFT funds will be used to complete construction of this project. In this case, the Phase II scope will be scaled back to only cover MFT requirements, reducing the overall cost of this contract by about 20%.

Civiltech is a well-established engineering firm with a strong local presence and a successful history of completing transportation projects for Algonquin and other northwest suburban communities, including the IL-31 Western Bypass project. More recently, CEI

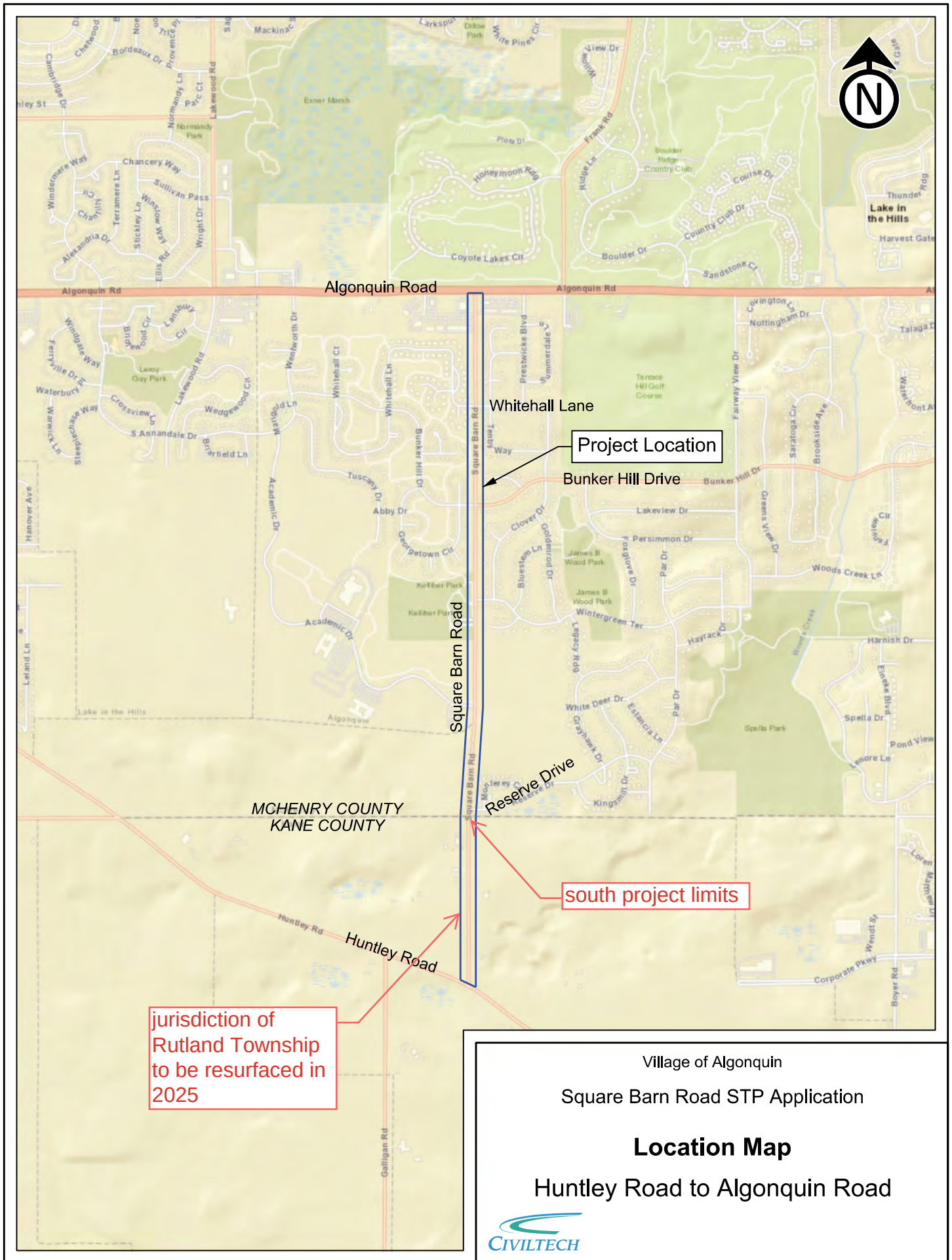
successfully completed construction oversight of both phases of Broadsmore Drive and Stonegate Road Improvements. CEI also completed the scoping and soil boring analysis for Square Barn Road this past fiscal year.

After negotiations with the CEI team, staff successfully reduced the proposal amount by \$39,000. The not-to-exceed fee for these services is now \$363,158. This will be a 1.5-year design, and there are sufficient funds to move forward with starting design this year. We propose to utilize the budgeted amount of \$100,000 in the Street Improvement Fund for FY2025-26 to cover the design fees and STP-L application. The remaining amount for the fee will be proposed in FY26-27 to complete the final engineering design scope.

Summary

1. This agreement will allow CEI to provide engineering services for the Square Barn Road Improvements.
2. Combining Phase I and Phase II Engineering into a single contract increases the chances of Federal STP-L grant funding.
3. The work will address the poor condition of this highly-trafficked street, improve the remaining section of multi-use path, and refresh pavement markings along the corridor.
4. Sufficient funds are available in the FY2025-26 Street Fund to begin final engineering.

Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board for approval of the agreement with Civiltech Engineering, Inc., to provide design engineering services for the Square Barn Road Improvements in the amount of \$363,158.00.



Village of Algonquin
Square Barn Road STP Application

Location Map

Huntley Road to Algonquin Road





Date
August 1, 2025

To
Mr. Cliff Ganek, P.E.
Village Engineer
Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102

Re
Square Barn Road Resurfacing
Phase I/II Engineering

Civiltech Engineering, Inc.

 www.civiltechinc.com

 630.773.3900

 **Itasca**
Two Pierce Place, Suite 1400
Itasca, IL 60143

Chicago
30 N LaSalle Street, Suite 3220
Chicago, IL 60602

Milwaukee
330 E. Kilbourn Avenue
Suite 1215, Tower One
Milwaukee, WI 53202

Follow us on social media.



Dear Mr. Ganek:

At your request, we have prepared a proposal for the completion of **Phase I and Phase II engineering** for the **Square Barn Road Resurfacing**.

This type of project is at the core of our expertise, and we are very familiar with the project corridor. This will allow our designers to serve the Village in an efficient and complete manner.

Attached you will find the Scope of Services for both Phase I Engineering and Phase II Engineering accompanied by a Cost Estimate of Consultant Services. A Summary of the Cost Estimate is shown below:

Phase I Engineering: \$187,523

Phase II Engineering: \$175,635

Total: \$363,158

We thank you for the opportunity to submit this proposal and look forward to the successful completion of this project. If you have any questions or require additional information, please contact me at (630) 735-3382.

Very truly yours,

Jonathan R. Vana
President | Director of Design Services
CIVILTECH ENGINEERING, INC.



SCOPE OF SERVICES

Civiltech Engineering, Inc.



SCOPE OF SERVICES

The Village of Algonquin (Village) submitted a Surface Transportation Program (STP) funding application in the 2023 Call for Projects. The project did not receive an award but was placed on the contingency list. The Village intends to apply again at the next Call for Projects, in late 2025. To show the McHenry County Council of Mayors that the Village is committed to this project, the Village intends to move forward with Phase I and Phase II engineering and fund these locally. This would give the project additional points as part of the scoring criteria and would increase the likelihood of an award. This scope assumes that STP funds will be awarded, and Federal-aid procedures will be followed.

The study area is along Square Barn Road from Huntley Road to Algonquin Road. The corridor is 2 miles long. The southern 1/2 mile is in Kane County, and the northern 1.5 miles is in McHenry County. The boundary between the Village of Algonquin and Rutland Township is located approximately 400 feet south of the county border. The portion of Square Barn Road within Rutland Township (between Huntley Road and the south leg of Reserve Drive) has recently been or is planned to be resurfaced by the Township and the section from Reserve Drive to the Village's well access road will be resurfaced by a private developer, however Federal-aid criteria will require the southern logical terminus to be Huntley Road. Huntley Road is under the maintenance and jurisdiction of the Kane County Division of Transportation (KCDOT) and the northern terminus at Algonquin Road is a McHenry County Division of Transportation (MCDOT) facility. It is not anticipated that there will be geometric improvements to the termini intersections.

The scope of the improvements will include milling and resurfacing Square Barn Road between the Village's well access road and Algonquin Road and shared-use path reconstruction between John Burkey Drive and Kelliher Park. Patching, concrete curb and gutter repairs, replacement of striping and installation of new signing, and ADA improvements will also be included as necessary within the section of Square Barn Road to be resurfaced. Except for potential grading easements in Village-owned Kelliher Park, it is assumed that all work will be within the Village's right-of-way and there will be no acquisition required of private properties. This Scope of Services consists of the work required to complete Phase I and Phase II Engineering and assist the Village in applying for construction funds as part of the 2025 STP Call for Projects.

PHASE I ENGINEERING

The Phase I Engineering for this project will consist of environmental and location-design studies, evaluation of costs and impacts, and coordination with jurisdictional agencies. The primary objective of the Phase I Engineering Study is to develop a conceptual improvement plan which fulfills all the requirements for processing and funding of this project by the Village of Algonquin, Illinois Department of Transportation, and the Federal Highway Administration (FHWA). Following is the scope of services to complete the Square Barn Road Resurfacing Phase I. This scope assumes that the project will be processed as a State Approved Categorical Exclusion and that IDOT will require the use of BLR 22210 (Project Development Report). Since the project does not change the layout and function of the roadway, this scope assumes that public involvement will not be required. It is assumed that 3R Guidelines will be used for the resurfacing of Square Barn Road and BLRS Chapter 42 for Pedestrian and Bicycle design criteria will be used for the reconstruction of the Kelliher Park shared-use path.

