

**COMMITTEE OF THE WHOLE
JANUARY 14, 2025
VILLAGE BOARD ROOM
2200 HARNISH DRIVE, ALGONQUIN
7:30 P.M.**

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

∞ AGENDA ∞

- 1. Roll Call – Establish a Quorum**
- 2. Proclamation Congratulating the Algonquin Argonauts 8U Football Team on their Regional Championship**
- 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 the First Amendment to the Algonquin Meadows Development Agreement
 - B. Consider the Preliminary Planned Development, a Preliminary Plat of Subdivision, and a Special Use Permit for a Gas Station at the Southwest Corner of East Algonquin Road and Illinois Route 25
 - C. Consider a Zoning Map Amendment from B-1 Business, Limited Retail Zoning District to B-2 Business, General Retail Zoning District
- 5. General Administration**
 - A. 2024 Community Survey Presentation
 - B. Consider the Designation of Depositories for Funds and Other Public Monies in the Custody of the Village of Algonquin
- 6. Public Works & Safety**
 - A. Consider an Agreement with National Power Rodding for the Storm Sewer Lining Project on Braewood Drive
 - B. Consider an Agreement for Grounds Maintenance Services with Sebert for 2025-2027
 - C. Consider an Agreement for Downtown Landscape Maintenance Services with Yellowstone Landscapes for 2025-2027
 - D. Consider an Agreement with the Catholic Diocese for the Eastgate Drive Improvements
 - E. Consider an Intergovernmental Agreement with the County of McHenry for the McHenry County Gang Task Force
- 7. Executive Session (if needed)**
- 8. Other Business**
- 9. Adjournment**

PROCLAMATION

CONGRATULATING THE ALGONQUIN ARGONAUTS YOUTH FOOTBALL 8U TEAM ON THEIR REGIONAL CHAMPIONSHIP

WHEREAS, The Algonquin Argonauts Youth Football & Cheer is the largest organization serving McHenry/Kane County that is affiliated with Pop Warner, the nation's largest youth football and cheer organization; and

WHEREAS, The Algonquin Argonauts are a member of the Chicagoland Pop Warner Conference within the Mid-America Pop Warner Region; and

WHEREAS, After winning the Chicagoland Pop Warner State Championship in dominate fashion, the Argonauts 8U team made the cross-state trek to Chesterton, Indiana, to face the vaunted Hobart Brickies in the regional championship; and

WHEREAS, Champions are rare. Everybody has some chance, some opportunity to change and improve, but not everybody takes advantage; and

WHEREAS, The thing about Argonauts football - the important thing about Argonauts football - is that it is not just about football. There are certain traits that are present in every winning team: passion, commitment, confidence, pride in performance, high standards of excellence, relentlessness, perseverance, and the ability to perform in adverse circumstances; and

WHEREAS, The Argonauts 8U team is proof that good things come to those who work. Because the players worked together, they won together. The strength of the Argonauts team is each individual member. The strength of each member is the Argonauts team; and

WHEREAS, During the championship game the players showed that it's not the size of the dog in the fight, but the size in the fight of the dog. Whenever they got knocked down, they got back up. The players understand that when you don't give up, you cannot fail; and

WHEREAS, the Algonquin Argonauts 8U team defeated the Hobart Brickies 21-0, fulfilling their season goal of winning the regional championship and bringing the hardware home;

NOW THEREFORE, I, Debby Sosine, Village President of the Village of Algonquin, on behalf of the Village Trustees and the Village Clerk, do hereby congratulate the Algonquin Argonauts Youth Football 8U team on their regional championship. I further call upon all young athletes to stay hungry, remain humble, and get better today. Because as the 8U Argonauts team demonstrated, when you do that, the ring takes care of itself.