Item 1 – Data Collection and Early Coordination

This work item will include collecting available existing information required for the Phase I Report and performing the necessary review and cataloging for use in subsequent tasks. Public and private utility atlases will be obtained and incorporated into the topographic survey as part of the Phase II scope. Other data collection tasks are as follows:

- | | |
|--|---|
| A. Collect and review previous studies and existing roadway plans. | D. Perform project area reconnaissance. Assume one field visit. |
| B. Collect land use, public transit, zoning, school district, driveway permits, maps, and plans. | E. Obtain recent digital aerial photography of study area. |
| C. Obtain and review existing traffic signal timings and plans. | F. Prepare a base map to be used in all phases of the study, including right-of-way and property lines, and street names. |

Note: The Village will complete a utility condition assessment of Village utilities and provide reports/results of this assessment.



Item 2 – Topographic Survey

A complete design topographic survey will not be necessary as part of this resurfacing project. Civiltech’s drone pilot will fly this corridor and collect high resolution aerial photography that will be used in developing the resurfacing base sheets. Tasks to complete this item will consist of:

- A. Setting ground control on site.

B. Mission planning, flight preparation, and flight of mission.

C. Download drone data, process data, and upload to photogrammetry software.

D. QA/QC of photogrammetry software outputs.

E. Create CAD-compatible ortho-mosaic imagery and surface model.

F. Right-of-way within Village limits will be drawn based on GIS, record data, and monumentation found by the topographic surveyor.

G. This work item also includes coordination with subconsultant as detailed below.

In supplement to the drone survey, a surveying subconsultant will perform a partial topographic survey. We propose using Jorgensen and Associates, Inc. as a subconsultant to conduct the field survey. A copy of their detailed proposal is included in Attachment B. The subconsultant’s tasks will consist of the following:

- A. Detailed topographic survey will be collected only at curb ramps and the area where the bike path will be replaced.

B. The surveyor will attempt to locate any field monumentation for use in developing ROW linework.

Item 3 – Environmental Survey Request

In order to meet requirements of the Federal-aid process, environmental clearances must be obtained prior to project approval. IDOT is now requesting Environmental prescreen forms for biological and cultural reviews for all projects. It is preliminarily assumed that the project will not pass either prescreening process and that a full Environmental Survey Request (ESR) submittal will be necessary.

- A. Prepare exhibits for ESR submittal including location maps, USGS map, National Wetlands Inventory map, cultural resources map, and Environmental Survey Limits exhibits.

B. Prepare and submit Natural Resources and Cultural Resources Pre-Screening Forms.

C. Prepare and Submit ESR Form.

D. Prepare GIS Shape Files of ESR boundary for inclusion in ESR submittal.

It is assumed that an Addendum Environmental Survey Request submittal is not included as part of this scope of services.

Item 4 – Crash Analyses

In order to satisfy IDOT and FHWA requirements, it will be necessary to gather and review crash data for the study area to determine the existence of any safety hazards. This work item will include:

- A. Collect 5 years of crash data from the Village.

B. Tabulate data and plot collision diagrams.

C. Prepare roadway lighting analysis.

D. Perform bicycle and pedestrian safety analysis.

E. Evaluate safety improvement needs, identify countermeasures, and write crash analysis text.



Item 5 – Traffic Analyses

IDOT will require that all signalized intersections be evaluated for warrants and that the signalized intersections operate at an acceptable Level of Service (LOS). No improvements to these intersections are anticipated. The Village is interested in understanding if there is an opportunity to provide a pedestrian crossing along the corridor. Based on preliminary evaluations using TRA-23, there are no opportunities for uncontrolled crossings given current speeds, volumes, and geometric configurations (which are to remain unchanged). The only opportunity might be at Bunker Hill Drive if a traffic signal is warranted. Therefore, one additional signal warrant will be completed within the corridor at Bunker Hill Drive. Capacity analyses at the termini intersections will be required to demonstrate sufficient operations, but no improvements to these intersections are anticipated. It is assumed that 3R criteria will only require existing traffic analysis and therefore, 2050 traffic projections will not be requested from CMAP. This item includes the following tasks:

- A. Perform a 24-hour turning movement count at the following intersections using Miovision Scout video camera units:

a. Square Barn Road and Huntley Road (signalized intersection)

b. Square Barn Road and Bunker Hill Drive (minor-leg stop)

c. Square Barn Road and Algonquin Road (signalized intersection)

B. Coordination with McHenry County Division of Transportation (MCDOT) on County traffic count standards and scheduling.

C. Coordination with Kane County Division of Transportation (KDOT) on County traffic count standards and scheduling.

D. Process and format turning movement count data. Prepare tables and exhibits.

E. Analyze the above intersections for warrants based on MUTCD standards and guidance.

F. Prepare a TRA-23 analysis to identify whether uncontrolled crossing locations might be feasible along the corridor.

G. Prepare a memorandum to summarize the traffic signal warrant analysis at Bunker Hill Drive.

H. Prepare Existing weekday A.M. and P.M. Peak Hour capacity analyses for two signalized intersections using HCS or Synchro. It is assumed that Bunker Hill Drive will not meet a traffic signal warrant and no HCS analysis will be required here.

I. Prepare capacity analyses with Existing traffic volumes under proposed conditions.

Item 6 – Preliminary Environmental Site Assessment

As part of the environmental studies required for a Federal-aid project, it is necessary to perform a Special Waste Screening Analysis to determine if there are any sites located along the project area that may result in the need for further environmental investigation. Due to the current and previous land use, it is anticipated that the initial screening will result in the need for a Preliminary Environmental Site Assessment (PESA) to be completed to determine the extent of any special remediation that may need to occur. This item includes one PESA update prior to letting.

This work will be completed by a subconsultant, True North Consultants, Inc. A copy of their proposal is included in Attachment C.

This item includes time for subconsultant coordination and review of subconsultant deliverables.

Item 7 – Wetland Study

Available resources identify potential wetlands are located within the project limits. The National Wetland Inventory (NWI) maps, McHenry County GIS, Kane County GIS, NRCS hydric soil maps, and Google Earth aerial imagery indicate wetlands, hydrophytic vegetation, hydric soils, and depressional areas may be located within the limits of the project. Therefore, a Wetland Delineation Report for all potential wetland areas within the project limits will be prepared. This includes farmed wetland determinations and Ordinary High Water Mark delineations when applicable. As needed, coordination with the USACE Chicago District, McHenry County Planning and Development, Kane County Division of Environmental



and Water Resources, the Village of Algonquin, and Rutland Township will be conducted for regulatory, methodology, and access requirements. The Village of Algonquin has adopted the Kane County Stormwater Ordinance for all areas within the Village limits and is a Certified Community with the regulatory authority to review and issue all aspects of the Kane County Stormwater Ordinance (KCSO), including the authority to process wetland impacts and mitigation permits. Although preliminary regulatory coordination is not included in this scope of services, coordination with the Village of Algonquin through the wetland delineation process will be necessary. The proposed wetland science services will be completed in accordance with the USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0), (Midwest Regional Supplement), the McHenry County Stormwater Management Ordinance (MCSMO), and the KCSO as appropriate. This includes:

- A. An off-site records/document review of the project limits and all areas within 100 feet of the project limits, using available historical and current topographic maps, aerial imagery, NWI data, watershed plans, flood maps, ADID wetlands maps, and soil survey data.
- B. An on-site investigation of the project limits and all areas within 100 feet of the project limits, including testing for the presence of hydrologic soils, hydrophytic vegetation, and wetland hydrology to determine wetland areas and boundaries, including the determination of High-Quality Aquatic Resources. A Floristic Quality Assessment will be conducted for each identified wetland, as required by MCSMO and KCSO. All wetland boundaries will be flagged and surveyed using GPS collection systems.
- C. Determination of wetland buffers as outlined in the MCSMO and KCSO.
- D. A Wetland Delineation Report that documents the findings of the on-site investigation.
- E. Preparation and submittal of the IDOT Wetland Impact Evaluation form and impact exhibits, once impacts from the proposed improvements have been identified. One resubmittal is included in this scope of services.

Item 8 – Geometric Studies

Geometric studies for the resurfacing of Square Barn Road and the reconstruction of shared-use path between Dr. John Burkey Drive and Kelliher Park will be completed as part of the Phase II scope. The Phase I scope will consist of the following:

- A. Format plan sheets for the roadway resurfacing to be used in the Phase I Project Development Report.
- B. Format plan and profile sheets for the bike path reconstruction to be used in the Phase I Project Development Report.

Item 9 – Drainage Studies

This item consists of an analysis of the existing drainage conditions as well as any requirements for the proposed drainage system for the proposed improvement. It is anticipated that only an Existing Drainage Plan overview exhibit will be required, as well as confirmation that no modifications to the existing drainage system will be required for the proposed condition. The following is a summary of the anticipated tasks.