DATED this 14th day of January, 2025

(seal)

ATTEST:

Fred Martin, Village Clerk

APPROVED:

Debby Sosine, Village President



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>	January 14, 2025
<u>SUBMITTED BY:</u>	Patrick M. Knapp, AICP, Director
<u>DEPARTMENT:</u>	Community Development Department
<u>SUBJECT:</u>	Consideration of the First Amendment to the Algonquin Meadows Development Agreement

DISCUSSION:

Article 4-8 of the Algonquin Meadows Redevelopment Agreement states that no building permits can be issued before the subdivision can be publicly accessed from Longmeadow Parkway and Stonegate Road. At this time the intersection is still not publically accessible, however, Lennar is ready to begin the construction of new homes but cannot due to the restrictive language in Article 4-8. Staff and Lennar met to discuss this matter and staff is ok with allowing permits to be approved on subject Lots that have a temporary stone road installed. These subject permits will still need the approval of the Village Engineer, Building Commissioner, and Fire District. The occupancy of the subject dwellings is still subject to Article 11-1 which requires substantial completion of public improvements.

ARTICLE LANGUAGE:

Original Language:

4-8 Except for the model dwelling units, no building permits shall be issued until the Property can be publicly accessed from the intersection of Stonegate Road and Longmeadow Parkway.

Proposed Language:

4-8 Except for model dwelling units, single family dwelling units on homesites 1-11 and 35 – 47, and townhome dwelling units on homesites 108 – 112 and 128 -134, no building permits shall be issued until the property can be publicly accessed from the intersection of Stonegate Road and Longmeadow Parkway. The above referenced model dwelling units, single family homesites, and townhome homesites may have building permits issued if a temporary stone road can facilitate satisfactory access as deemed by the village engineer, village building commissioner, and fire district. Temporary street name signs, homesite # signs, and an access / security gate at the stone road may be required at the discretion of the village engineer. The temporary stone road may be eligible to serve as permanent road

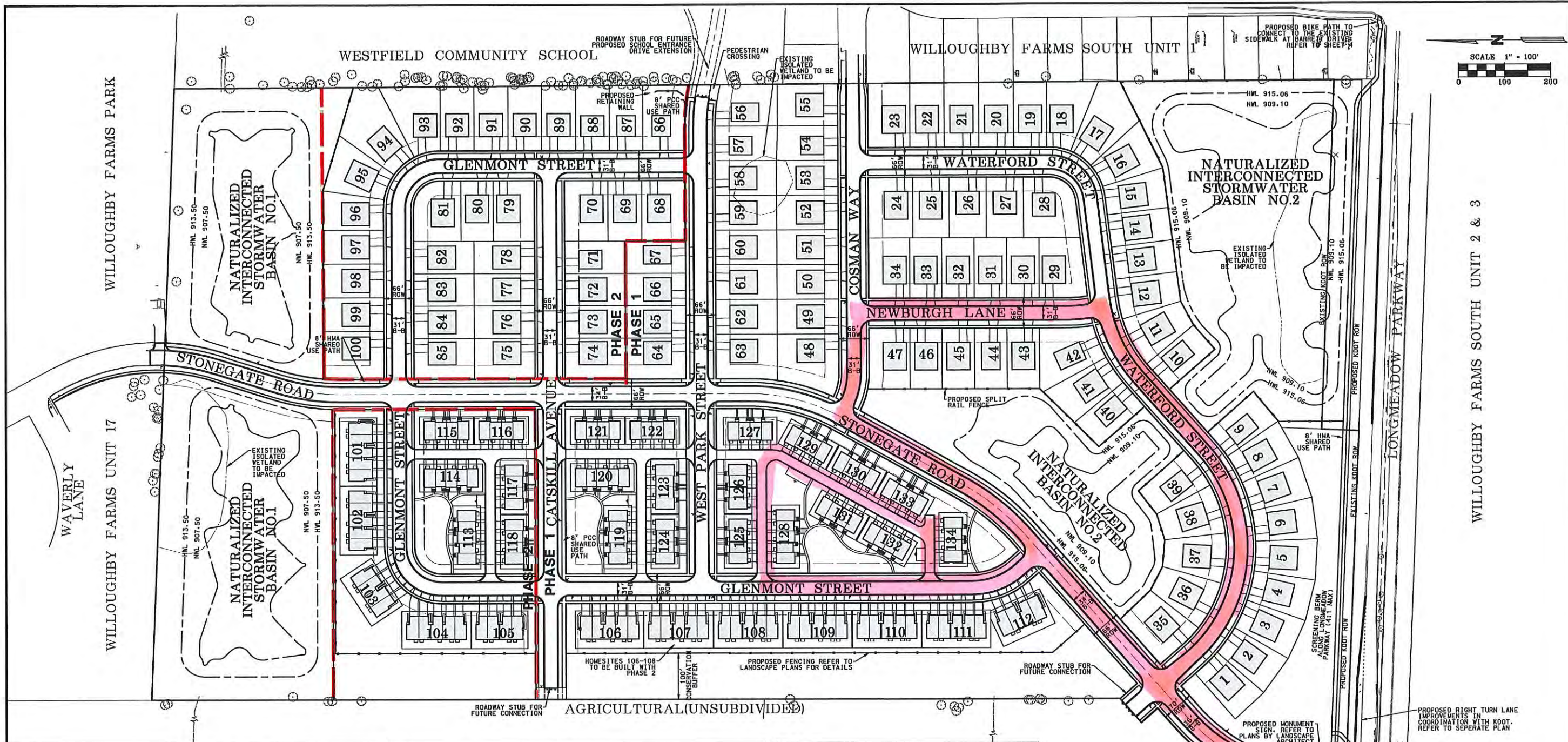
sub base, weather permitting, and at the discretion of the village engineer. All occupancy certificates for all dwelling units shall be subject to paragraph 11-1 of this agreement.

RECOMMENDATION:

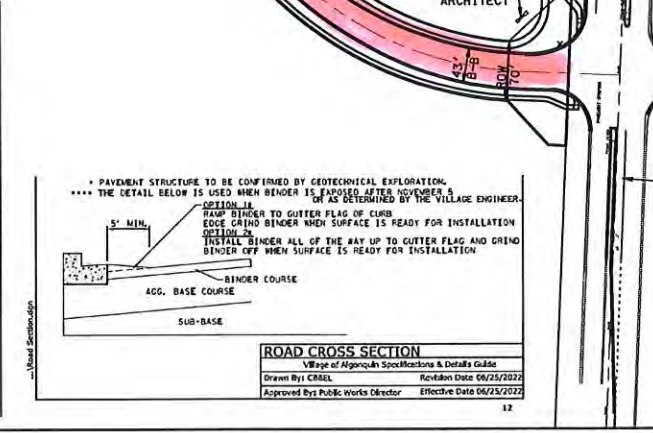
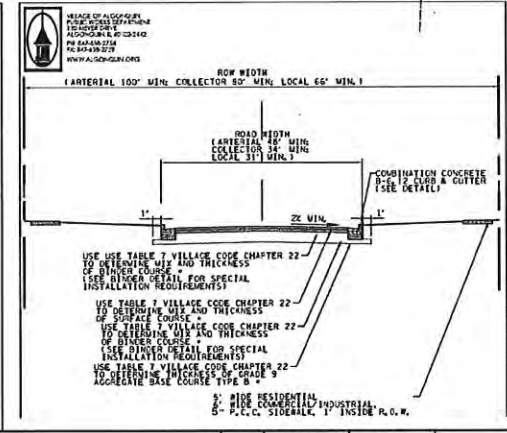
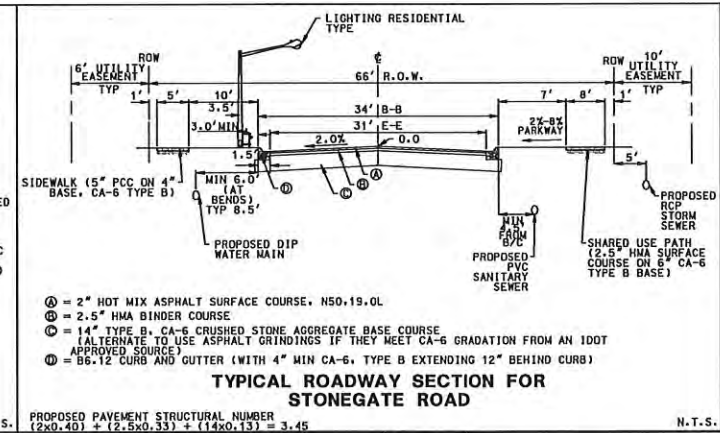
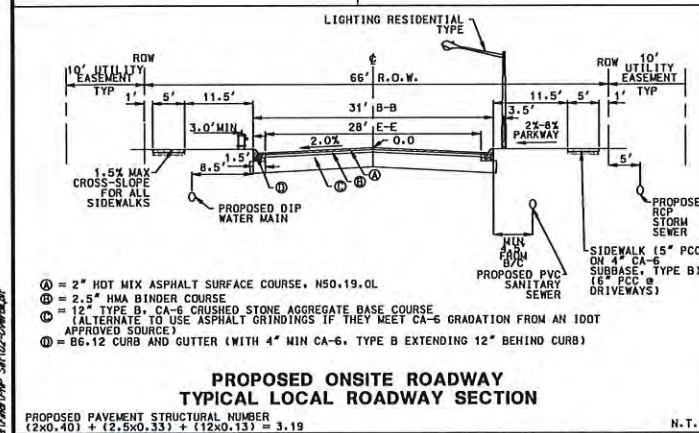
Staff recommends that the Committee of the Whole advance this matter to the Village Board for approval of the First Amendment to the Algonquin Meadows Development Agreement.