Existing Drainage Overview

- A. Obtain and review previous drainage studies, applicable permits, and documented drainage problems and complaints.
- B. Prepare General Location Drainage Map.
- C. Determine watershed divides and identify drainage features.
- D. Define drainage outlets and determine interpreted drainage divides.
- E. Identify existing drainage problems.
- F. Perform plan in hand field reconnaissance to review existing drainage conditions.
- G. Develop Existing Drainage Plan Overview Exhibit for the project study limits.
- H. Submit Existing Drainage Overview to the Village of Algonquin.



Proposed Drainage Overview

- A. Based on the recommended proposed improvements, confirm there will be no additional R.O.W. or easement requirements for proposed drainage.

B. Verify that the existing drainage system can accommodate the proposed roadway improvements.

C. Compose drainage section of the Project Development Report.

Item 10 – Section 4(f) Documentation

It is possible that a small amount of work will be completed on Kelliher Park property to reconstruct the shared-use path while following IDOT design standards and maintaining ADA compliance. Kelliher Park is a publicly owned recreational space and is therefore protected by Section 4(f) of the U.S. DOT Act of 1966. Since the Owner with Jurisdiction (OWJ) of Kelliher Park is the Village of Algonquin, it is assumed that documentation of the use of this land will only require a Section 4(f) Exemption Letter from the Village. This task will include:

- A. Preparation of a Section 4(f) Exemption Letter on Village letterhead and any attachments.

B. Coordination with IDOT and FHWA staff. Assume FHWA coordination will occur via e-mail and that preparation for and attendance at a formal meeting will not be required.

C. One revision of letter and attachments.

This scope assumes that no right-of-way acquisition or temporary easements will be needed on Huntley School District 158 property and that Section 4(f) documentation will not be necessary for that property.

Item 11 – Project Development Report

This item consists of preparation of the Local Project Development Form for Categorical Exclusions and Design Approval (BLR 22210) and required attachments. This item consists of the following tasks:

- A. Complete Checklist for Determination of State/Federal Approved Categorical Exclusions (BLR 19110).

B. Prepare report exhibits.

C. Write Draft PDR (BLR 22210) text.

D. Compile appendices.

E. Prepare Design Exception Guide (BLR 22000).

F. Prepare Design Exception forms (BLR 22120), if necessary. Assume no more than four design exception requests will be necessary.

G. Project Development Report Submittals will be the following.

a. Submit Draft package to Village for review.

b. Address one set of Village comments and provide a disposition of comments. Submit Draft package to IDOT for review.

c. Address one set of IDOT comments and provide a disposition of comments. Submit Pre-Final package to Village for review.

d. Address one set of Village comments and provide a disposition of comments. Submit Pre-Final package to IDOT for review.

e. Address one set of IDOT comments and provide a disposition of comments. Submit Final package to Village for review.

f. Address one set of Village comments and provide a disposition of comments. Obtain Village signature and submit Final package for IDOT approval.



Item 12 – Agency Coordination

This item consists of time for Village, IDOT, and other agency coordination. Preparation of materials for the meeting and meeting minutes are included with each meeting. For scoping purposes, it is assumed all meetings will occur virtually. The following tasks are anticipated:

- A. Village kickoff meeting.

B. IDOT kickoff meeting.

C. Phone/email coordination with the Village of Algonquin Police and Fire, schools, Post Office, Park District, and bicycle groups to inform them of the project. Assume a maximum of two coordination meetings will be conducted, if requested.

D. Coordination with IDOT regarding processing of submittals and reviews.

E. Coordination with MCDOT regarding Algonquin Road intersection.

F. Coordination with KDOT regarding Huntley Road intersection.

G. Bimonthly meetings are to be conducted with Village staff to provide status updates and discuss design decisions. Assume up to 6 meetings, with 2 Civiltech attendees, 1 hour each consisting of preparation, attendance, and summary email.

It is assumed that any Village Board presentations will be coordinated, attended, and made by Village staff.

Item 13– Funding Application

The Village expressed a desire to apply for Surface Transportation Program (STP) funds during the 2025 Call for Projects. This task will consist of the preparation of one STP application:

- A. Draft funding application text.

B. Draft application exhibits and update the project schedule.

C. Submit the draft application to the Village.

D. Revise the draft application up to two times.

E. Submit final draft of application and exhibit and submit it to MCCOM.

Item 14 – Supervision, Administration and Project Coordination

This item consists of project setup, monthly invoicing and preparation of status reports, and in-house coordination meetings. This item also includes implementation of Civiltech’s Quality Assurance/Quality Control in-house review process. The duration of the Phase I Study is anticipated to be 12 months. Specifically, the following items are included:

- A. Project setup.

B. Monthly invoicing and status reports (assume 12 months).

C. Internal coordination meetings (assume three people, 12 meetings, 1 hour each).

D. Prepare Project Program Information (PPI) form. Includes coordination with MCCOM and up to two revisions of PPI form.

E. MCCOM quarterly status reports (assume three reports are necessary during Phase I after funding has been awarded).

F. Implementation of general QA/QC procedures.



PHASE II ENGINEERING

Item 1 – Data Collection and Early Coordination

A. Initial Meeting with Village – Prior to our initial meeting with the Village, the Phase II staff will confirm our understanding of Phase I engineering and commitments. We will come to the meeting prepared to discuss the project and schedule, discuss permitting submittals and agency coordination, and request any outstanding or updated information from the Village.

B. Obtain/Update and Review Record Data – We will obtain and review available Village data including, but not limited to, subdivision plans and plats, record plans, geotechnical reports, right-of-way data, sewer videos, aerial photography and contour mapping, other existing plans, and municipal utility atlases.

C. Preliminary Utility Company Coordination – We will call in a Design-Stage J.U.L.I.E. locate request and send letters and project location maps to the utility companies within the project limits requesting copies of their utility atlases.

D. Field Review of Survey – Civiltech will develop base sheets for the project using the drone and topographic survey. Base sheets will be prepared at a scale of 1"=20' and 1"=50'. Once prepared, we will perform a "plan-in-hand" field check during which we will:

- | | |
|---|---|
| a. Verify the completeness and accuracy of the design survey while familiarizing ourselves with the project area and any special conditions in the field. | d. Prepare a detailed inventory of existing signage and any other topographic features which may affect or be affected by the proposed design. |
| b. Obtain additional field measurements to supplement the base drawing development and include the necessary information for the bidding plans. | e. Establish as accurately as possible, the locations of existing private utilities in the field using a combination of the atlases obtained and visual observation in the field. |
| c. Review the project area for any problematic drainage conditions that could be remedied as part of this project. | f. Photo-document the project area for use during design. |

E. Structure Inventory – We will perform an initial review of the existing structures throughout the project and make recommendations for any repairs or replacement. Civiltech will field review the structures to confirm the pay items and information to include in the contract documents. This work will be performed by one of Civiltech's Resident Engineers experienced in determination of structure condition. Civiltech may request the assistance of the Village or Township for land closures, if required.

F. Patching Survey – Civiltech will perform an initial survey of the curb and gutter to provide recommendations for replacement in accordance with the Village's standards for resurfacing projects. Civiltech will also prepare a pavement patching survey of the existing pavement. This work will be performed by one of Civiltech's Resident Engineers experienced in overseeing patching projects.

G. Special Waste Investigations (Coordination Only) – A full PESA will be prepared in Phase I and identified locations that require a PSI. Preparation of the necessary IEPA forms will be completed by True North as a sub-consultant to Civiltech. A PESA Update is included. Additional information regarding this work is included in the proposal from True North.

H. IDOT Project Kick-off Meeting – We will conduct a joint meeting with the Illinois Department of Transportation to discuss the project and gain everyone's acceptance of the project schedule and commitment to timely reviews. We will invite NWMC to participate in this meeting.



Item 2 - Preliminary (65%) and Pre-Final Plans, Special Provisions and Estimates

A. Pavement Design – We will complete the design of the pavement resurfacing in accordance with the pavement core report by Rubino, Bureau of Local Roads and Streets Manual (3R Guidelines) and any Village requirements.

B. Sidewalk Layout Design – There are 17 corners within the limits of the project, all of which have existing sidewalk curb ramps on at least some of the corners. Based on recent changes to PROWAG, a receiving ramp is required at all curb ramps. Since some of the intersections do not have receiving ramps, Civiltech will prepare preliminary sidewalk layout exhibits for review and approval by the Village. The detailed design of the approved ramp layout is included in the Pre-Final Plans work item.

C. Pre-Final Plans – We will prepare pre-final contract plans in accordance with the approved Phase I information, the applicable sections of the BLRS manual, applicable IDOT Standards and in accordance with current Village standards and practices. We will communicate with the Village throughout the design process to resolve any current design issues. We anticipate that the contract plans will contain the following drawings:

- | | |
|---|---|
| a. Cover Sheet (1 sheet) | f. Maintenance of Traffic General Notes (1 sheet) |
| b. General Notes, Index of Sheets, and List of State and Local Standards (2 sheets) | g. Resurfacing Plan Sheets (1"=20'; dual view) (8 sheets) |
| c. Summary of Quantities (6 sheets) | h. Pavement Marking and Signing Sheets (1"=20') (8 sheets) |
| d. Typical Sections (2 sheets) | i. Landscaping and Erosion Control Plan (1"=50') (3 sheets) |
| e. Alignment and Benchmarks (1"=100') (2 sheets) | j. Curb Ramp Details 1"=5' – 17 corners (9 sheets) |
| | k. Construction Details (7 sheets) |

The landscaping plans will be limited to restoration with topsoil and seed/sod at locations impacted by the curb and gutter and sidewalk construction. It is anticipated that maintenance of traffic will be accomplished using daily lane closures in accordance with IDOT’s Highway Standards. Therefore, detailed Maintenance of Traffic plans will not be required.

The pre-final contract documents will be submitted to the Village and IDOT for review. We will also submit the contract plans to the various utility companies. There are no significant utility conflicts anticipated as part of this project.

D. Pre-Final Special Provisions – We will prepare special provisions that supplement or amend the specifications contained in the latest edition of the Standard Specifications for Road and Bridge Construction adopted by the Illinois Department of Transportation and the latest edition of the Standard Specifications for Sewer and Watermain Construction in Illinois. Applicable Village special provisions will be utilized to supplement the Standard Specifications. In addition, we will include the latest IDOT Recurring Special Provisions Check Sheet. The most recent set of IDOT’s Bureau of Design and Environment (BDE) Special Provisions and District 1 Special Provisions will be reviewed and included in the special provisions where applicable.

E. Pre-Final Quantity Calculations – We will perform detailed quantity calculations at the pre-final stage of the plan development. Two sets of calculations will be performed by separate engineers to ensure the accuracy of the calculations.

F. Pre-Final Estimate of Cost and Construction Time – We will use the quantities of work to calculate an Engineer’s Estimate of Cost and Time. The unit prices for the various items of work will be developed based on review and analysis of recent bid tabulations for projects of similar scope and magnitude.

G. Pre-Final QC/QA Review – Prior to submission of the pre-final plans for review, we will perform an internal Quality Control / Quality Assurance review of the work completed. The review will be performed by a professional engineer independent of the design team. The Construction Engineer will also complete a full contract document review at this time. The review will consider constructability issues as well as identification of missing pay items, quantities of work, and special provisions required.

H. Pre-Final Project Review Meeting – Preliminary and Pre-Pre-final project review meeting will be held with the Village, and IDOT if required, to address design issues and plan comments generated from the pre-final contract document review.



Item 3 - Final (100%) Plans, Special Provisions & Estimates

A. Final Plans – After completion of all agency reviews and resolution of any other agency, property owner, or utility company concerns, the contract plans will be finalized. To assist the Resident Engineer (RE) we will furnish the Village, as part of our deliverables, detailed information including all design and quantity calculations. We will also prepare a technical memorandum for the RE highlighting any key issues, commitments, or special concerns that arose during the design stage of the project.

Since this is a Federal-aid project, IDOT will be responsible for letting the project. Therefore, we will provide IDOT with pdfs of the plans, as well as the number of reduced size copies that they request. We will also furnish to the Village the requested type and number of copies of the final documents.

B. Final Special Provisions – All comments received pertaining to the pre-final special provisions and bid documents will be addressed and a disposition will be submitted with the final bid documents. The status and schedule of all utility relocations, as of the date of the final plans, will be included in the bid documents.

C. Final Quantity Calculations – The quantities will be updated based on changes made to the plans after the pre-final stage.

D. Final Estimate of Cost and Construction Time – The estimates will be updated based on the revised quantities.

E. Final QC/QA Review – Prior to the final submittal, a second QC/QA review of the plans and special provisions will be performed

Item 4 - Project Administration, Coordination and Permits

A. Project Administration – This item includes project setup, monthly invoicing, and preparation of status reports. In addition, this item includes coordinating meetings with the Village as well as internal project team coordination.

B. Project Submittals – As noted above, we will make the necessary document submittals and follow through with each agency regarding their review comments or arrange a review meeting to discuss plan changes necessary to resolve conflicts if possible.

C. Various Coordination and Meetings with Village – This item includes ongoing coordination about various project elements throughout the Phase II design. We will also meet with the Village to discuss any review comments and design issues, if necessary.

D. Utility Company Coordination – Significant utility coordination is not anticipated based on the nature of the improvements. We will analyze the project for potential impacts to existing utilities. If encountered, we will provide the utility companies with a list of areas of potential conflict so that additional information, such as horizontal locates or depth borings, can be obtained where necessary to further

define the extent of conflicts. We will first attempt to address utility conflicts through design modifications while considering the impact those changes will have on the overall improvement.

E. IDOT BLRS/MCCOM Coordination and Joint Agreement Preparation – We have included a nominal amount of time to work with the Village, IDOT, and Council of Mayors in the preparation of quarterly project update forms for MCCOM, the Project Program Information Form for BLRS, and the joint agreements for construction. We will also assist with providing necessary information to support IGA commitments between the Village and Township.

F. Bid Phase Assistance – Since this project involves federal funds, IDOT will be responsible for letting the project. We will be available to respond to questions submitted to IDOT by contractors. We will also review the total bid numbers received by IDOT and make a recommendation to the Village regarding accepting the bids.

G. Pre-Construction Meeting Attendance – We will attend the pre-construction meeting at IDOT, Bureau of Construction to answer any questions regarding the design and contract documents.

THIS PROPOSAL IS ACCEPTED BY THE VILLAGE OF ALGONQUIN:



ATTACHMENT A

Cost Estimate of Consultant Services



PHASE I – COST ESTIMATE OF CONSULTANT SERVICES

Work Item	Staff Classifications, Billing Rate and Workhours														Total Workhours	% of Workhours	Labor Cost		
	Director & QC/QA	Sr. Project Manager	Traffic Engineer V	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Professional Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Drone Pilot	Layout Specialist						
Hourly Rates	\$79.50	\$71.50	\$50.50	\$46.00	\$37.00	\$45.50	\$86.00	\$45.50	\$82.50	\$47.50	\$37.00	\$44.50	\$46.50						
Item 1 - Data Collection and Early Coordination	0	2	0	9	9	14	0	0	0	0	0	0	0	34	3%	\$1,527.00			
Item 2 - Topographic Survey	0	3	0	6	6	8	0	0	0	0	0	20	8	51	4%	\$2,338.50			
Item 3 - Environmental Survey Request	0	8	0	11	27	30	0	0	2	0	0	0	0	78	6%	\$3,607.00			
Item 4 - Crash Analysis	0	8	8	14	30	0	0	0	0	0	0	0	0	60	5%	\$2,730.00			
Item 5 - Traffic Analysis	0	11	27	14	34	10	0	0	0	0	0	0	0	96	8%	\$4,507.00			
Item 6 - Preliminary Environmental Site Assessment	0	2	0	2	4	0	0	0	0	0	0	0	0	8	1%	\$383.00			
Item 7 - Wetland Study	0	0	0	0	0	0	0	0	34	11	73	0	0	118	10%	\$6,028.50			
Item 8 - Geometric Studies	0	16	0	18	36	0	0	0	0	0	0	0	0	70	6%	\$3,304.00			
Item 9 - Drainage Studies	0	0	0	0	0	0	9	41	0	0	0	0	0	50	4%	\$2,639.50			
Item 10 - Section 4(f) Documentation	2	6	0	8	12	4	0	0	0	0	0	0	0	32	3%	\$1,582.00			
Item 11 - Project Development Report	8	50	4	58	110	40	2	2	2	0	0	0	0	276	22%	\$13,399.00			
Item 12 - Agency Coordination	0	38	0	32	28	2	2	0	0	0	0	0	0	102	8%	\$5,488.00			
Item 13 - Funding Application	2	22	0	18	28	18	0	0	0	0	0	0	0	88	7%	\$4,415.00			
Item 14 - Supervision, Administration, and Project Coordination	20	50	10	46	20	2	10	0	10	0	0	0	0	168	14%	\$10,302.00			
Total Workhours by Staff Classification:	32	216	49	236	344	128	23	43	48	11	73	20	8	1,231					
Percentage of Total Workhours:	3%	18%	4%	19%	28%	10%	2%	3%	4%	1%	6%	2%	1%	100%					
Direct Labor Cost by Staff Classification:	\$2,544.00	\$15,444.00	\$2,474.50	\$10,856.00	\$12,728.00	\$5,824.00	\$1,978.00	\$1,956.50	\$3,960.00	\$522.50	\$2,701.00	\$890.00	\$372.00						
																Total Labor Cost:	\$62,250.50		
																2.70 Multiplier:	\$168,076.35		
																Total In-House Direct & Subconsultant Costs (see separate calculation):	\$19,446.83		
																PROJECT TOTALS:	1,231	100%	\$187,523.18