ATTACHMENTS:

- Exhibit A. Streets to be improved with a temporary stone road.



WILLOUGHBY FARMS SOUTH UNIT 2 & 3



SITE DATA	
TOTAL SITE AREA:	79,268 AC
TOTAL SINGLE FAMILY LOTS:	100 LOTS
TOTAL TOWNHOME BUILDINGS:	34 BUILDINGS
TOTAL TOWNHOME UNITS:	150 UNITS

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

CLIENT:
LENNAR
 1700 E. GOLF ROAD, SUITE 100
 SCHAUMBURG, IL 60173
 PHONE: 224-293-3100
 FAX: 224-293-3101

DATE	DESCRIPTION OF REVISION	DESIGNED	PAK
08/04/2024	REVISED PER VILLAGE GRADING COMMENTS	MS	DRAWN MS/JD
08/23/2024	REVISED SINGLE FAMILY D-FACTORS	MS	APPROVED MTL
08/27/2024	REVISED PER VILLAGE COMMENTS	MS	DATE 08-21-2024
08/08/2024	REVISED SHEETS 1-12 & 28-31 PER VILLAGE COMMENTS	PAK	SCALE 1" = 100'
07/22/2024	REVISED PER KANE COUNTY DOT COMMENTS	PAK	

OVERALL SITE PLAN
ALGONQUIN MEADOWS RESIDENTIAL COMMUNITY
ALGONQUIN, ILLINOIS

SHEET
2 OF 31
 PROJECT NUMBER: 4662
 © MACKIE CONSULTANTS LLC, 2024
 ILLINOIS FIRM LICENSE 184-002694



Village of Algonquin

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

AGENDA ITEM

<u>MEETING TYPE:</u>	Committee of the Whole
<u>MEETING DATE:</u>	January 14, 2025
<u>SUBMITTED BY:</u>	Patrick M. Knapp, AICP, Director Stephanie Barajas, Planner
<u>DEPARTMENT:</u>	Community Development Department
<u>SUBJECT:</u>	Consideration of a Request to Approve a Preliminary Planned Development, a Preliminary Plat of Subdivision, and a Special Use Permit for a Gas Station at the southwest corner of East Algonquin Road and Illinois Route 25

ACTION REQUESTED:

Ali Bukhres of QuikTrip Corporation, the “Petitioner”, submitted a Development Petition requesting approval of a Preliminary Plat of Subdivision, a Preliminary PUD Plan, and for the issuance of a Special Use Permit for a gas station to be constructed on Lot 1 of the 9.053-acre Subject Property located at the southwest corner of East Algonquin Road (Illinois Route 62) and Illinois Route 25, the “Subject Property”.

PLANNING & ZONING COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the request for approval for a Preliminary Plat of Subdivision, Preliminary Planned Development, and Special Use Permit at the December 9, 2024, Planning and Zoning Commission Meeting.