PHASE I – WORKHOURS

Work Item and Sub-items	Staff Classifications & Workhours														Total Workhours	% of Workhours
	Director & QC/QA	Sr. Project Manager	Traffic Engineer V	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Professional Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Drone Pilot	Layout Specialist			
Item 1 - Data Collection and Early Coordination																
By Civiltech																
A. Collect previous studies and existing roadway plans.				1	2									3	8.8%	
B. Collect land use, public transit, zoning, school district, driveway permits, maps, and plans.		1		1	2									4	11.8%	
C. Obtain existing traffic signal timings and plans.		1		2		2								5	14.7%	
D. Perform 1 field visit.				3	3									6	17.6%	
E. Obtain recent digital aerial photography of study area.						2								2	5.9%	
F. Prepare a base map.				2	2	10								14	41.2%	
Subtotal:	0	2	0	9	9	14	0	0	0	0	0	0	0	34	100%	
Item 2 - Topographic Survey																
By Civiltech and Jorgensen and Associates, Inc.																
A. Set ground control on site.													5	10	19.6%	
B. Mission planning, flight preparation, and flight of mission												3	3	6	11.8%	
C. Download drone data, process data, and upload to photogrammetry software.												3		3	5.9%	
D. QA/QC of photogrammetry software outputs.												3		3	5.9%	
E. Create CAD-compatible orthomosaic imagery and surface model.												6		6	11.8%	
F. Draw right-of-way limits based on GIS, record data, and monumentation found by surveyor.		1		2		4								7	13.7%	
G. Coordination with subconsultant and review of subconsultant deliverables.		2		4	6	4								16	31.4%	
Subtotal:	0	3	0	6	6	8	0	0	0	0	0	20	8	51	100.0%	
Item 3 - Environmental Survey Request																
By Civiltech																
A. Prepare exhibits for ESR submittal.		2		4	12	28								46	59.0%	
B. Prepare and submit Natural Resources and Cultural Resources Pre-Screening Forms.		4		4	8				1					17	21.8%	
C. Prepare and Submit ESR Form.		2		2	6				1					11	14.1%	
D. Prepare GIS Shape Files of ESR boundary.				1	1	2								4	5.1%	
Subtotal:	0	8	0	11	27	30	0	0	2	0	0	0	0	78	100.0%	



PHASE I – WORKHOURS (CONTINUED)

Work Item and Sub-items	Staff Classifications & Workhours													Total Workhours	% of Workhours	
	Director & QC/QA	Sr. Project Manager	Traffic Engineer V	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Professional Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Drone Pilot	Layout Specialist			
Item 4 - Crash Analysis																
By Civiltech																
A. Collect 5 years of crash data from the Village.		2		2											4	6.7%
B. Tabulate data and plot collision diagrams.		2		6	20										28	46.7%
C. Prepare roadway lighting analysis.				2	2										4	6.7%
D. Perform bicycle and pedestrian safety analysis.		2	4	2	8										16	26.7%
E. Evaluate safety improvement needs, identify countermeasures, and write crash analysis text.		2	4	2											8	13.3%
Subtotal:	0	8	8	14	30	0	0	0	0	0	0	0	0	0	60	100.0%
Item 5 - Traffic Analysis																
By Civiltech																
A. Perform a 24-hour turning movement count at 3 intersections using Video Collection Units.			6			6									12	12.5%
B. Coordination with McHenry County on County traffic count standards and scheduling.		1	2	1											4	4.2%
C. Coordination with Kane County on County traffic count standards and scheduling.		1	1	1											3	3.1%
D. Process and format turning movement count data.		1	2	2	6	4									15	15.6%
E. Analyze 3 intersections for warrants.		2	4	4	12										22	22.9%
F. Prepare a TRA-23 analysis.			2		2										4	4.2%
G. Prepare Bunker Hill Drive traffic signal warrant analysis memorandum.		4	4		8										16	16.7%
H. Prepare Existing capacity analyses.		1	3	3	3										10	10.4%
I. Prepare capacity analyses with Existing traffic volumes under proposed conditions.		1	3	3	3										10	10.4%
Subtotal:	0	11	27	14	34	10	0	0	0	0	0	0	0	0	96	100.0%
Item 6 - Preliminary Environmental Site Assessment																
By True North Consultants, Inc.																
A. Coordination with subconsultant and review of subconsultant deliverables.		2		2	4										8	100.0%
Subtotal:	0	2	0	2	4	0	0	0	0	0	0	0	0	0	8	100.0%



PHASE I – WORKHOURS (CONTINUED)

Work Item and Sub-items	Staff Classifications & Workhours													Total Workhours	% of Workhours	
	Director & QC/QA	Sr. Project Manager	Traffic Engineer V	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Professional Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Drone Pilot	Layout Specialist			
Item 7 - Wetland Study																
By Civiltech																
A. Perform desktop evaluation.									1	1	6			8	6.8%	
B. Conduct on-site investigation									16	2	16			34	28.8%	
C. Coordination with Village, Township, and County Staff									2		2			4	3.4%	
D. Prepare a Wetland Delineation Report (WDR)									4	8	36			48	40.7%	
E. Prepare and Submit the Wetland Impact Eval. (WIE)									1		7			8	6.8%	
F. Submit the WDR to USACE for Jurisdictional Determination if appropriate									2		4			6	5.1%	
G. Submit the WDR Kane County, McHenry County, and/or Algonquin									8		2			10	8.5%	
Subtotal:	0	0	0	0	0	0	0	0	34	11	73	0	0	118	100.0%	
Item 8 - Geometric Studies																
By Civiltech																
A. Prepare plan sheets for the roadway resurfacing to be used in the Phase I Project Development Report.		8		8	12									28	40.0%	
B. Prepare plan and profile sheets for the bike path reconstruction to be used in the Phase I Project Development Report.		8		10	24									42	60.0%	
Subtotal:	0	16	0	18	36	0	0	0	0	0	0	0	0	70	100.0%	



PHASE I – WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours													Total Workhours	% of Workhours										
		Director & QC/QA	Sr. Project Manager	Traffic Engineer V	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Professional Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Drone Pilot	Layout Specialist												
Item 9 - Drainage Studies																										
By Civiltech																										
<u>Existing Drainage Overview</u>																										
A. Obtain and review previous drainage studies, applicable permits, and documented drainage problems and complaints.															2	2	4.0%									
B. Prepare General Location Drainage Map.															3	3	6.0%									
C. Determine watershed divides and identify drainage features.															3	3	6.0%									
D. Define drainage outlets and detrmine interpreted drainage divides.															3	3	6.0%									
E. Identify existing drainage problems.															2	2	4.0%									
F. Perform plan in hand field reconnaissance to review existing drainage conditions.															3	3	6	12.0%								
G. Develop Existing Drainage Plan Overview for the project study limits.															1	10	11	22.0%								
H. Submit Existing Drainage Overview to the Village.															2	2	4.0%									
<u>Proposed Drainage Overview</u>																										
A. Confirm there will be no R.O.W. requirements.															2	3	5	10.0%								
B. Verify that the existing drainage system can accommodate the proposed roadway improvements.															2	6	8	16.0%								
C. Compose drainage section of the Project Development Report.															1	4	5	10.0%								
Subtotal:		0	0	0	0	0	0	9	41	0	0	0	0	0	50	100.0%										
Item 10 - Section 4(f) Documentation																										
By Civiltech																										
A. Preparation of a Section 4(f) Exemption Letter.															2	2		4	8	2				18	56.3%	
B. Coordination with IDOT and FHWA staff.																2		2						4	12.5%	
C. Up to one revision of letter and attachments.																2		2	4	2				10	31.3%	
Subtotal:		2	6	0	8	12	4	0	0	0	0	0	0	0	32	100.0%										
Item 11 - Project Development Report																										
By Civiltech																										
A. Complete BLR 19110.																4		4	12					20	7.2%	
B. Prepare PDR exhibits.																4		8	14	20				46	16.7%	
C. Write PDR (BLR 22210) text.																4	2	6	18		2	2	2		36	13.0%
D. Compile appendices.																8	2	8	20	12					50	18.1%
E. Prepare Design Exception Guide (BLR 22000).																4		4	8						16	5.8%
F. Prepare Design Exception forms (BLR 22120) if necessary.																12		10	20						42	15.2%



PHASE I – WORKHOURS (CONTINUED)

Work Item and Sub-items	Staff Classifications & Workhours													Total Workhours	% of Workhours
	Director & QC/QA	Sr. Project Manager	Traffic Engineer V	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Professional Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Drone Pilot	Layout Specialist		
G. Project Development Report Submittals	8	14		18	18	8								66	23.9%
Subtotal:	8	50	4	58	110	40	2	2	2	0	0	0	0	276	100.0%
Item 12 - Agency Coordination															
<i>By Civiltech</i>															
A. Village kickoff meeting.		4		4		2								10	9.8%
B. IDOT kickoff meeting.		4		4	10									18	17.6%
C. Phone/email coordination with the Village of Algonquin Police and Fire, schools, Post Office, Park District, and bicycle groups.		8		8	4									20	19.6%
D. Coordination with IDOT regarding processing of submittals and reviews.		8		2			2							12	11.8%
E. Coordination with McHenry County.		4		2	6									12	11.8%
F. Coordination with Kane County.		4		2	6									12	11.8%
G. Bionthly meetings with Village staff.		6		10	2									18	17.6%
Subtotal:	0	38	0	32	28	2	2	0	0	0	0	0	0	102	100.0%
Item 13 - Funding Application															
<i>By Civiltech</i>															
A. Draft funding application text.		8		8	12									28	31.8%
B. Draft application exhibits and update project schedule.		8		8	12	10								38	43.2%
C. Submit the draft application to the Village.	2	2												4	4.5%
D. Revise the draft application up to two times.		2		2	4	8								16	18.2%
E. Submit final draft of application and exhibits and submit to MCCOM.		2												2	2.3%
Subtotal:	2	22	0	18	28	18	0	0	0	0	0	0	0	88	100.0%



PHASE I – WORKHOURS (CONTINUED)

Work Item and Sub-items	Staff Classifications & Workhours													Total Workhours	% of Workhours	
	Director & QC/QA	Sr. Project Manager	Traffic Engineer V	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Professional Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Drone Pilot	Layout Specialist			
Item 14 - Supervision, Administration, and Project Coordination																
By Civiltech																
A. Project setup.		2												2	1.2%	
B. Monthly invoicing and status reports.		12		24			2		2					40	23.8%	
C. Internal coordination meetings.		12	2	12	12	2								40	23.8%	
D. Prepare Project Program Information (PPI) form.		2		2	8									12	7.1%	
E. MCCOM quarterly status reports.		8		8										16	9.5%	
F. Implementation of general QA/QC procedures.	20	14	8				8		8					58	34.5%	
Subtotal:	20	50	10	46	20	2	10	0	10	0	0	0	0	168	100.0%	
Total:	32	216	49	236	344	128	23	43	48	11	73	20	8	1,231		
% of Workours:	2.60%	17.55%	3.98%	19.17%	27.94%	10.40%	1.87%	3.49%	3.90%	0.89%	5.93%	1.62%	0.65%			



PHASE I – DIRECT COSTS

Item No.	Work Item	In-House Direct Cost	Sub-Consultant Cost
Item 1 - Data Collection and Early Coordination			
	Mileage: 1 trip @ 60 mi./round trip @ \$0.70/mi.	\$42.00	
	Item 1 Subtotal	\$42.00	
Item 2 - Topographic Survey			
	Subconsultant: Jorgensen and Associates, Inc.		\$12,952.83
	Mileage: 2 trips @ 60 mi./round trip @ \$0.70/mi.	\$84.00	
	Item 2 Subtotal	\$84.00	\$12,952.83
Item 5 - Traffic Analysis			
	Count Data Processing (Miovision): Three intersections @ \$400/ea.	\$1,200.00	
	Mileage: 2 trips @ 60 mi./round trip @ \$0.70/mi.	\$84.00	
	Item 6 Subtotal	\$1,284.00	
Item 6 - Preliminary Environmental Site Assessment			
	Sub-Consultant: True North Consultants, Inc.: PESA		\$5,000.00
	Item 7 Subtotal		\$5,000.00
Item 7 - Wetland Study			
	Mileage: 2 trips @ 60 mi./round trip @ \$0.7/mi.	\$84.00	
	Item 7 Subtotal	\$84.00	
	Total In-House Direct Costs:	\$1,494.00	-
	Total Subconsultant Costs:	-	\$17,952.83
	TOTAL IN-HOUSE DIRECT & SUBCONSULTANT COSTS:	\$19,446.83	



PHASE II – COST ESTIMATE OF CONSULTANT SERVICES

Item	Personnel & Hours						Total Hours	% of Hours	Labor Cost
	Director of Design Services	QC/QA Engineer	Project Manager	Engineer IV	Engineer I	Resident Engineer V			
	\$86.00	\$75.00	\$57.00	\$43.00	\$36.00	\$58.75			
1 Data Collection and Early Coordination									
	2	0	19	26	26	24	97	7.0%	\$ 4,719.00
2 Preliminary (65%) and Pre-Final (90%) Engineering									
	4	24	119	384	382	0	913	65.7%	\$ 39,191.00
3 Final (100%) Plans, Special Provisions and Estimates									
	4	20	58	92	88	0	262	18.8%	\$ 12,274.00
4 Project Administration, Coordination and Permits									
	14	2	54	40	8	0	118	8.5%	\$ 6,440.00
Total	24	46	250	542	504	24	1390		
Total Labor									\$ 62,624.00
Overhead and Profit Multiplier (2.70)									\$ 169,084.80
Direct Costs and Subconsultants									\$ 6,550.00
Total Engineering Cost:									\$175,634.80



PHASE II – WORKHOURS

Item No.	Item	Personnel & Hours						Total Hours	% of Hours
		Director of Design Services	QC/QA Engineer	Project Manager	Engineer IV	Engineer I	Resident Engineer V		
1	Data Collection and Early Coordination								
A.	Initial Meeting with Village	1		1	2			4	4.1%
B.	Obtain/Update and Review Record Data			2	2	2		6	6.2%
C.	Preliminary Utility Company Coordination			1	4			5	5.2%
D.	Field Review of Survey			8	8	8		24	24.7%
E.	Structure Inventory			2	4	8	12	26	26.8%
F.	Patching Survey			2	4	8	12	26	26.8%
G.	Special Waste Investigations (Coordination Only)			2				2	2.1%
H.	IDOT Project Kick-off Meeting	1		1	2			4	4.1%
	Sub-total Item 1	2	0	19	26	26	24	97	100.00%
2	Preliminary (65%) and Pre-Final (90%) Engineering								
A.	Pavement Design			1	4			5	0.5%
B.	Pre-Final (90%) Plans								
	Cover Sheet	1		1	2	4		7	0.8%
	General Notes, Index of Sheets, and List of State and Local Standards	2		1	2	4		7	0.8%
	Summary of Quantities	6		2	8	8		18	2.0%
	Typical Sections	2		2	8	16		26	2.8%
	Alignment and Benchmarks (1"=100')	2		2	16	8		26	2.8%
	Maintenance of Traffic General Notes	1		1	4	4		9	1.0%
	Resurfacing Plan Sheets (1"=20' dual view)	8		32	80	80		192	21.0%
	Shared Use Path Plan & Profile Sheets (1"=20')	4		16	80	80		176	19.3%
	Pavement Marking and Signing Sheets (1"=20' dual view)	8		16	40	40		96	10.5%
	Landscaping Plan (1"=50' dual view)	3		4	20	20		44	4.8%
	Curb Ramp Details (1"=5') (17 corners)	9		8	60	72		140	15.3%
	Construction Details	6		2	2	4		8	0.9%
C.	Pre-Final Special Provisions			16	32	2		50	5.5%
D.	Pre-Final Quantity Calculations			8	24	40		72	7.9%
E.	Pre-Final Estimate of Cost and Construction Time			6				6	0.7%
F.	Pre-Final QC/QA Review	4	24					28	3.1%
G.	Project Review Meetings			1	2			3	0.3%
	Sub-total Item 2	4	24	119	384	382	0	913	100.00%



PHASE II – WORKHOURS (CONTINUED)

Item No.	Item	Personnel & Hours						Total Hours	% of Hours
		Director of Design Services	QC/QA Engineer	Project Manager	Engineer IV	Engineer I	Resident Engineer V		
3	Final (100%) Plans, Special Provisions and Estimates								
A.	Final Plans	2		40	72	72		186	71.0%
B.	Final Special Provisions			8	4			12	4.6%
C.	Final Quantity Calculations			8	16	16		40	15.3%
D.	Final Estimate of Cost and Construction Time			2				2	0.8%
E.	Final QC/QA Review	2	20					22	8.4%
Sub-total Item 3		4	20	58	92	88	0	262	100.00%
4	Project Administration, Coordination and Permits								
A.	Project Administration	8	2	20				30	25.4%
B.	Project Submittals			8	8	8		24	20.3%
C.	Design Review Meeting	4		8	8			20	16.9%
D.	Utility Company Coordination			4	20			24	20.3%
E.	IDOT BLRS/NWMC Coordination and Joint Agreement Preparation	2		10				12	10.2%
F.	Bid Phase Assistance			2	2			4	3.4%
G.	Pre-Construction Meeting Attendance			2	2			4	3.4%
Sub-total Item 4		14	2	54	40	8	0	118	100.00%
Total Hours:		24	46	250	542	504	24	1390	
% of Hours:		1.7%	3.3%	18.0%	39.0%	36.3%	1.7%	100.0%	



PHASE II – DIRECT COSTS

DIRECT COSTS AND SUBCONSULTANT FEES			
ITEM 1 - Shipping Allowance		Direct Costs	Subconsultant Fees
		\$100.00	
Total Item 1		\$100.00	
ITEM 2 - Printing Allowance			
		\$250.00	
Total Item 2		\$250.00	
ITEM 3 - Vehicle Expense			
Mileage		\$200.00	
Total Item 3		\$200.00	
ITEM 4 - CCDD Investigations and PESA Update			
True North Consultants			\$6,000.00
Total Item 4		\$0.00	\$6,000.00
TOTAL DIRECT EXPENSES:		\$550.00	\$6,000.00

July 23, 2025

Mr. Thomas Hall
Chief Wastewater Operator
Village of Algonquin
125 Wilbrandt Road
Algonquin IL 60102 WWTP

**Subject: Proposal for Professional Engineering Services
 2026 Flow Monitoring**

Dear Mr. Hall,

RJN Group, Inc (RJN) is pleased to submit this proposal to the Village of Algonquin (Village) for spring flow monitoring of the Village's collection system tributary to the Algonquin Wastewater Treatment Plant. The Village would like to determine which areas of the Village are producing the most inflow and infiltration (I/I) so that a detailed investigation program can begin to identify I/I sources. Flow monitoring will help determine which parts of the system are producing the most I/I and prioritize further Sanitary Sewer Evaluation Survey (SSES) efforts.

Following the flow monitoring, a multi-year inspection program can be built to begin systematically moving further into the sewer system with the ultimate goal of identifying sources of I/I that can be addressed under a rehabilitation program. The planning for this multi-year program will be included in this proposal.

We hope that, upon review of our proposal, you will find our **engineering-led approach** and experience to be best suited for the completion of this project.

RJN, established in 1975, is a professional engineering consulting firm focused on providing innovative engineering solutions and field services. With over 90% of our clients being municipalities and public utilities, and over 85% of our work focused on sewer collection systems, we are uniquely qualified for this project.