At the meeting, the Petitioner noted that the Illinois Department of Transportation (IDOT) had indicated that they would not approve direct access to Illinois Route 25. The Petitioner stated that they would provide staff with an updated Traffic Impact Study. Condition “d” of staff’s report anticipated this direct access point being removed.

During the public comment, two people representing the Glenloch HOA expressed concern with traffic, noise, screening, stormwater, and access to Russet Road. Another person shared a concern with truck traffic navigating the development. Two people commented on the prohibition of left turns from Russet Road to Algonquin Road.

After discussion, the Planning and Zoning Commission accepted (approved 7-0) staff’s findings as the findings of the Planning and Zoning Commission and recommended approval of a Preliminary Planned Development Plan, a Preliminary Subdivision Plat, and a Special Use Permit for a gas station, as outlined in the staff report for case PZ-2024-13.

DISCUSSION:

The Petitioner submitted a revised Traffic Impact Study at the beginning of January that incorporated IDOT’s feedback. The most notable revision is the removal of the IL Route 25 direct access point. Staff will complete the review of the Traffic Impact Study prior to the Committee of the Whole meeting. Revisions to the plans that reflect the removal of the direct access point have not been submitted by the Petitioner.

Staff also added condition “n.” after the Planning and Zoning meeting. This is a standard condition for multi-lot subdivisions.

RECOMMENDATION:

Staff recommends that the Committee of the Whole advance this matter to the Village Board for approval of a Preliminary Planned Development, a Preliminary Plat of Subdivision, and issuance of a Special Use Permit for a gas station to be constructed on Lot 1 of the 9.053-acre property located at the southwest corner of East Algonquin Road (Illinois Route 62) and Illinois Route 25, as outlined in the Planning & Zoning Staff Report for Case No. PZ-2024-13, subject to the following conditions and final approval of all plans by staff:

- a. That site construction, utility installation, and grading shall not commence until a Final Plat and Final PUD Plan have been approved by the Planning and Zoning Commission and the Village Board in substantial conformity to the Preliminary PUD Plan and Preliminary PUD Plat, a Grading Permit has been issued by the Village, water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency, and final approval has been issued by the Illinois Department of Transportation;
- b. The Preliminary Plat of Subdivision titled “QuikTrip 4418 Addition Preliminary Plat of Subdivision”, as prepared by Farnsworth Group, with the latest revision date of November 08, 2024;
- c. The Preliminary Site Plan Exhibit, as prepared by Midwest Design Group and last revised November 13, 2024. Fuel tank venting stacks shall be through canopy poles;
- d. The Preliminary Engineering & Site Plan, as prepared by Midwest Design Group and last revised November 13, 2024. Access to the site from East Algonquin Road and Illinois Route 25 is subject to IDOT approval. No trucks shall exit to Russet Road. If IDOT denies direct access from IL Route 25, trucks can exit to Russet Road but shall be restricted to only left turns onto Russet Road and the developer shall upgrade Russet Road to handle truck traffic between IL Route 25 and the Russett Road entrance to the Subject Property;
- e. The Preliminary Landscape Plan, as prepared by Midwest Design Group, and last revised November 13, 2024. The landscaped area of the parking lot islands shall be a minimum of two hundred (200) square feet in size. Foundation landscaping shall be added along the east

elevation and where possible on the north elevation. If Lot 2 is not used for agricultural purposes, it shall be permanently stabilized as part of this project;