Key Project Goals and Objectives

The primary goal of this project is to gauge levels of I/I, determine the sub-basins contributing the most I/I to the system, and to identify locations of capacity restrictions on the collection system. This goal will be achieved by installing flow monitors at strategic points near the treatment plant to measure the sanitary sewer flow response to wet-weather events.

The main components of this proposal are:

- 6-months of flow meter services including installation, data collection and processing, calibrations and hydraulic confirmations, and ongoing maintenance.
- Provide raw data access to the Village within 24 hours.
- Provide an engineering analysis of the monitoring results.
- Draft a multi-year monitoring, inspection, and rehabilitation program plan for the Village to properly budget for future work.

Since the Village is expecting to have meters in the ground in various locations for several years, RJN recommends that the Village purchase flow monitors for this project. The advantage is that, while there is additional up-front cost, the Village will not need to lease equipment for future flow monitoring projects. It takes roughly 2-years of meter-days for the purchase of flow monitoring equipment to be economically advantageous.

Following the completion of this project, the Village will have quality assurance/quality control (QA/QC) reviewed flow monitoring data from the study areas, an understanding of how the basins compare in their contribution of inflow and infiltration, and a budgetary plan for future studies and rehabilitation efforts.

Proposed Monitoring Locations

Following discussions with Village staff and a review of the Village's collection system atlases, we recommend installing four **area-velocity flow meters** for six months. A map showing proposed flow meter locations and basins is provided in Exhibit D.

Keys to Success

As collection system consulting engineers, we understand that accurate and representative flow monitoring data serves as the base for system analyses, capital planning, and design. As a firm we have invested in developing tools and techniques to ensure that collected field data is accurate, representative, and defensible. We have developed the following keys to flow monitoring success:

- "Fit for Purpose" Technology – RJN owns flow meters from the four leading meter manufacturers ensuring that each installation uses the best equipment for the site.
- Redundant Depth Sensors – Each installation includes an ultrasonic and a pressure sensor to measure depth, ensuring the highest quality data, from low-flow through surcharging conditions.
- Always Include Velocity – Level sensors installed without a velocity sensor are **unable to factor in downstream flow issues** and always assume unrestricted flow. This can cause severe overreporting of flow, especially when installed near lift stations or treatment facilities.
- Cellular Telemetry – Each meter and rain gauge installation is fitted with cellular telemetry allowing daily uploads of meter data.
- Clarity® - Daily flow and rainfall data is provided on Clarity, RJN's secure online data platform for easy access to the flow data, and full transparency on meter maintenance and confirmation logs for the Village.



- Hydraulic Confirmations – Manual measurements are taken throughout the project to verify the accuracy of the data being collected by the meters.
- Expert Analysis – Our dedicated data group is highly trained to review and analyze flow data, providing a more advanced and educated engineering analysis.

Assuring Quality and Safety

Quality Assurance

RJN is committed to providing **quality** deliverables. The completion of this study is critical in providing actionable results for the Village. As collection system specialists, RJN has built data review processes that ensure that all data is as accurate as possible. RJN's internal Quality Control tools, as well as our corporate training and Quality Assurance processes, are designed to deliver a program that will provide value for the Village.

Safety

As an employee-owned firm, RJN's commitment to the **safety** of our employees, Village staff, and the public is paramount. RJN demonstrates that commitment to safety in our internally developed and audited safety program where our goal is to have all field staff, engineers, and project managers "RJN Safety Certified." Every project follows RJN's health and safety guidelines when completing any field work.

Price and Schedule Summary

This project will be invoiced on a unit price and lump sum basis for a total not-to-exceed fee of \$145,380. Complete Scope of Services, Pricing, and Schedules are provided in the following exhibits:

- Exhibit A – Scope of Services
- Exhibit B – Pricing
- Exhibit C – Schedule
- Exhibit D – Maps

We are looking forward to the opportunity to work with the Village of Algonquin on this important project. It is our pleasure to submit this proposal to you. Please feel free to contact Francisco at 217.714.1209 if you would like to discuss this proposal or have any questions.

Sincerely,



Francisco Sobral, PE
Client Manager
217.714.1209



Tom Romza, PE
Regional Manager
224.587.7366



EXHIBIT A

SCOPE OF SERVICES

RJN is proposing the following scope of services to provide flow monitoring services for the Village of Algonquin:

1. Flow Monitoring

- a. Purchase four (4) flow monitor set ups on behalf of the Village for Village ownership.
- b. Use Village-owned flow meters for the duration of the monitoring period (minimum 6 months). Additionally, provide rental of rain gauges for the duration of the monitoring period.
- c. Investigate potential meter sites for hydraulic suitability. Determine alternate locations if necessary.
- d. Prepare equipment for installation. Install equipment at approved locations. Provide standard traffic control measures (portable signs and cones) at each site, as necessary.
- e. During installation, calibrate each flow meter by taking manual depth and velocity measurements and comparing with meter readings. Perform tipping tests on the rain gauges.
- f. Prepare the hosting system for managing the data. Review the data at least once per week and report any equipment service needs to the Project Manager.
- g. Take a minimum of three additional rounds of calibration measurements during the project duration.
- h. Provide maintenance as necessary to keep equipment in proper operation for the duration of the project. Perform additional calibrations during maintenance, as necessary.
- i. Review data with the Village prior to scheduled removal to discuss options to extend the meter duration or remove at scheduled removal time.
- j. Perform final calibration measurements at each site (for a minimum of five total) and remove the flow meters and rain gauges.
- k. On Clarity, provide access to flow monitoring data, site visit and maintenance records, and real-time flow analysis for all installed monitors during and after the flow monitoring period.

2. Data Evaluation and Reporting

- a. Provide accounts for Village staff to Clarity®. Provide initial training on accessing and viewing data on Clarity. Provide flow monitoring data and Rainfall Derived Inflow and Infiltration Analysis on Clarity.
- b. Process the collected raw data and prepare a final data set.
- c. Provide a complete set of final, processed flow data. Provide a final meter location map and site sheets for each location with the final data set.
- d. Provide scattergraphs and hydrographs.
- e. Include the following information in a Technical Memorandum:

- i. Details on each flow meter location.
- ii. Summary of the flow data collected including analysis of wet- and dry-weather flow patterns.
- iii. Recommendations for the next appropriate steps including recommendations for additional monitoring, a multi-year investigation and rehabilitation program, or other means for inspecting and identifying infiltration and inflow.
- iv. Provide a digital copy of final memorandum files, data, GIS geodatabases, and photographs.

3. Project Management

- a. Provide project management services including invoicing, scope, schedule, fee tracking, and closeout services.
- b. Meet with Village staff as necessary to discuss progress of the project.

Items Requested from the Village

- 1. Updated GIS geodatabases, shape files, or CADD atlases for the sanitary sewer collection system. Any design and/or record drawings, maintenance and repair records, past inspection data, and any other related data.
- 2. Access to sanitary structures for inspection. Assistance locating or opening seized/buried manholes as required.
- 3. Assistance with traffic control in high traffic areas, as necessary.



EXHIBIT B PRICING

Pricing for the 2026 Flow Monitoring project is as follows:

Pricing Terms for Invoicing: Unit Price/ Lump Sum (percent complete)

Not-To-Exceed Total Cost: \$145,380 (per the following cost schedules)

Cost Schedule

Task	Quantity	Units	Cost/ Unit	Task Fee
Meter Purchase	4	Meter	\$16,600	\$66,400
Meter Site Investigation and Install	4	Meter	\$2,930	\$11,720
Rain Gauge Site Investigation and Install	3	Gauge	\$1000	\$3,000
Site Maintenance and Data Review	6	Month	\$7,560	\$45,360
Analysis and Reporting	1	Lump Sum	\$13,400	\$13,400
Project Management and Meetings	1	Lump Sum	\$5,500	\$5,500
PROJECT TOTAL				\$145,380

Proposal Option

This Proposal can be amended to include additional work upon joint approval by the Village and RJN.



EXHIBIT C

PROPOSED SCHEDULE

RJN is prepared to start work immediately upon an Agreement. This schedule is based on a Notice to Proceed no later than August 31, 2025.

Task	Timeline
Meter Purchase	By the end of January 2026
Equipment Installation	By the end of April 2026
Data Evaluation & Reporting	Within three months of monitoring period completion



EXHIBIT D MAP





VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: August 5, 2025

TO: Tim Schloneger, Village Manager
Committee of the Whole

FROM: Jason Schutz, Utilities Superintendent

SUBJECT: Sanitary Collection System Flow Monitoring – RJN Group Inc

RJN Group, Inc. has submitted a proposal to conduct professional engineering services for flow monitoring in spring 2026. This initiative is designed to identify areas within the Village's sanitary sewer collection system that contribute high levels of inflow and infiltration (I/I) and inform the development of a multi-year inspection and rehabilitation program.

Scope of Work

1. Flow Monitoring (6 months minimum)

- Purchase and install four area-velocity flow meters and three rain gauges.
- Provide real-time data through RJN's *Clarity*® platform.
- Perform routine calibrations, maintenance, and hydraulic confirmations.
- Use dual depth sensors and cellular telemetry for data integrity.
- Deliver data access within 24 hours and ensure QA/QC standards.

2. Data Evaluation and Reporting

- Provide comprehensive data sets, including:
 - Hydrographs and scattergraphs
 - Rainfall-derived I/I analysis
 - GIS deliverables and final meter site documentation
- Issue a Technical Memorandum summarizing findings and future recommendations.