- f. The Preliminary Sign Plan, as prepared by Allen Industries. The proposed wall sign shall conform to the height and size requirements of the Village's Sign Code. The letters in the fuel canopy sign shall be dimensional. Additional signage on fuel pumps, walls, canopy supports, and windows is prohibited except where permitted in the Village's Sign Code and shall only be permitted after the sign permits are submitted for village review and approval. The following signs shall be prohibited at all times: inflatable signs, flags, banners, pennants, or any temporary or portable signs;
- g. The Preliminary Photometric Plan, as prepared as prepared by Midwest Design Group, and last revised November 13, 2024. Light levels shall be compliant with the Village's Dark Sky Requirements. Village Staff shall have the right to review light levels and require a change if deemed inappropriate light levels. All light poles and fixtures shall be black;
- h. The 5,312 square-foot building shall be constructed with full-face brick (reddish-brown in color) and a stone base (grayish-black in color) on all elevations, with the exception of the north elevation where the stone extends vertically to the top. EIFS shall not be used in place of the stone. No tube lighting is allowed on the building, canopy, or poles. The red band on the canopy shall be non-illuminated and the bollards on site shall be black or red. There shall be no outside speaker system;
- i. Outdoor displays, storage, and/or sales shall be prohibited;
- j. Overnight parking shall be prohibited;
- k. All roof-mounted equipment shall be screened with a parapet wall and ground-located mechanical equipment shall be screened with appropriate landscaping;
- l. All recapture agreements impacting this property shall be paid prior to any permits being issued;
- m. The existing billboard sign shall be removed within ninety (90) days of issuance of a Site Development Permit or Early Grading permit, whichever is first;
- n. Future development on Lot 2 shall come back for final Planned Development approval and shall request appropriate Special Uses.

ATTACHMENTS:

- Exhibit A. Planning & Zoning Staff Report for Case No. PZ-2024-13
- Exhibit B. Standards & Findings of Fact
- Exhibit C. DRAFT December 9, 2024, Planning & Zoning Commission Minutes
- Exhibit D. ALTA/NSPS Land Title Survey
- Exhibit E. Preliminary Plat
- Exhibit F. Preliminary Engineering & Site Plan
- Exhibit G. Preliminary Building Elevations
- Exhibit H. Preliminary Sign Plan
- Exhibit I. Preliminary Photometric Plan
- Exhibit J. Preliminary Landscape Plan
- Exhibit K. Traffic Study

STAFF REPORT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

Patrick M. Knapp, AICP
 Director of Community Development

Stephanie Barajas
 Planner



CASE NUMBER:	PZ-2024-13
MEMO DATE:	December 5, 2024
PUBLIC HEARING DATE:	December 9, 2024
PROPERTY ADDRESS/LOCATION:	Southwest Corner of East Algonquin Road (Illinois Route 62) and Illinois Route 25
APPLICANT/ PROPERTY OWNER:	Ali Bukhres QuikTrip Corporation/ Aurora Indian Trail LLC, Peter Andiopoulos, & Parkway Bank & Trust Company

REQUEST SUMMARY

Ali Bukhres of QuikTrip Corporation, the “Petitioner”, applied for approval of a Preliminary Plat of Subdivision, a Preliminary PUD Plan, and for the issuance of a Special Use Permit for a gas station to be constructed on Lot 1 of the 9.053-acre Subject Property located at the southwest corner of East Algonquin Road (Illinois Route 62) and Illinois Route 25 as shown in the Preliminary Plat titled “QuikTrip 4418 Addition” referred herein as the “Subject Property”. The development will include a freestanding single-story convenience store and a fuel canopy.

STAFF RECOMMENDATION

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



Existing Zoning:	B-2 Business, General Retail	Existing Land Use:	Vacant
Proposed Land Use:	Gas Station	Future Land Use Plan Designation:	Retail
Surrounding Zoning & Land Use	North:	B-2 Business, General Retail – Gas Station I-1 Industrial, Limited - Retail	
	East:	Outside of Village – Auto Service	
	South:	B-2 Business, General Retail - Vacant R-3 One-Family Dwelling - Single-Family Homes	
	West:	B-2 Business, General Retail – Car Wash R-3 One-Family Dwelling – Single-Family Homes	

DISCUSSION OF STAFF RECOMMENDATION

Request and Use of the Subject Property

Ali Bukhres, (QuikTrip Corporation), the “Petitioner”, applied for approval of a Preliminary Plat of Subdivision, a Preliminary Planned Development Plan, and issuance of a Special Use Permit for a gas station for the 9.053-acre property located at the southwest corner of Illinois Route 62 and Illinois Route 25 as shown in the Preliminary Plat titled “QuikTrip 4418 Addition” referred herein as the “Subject Property”. The proposed development on Lot 1 of the Subject Property will include a 5,312 square foot freestanding single-story convenience store, a fuel canopy covering eight (8) pumps with a total of sixteen (16) fueling positions, one (1) stormwater detention facility, and related improvements including a shared access road for both lots, sidewalks, and a parking lot. Improvements are currently not proposed for future Lot 2.