Currently, the Water and Sewer Improvement Fund has allocated \$150,000.00 specifically for Sanitary Collection System Flow Monitoring. Therefore, it is our recommendation that the Committee of the Whole take action to move this matter forward to the Village Board

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for approval of the Flow Monitoring in the amount of (not to exceed) \$145,380.00 to RJN Group Inc.



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: August 5, 2025

TO: Tim Schloneger, Village Manager
Michael Kumbera, Deputy Village Manager/Chief Financial Officer
Nadim Badran, Public Works Director

FROM: Michael Reif, Internal Services Supervisor

SUBJECT: Authorization to Purchase 2025 John Deere 544P Wheel Loader

Staff recommends the Village Board approve the purchase of a 2025 John Deere 544P wheel loader to replace the existing 2015 John Deere 544K unit (#541), which meets the Village's replacement criteria with a score of 34 points.

The Public Works Department evaluated three-wheel loader models based on performance, ease of use, and safety. The John Deere 544P, an updated version of the Village's current loader, offered superior safety and efficiency features expected to enhance both productivity and operational safety.

Recommendation

Staff recommends purchasing the 544P from Westside Tractor for a not-to-exceed price of \$157,047.09 through the Sourcewell cooperative purchasing contract #011723-JDC. The FY 25/26 budget includes \$150,000 for this purchase.

To reduce the total financial impact, staff proposes the following approach for disposal of the current 2015 John Deere 544K loader:

1. The unit will first be listed on the GovDeals auction platform.
2. If the final sale price meets or exceeds the trade-in value of \$78,000, the Village will proceed with the auction sale to maximize revenue.
3. If the auction does not yield at least \$78,000, the Village will proceed with the trade-in offer from Westside Tractor.



3110 Prairie Road • Rockford, IL 61102

(815) 961-3160

8/5/2025

DATE

CUSTOMER ORDER#

Ron Svartoien
SALESPERSONPURCHASER NAME: **ALGONQUIN, VILLAGE OF**ADDRESS: **110 MITCHARD WAY**CITY, STATE, ZIP **ALGONQUIN, IL 60102** PHONE# **8476582700**

QTY	DESCRIPTION	PRICE
1	2025 John Deere 544 P 4WD Loader	\$ 235,047.09
	Serial Number TBD Stock Number NEW DEERE	
	Per Sourcewell Contract (011723-JDC) dated June-16-2025	
	• Full Machine 12 Month -Unlimited Hour Warranty	
	TRADE-IN: SERIAL NUMBER	
	2015 John Deere 544K with 3380 hours 667566	\$ 78,000.00
		\$ -
		\$ -

TAXES*			
SALES	\$ -	SELLING PRICE	\$ 235,047.09
TIRE USER FEE		LESS TRADES-IN(S)	\$ (78,000.00)
COOK COUNTY USE	\$ -	SUBTOTAL	\$ 157,047.09
COOK COUNTY RETAIL	\$ -		
GROSS FET (12%)	\$ -	TOTAL TAXES*	\$ -
- Tire Credit	\$ -	SUBTOTAL	\$ 157,047.09
NET FET	\$ -		
C. OF CHICAGO	\$ -	TOTAL RENT TO APPLY	\$ -
TOTAL TAXES*	\$ -	PAYOFF OF TRADES	\$ -
RENT TO APPLY**		CASH DOWN PAYMENT	\$ -
RENTALS BILLED	\$ -	SECURE	\$ -
RENT TAX BILLED	\$ -	PM PLUS	\$ -
LESS SERVICE CHARGE	\$ -	OTHER	\$ -
TOTAL RENT TO APPLY**	\$ -	BALANCE DUE	\$ 157,047.09

TERMS: CASH ON DELIVERY _____ CONDITIONAL SALES CONTRACT _____ MAKE CHECKS PAYABLE TO:
NOTES: "WEST SIDE TRACTOR SALES CO"

WARRANTY CODE: _____ F.O.B. _____

ALL NEW EQUIPMENT IS SOLD UNDER THE STANDARD WARRANTY, IF ANY, OF THE MANUFACTURER.

ALL DELIVERIES ARE SUBJECT TO DELAYS CAUSED BY ACTS OF GOD, FIRES, STRIKES, WAR, INSURRECTION OR ANY OTHER CAUSE BEYOND THE REASONABLE CONTROL OF OURSELVES OR THE MANUFACTURER

IT IS UNDERSTOOD THAT THIS ORDER CONSTITUTES THE ENTIRE CONTRACT AND SHALL NOT BE BINDING UNTIL OFFICIALLY ACCEPTED BY THE WEST SIDE TRACTOR SALES CO. PURCHASER HAS READ AND UNDERSTANDS WARRANTY TERMS AND REVERSE SIDE.

IF A TRADE-IN IS A PART OF THIS PURCHASE ORDER, "PURCHASER" HEREBY CERTIFIES THAT SUCH TRADE-IN(S) IS FREE AND CLEAR OF ALL LIENS OR

ENCUMBRANCES EXCEPT AS SHOWN ABOVE.

YOU ARE HEREBY AUTHORIZED TO ENTER THE ABOVE ORDER FOR THE UNDERSIGNEDSALESPERSON: Ron SvartoienPURCHASER: ALGONQUIN, VILLAGE OF

ACCEPTED FOR WEST SIDE TRACTOR SALES CO.

BY: _____

BY: _____

DATE: _____

Sales Manager

Revision 6/17/18

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**WEST SIDE TRACTOR SALES**

3110 Prairie Road Rockford IL 61102

(815) 961-3160

Ron Svartoien - Sales Representative - rons@wstsales.com



June 16, 2025

ALGONQUIN, VILLAGE OF
110 MITCHARD WAY
ALGONQUIN, IL

Sourcewell ID #

2025 John Deere 544 P 4WD Loader**SOURCEWELL Cooperative Contract 011723-JDC***Please note that this quote is valid for 30 days.*

Code	Machine Configuration Description	Unit Price
All the prices in the detailed sections are Per machine basis. Qty (1)		
6032D	544 P-Tier Wheel Loader	300,538.00
0202	United States	-
0259	English	-
0351	Translated Text Labels	-
0400	Standard Loader	-
0452	High Lift Z-BAR	4,643.00
0613	Level 3 Trim - Flat Black Exhaust - 140 Amp Alternator - 15 Amp Converter - LED Work and	7,818.00
	Drive Lights - Premium Seat, Heated and Ventilated with Heavy Duty Air Suspension - Ride Control	-
0656	Level 2 Performance - Locking Front Differential - Locking Rear Differential - Auto Diff Lock	4,658.00
	Less Throttle Lock - Pile Slip Assist - Wheel Spin Control - 5-Speed Powershift Transmission	-
956	Rear Camera (Secondary Display)	-
1100	Less Detection System	-
1210	Premium Package Radio	400.00
1301	Left Side Steps	-
183N	JDLINK™	-
1862	Level 2 Fleet Health	-
2201	Less Payload Scale w/ Cycle Counter	126.00
2261	8 IN (203mm) Touchscreen Display	-
2301	10.1 IN Secondary Display - G5	3,844.00
4065	John Deere 4.5L - FT4/SV	-
6522	Standard Hitch w/ Pin & Rear Counterweight	-
7025	Single Axis Lever Controls	215.00
7053	Two Function Hydraulics	-
5315	Michelin XHA2 - 20.5R25 L3 1-Star Radial Tires w/ 3 PC Rims	23,977.00
5552	Standard Front Fenders	-
7403	Hydraulic Coupler - JRB 416 Pattern	8,407.00
7822	3.00 YD (2.30 CM) Enhanced Performance	10,699.00
7458	Bolt-On Cutting Edge	1,052.00
7500	Less Fork Frame	-
7700	Less Tines	-
8065	Cold Weather Starting - Includes- Engine Block Heater	259.00
8295	Heated And Powered Exterior Mirrors	758.00
8505	Guards - Transmission & Bottom	2,167.00
8502	Maintenance and Service Package - Engine Compartment Light - Environmental Drain	629.00
8508	Auxiliary Equipment Package - Beacon Light (Amber) - Seat Belt Indicator Beacon Light	1,193.00
	(Green) - Fire Extinguisher - Slow Moving Vehicle Emblem - License Plate Bracket	-
8042	Axle Oil Cooling and Filtration	2,885.00
8082	Electrical Corrosion Prevention Package - Preventive corrosion treatment for use in corrosive	1,518.00
	environments. Preventive corrosion treatment includes dielectric grease for electrical connections and	-
	polyurethane-based sealant on exposed terminals.	-
List Price		\$ 375,786.00
Discount 39.0%		\$ 146,556.54
Net Price		\$ 229,229.46

Custom Jobs Description	Qty	Price
Factory Freight Destination Rockford, IL 61102	1	3,057.63
Dlr provide Pre-Delivery Inspection, Supplies and Fuel Fill	1	2,060.00

Dealer Provided Delivery	1	700.00
Total Price		\$ 5,817.63
Quote Summary (per unit)		
Item Description	Prices	
Machine Net Price	\$	229,229.46
Custom Jobs	\$	5,817.63
Total Net Price Quantity (1)	\$	235,047.09
Less Trade-in		
2015 John Deere 544K with 3380 hours		78,000.00
Net Price less Trade-Ins		\$ 157,047.09

Expected Machine Delivery Date: September 18, 2025

Warranty Terms

544 P includes • Full Machine 12 Month -Unlimited Hour Warranty