Property History

The Subject Property was annexed as part of Ordinance 91-O-16 *An Ordinance Annexing Certain Property Known as the Daniels/Meyer Material Property to the Village of Algonquin, McHenry and Kane Counties, Illinois* and was then zoned I-1 and issued a Special Use Permit for mining in Ordinance 91-O-17 *An Ordinance Zoning the Daniels/Meyer Material Property and Granting a Special Use Permit for Mining and Extraction of Gravel in the Village of Algonquin*.

There has been one (1) previously approved project, Algonquin Towers, on this Subject Property which received Preliminary PUD approval and was rezoned from I-1 to B-2 in Ordinance 97-O-44 *An Ordinance Approving A Preliminary Planned Development, Rezoning, and Zoning Upon Annexation for Certain Property Known as The Algonquin Towers Development*. The project never received Final PUD approval and expired two years after approval.

Preliminary Subdivision Plat

The Subject Property currently exists as three (3) parcels (PINs 03-02-200-044, 03-02-200-023, 03-02-200-021) that will be subdivided into two (2) lots and one (1) outlot. Outlot A, as shown in the Preliminary Plat, will be a shared stormwater management facility for lots 1 and 2.

Table 1: Lot Breakdown

Total Area of all Parcels:	9.053 acres	100%
Lot 1 (QuikTrip Gas Station):	2.614 acres	28.9%
Lot 2 (Vacant):	5.025 acres	55.5%
Outlot A:	1.414 acres	15.6%

Preliminary Site Plan & Engineering

The Subject Property includes forty-nine (49) parking stalls, two of which are ADA accessible. This exceeds the Village's parking requirement for this use by twenty-eight (28) parking stalls. The parking lot will be flush with the sidewalk surrounding the building. Bollards will separate the sidewalk from the parking spaces as there will only be curb around the landscape islands and along the perimeter of the parking lot. There will be no truck parking spaces included and overnight parking will not be permitted.

There are four proposed access points to the Subject Property, one to Illinois Route 25, one to Russet Road, one to the existing frontage road serving the development to the west, and the last to East Algonquin Road. The proposed access points to Illinois Route 25 and Route 62 are in review with the Illinois Department of Transportation (IDOT). Approval from IDOT will be required prior to the Final PUD and Final Plat approval.

To prevent trucks from using Russet Road, staff is recommending a condition that no trucks be allowed to exit to Russet Road. If IDOT denies direct access to IL Route 25, staff is recommending that trucks can exit to Russet Road but shall be restricted to only left turns on to Russet Road and that the developer has to upgrade the impacted portion of Russet Road to handle the weight of the trucks.

The sidewalk along East Algonquin Road will be extended from the western property line, linking to the Atomic Car Wash sidewalk, and will continue across to the southeastern property line, connecting to the sidewalk on Russet Road. The existing frontage road from Atomic Car Wash will be extended through Lot 2 ending at the QuikTrip parking lot and will be paved with curb and gutter. “No Parking” signage will be posted along the frontage to prevent vehicles from parking along the roadway.

The Photometric Plan includes twenty-two (22’) tall light poles. Staff recommends adding a condition that the light poles be black and that the lighting meets the Village’s Dark Sky Requirements which requires all lights to be downcast and that no direct lighting spills onto the adjacent residential properties.

Building Elevations

The main entrance of the 5,312-square-foot convenience store will be on the north side of the building, facing East Algonquin Road. The rear of the building will face Outlot A. The exterior of the building will be constructed with full-depth reddish-brown brick and grayish-black stone. The building will include a thirty-six-inch (36”) grayish-black stone base with a protruding section where the stone extends vertically to the top, creating visual interest both horizontally and vertically. The front elevation will include one (1) wall sign, two (2) red awnings, and a metal canopy with a non-illuminated red band. There will be a parapet wall that is slightly setback from the outside walls constructed of metal panels to screen mechanical rooftop units. Staff is recommending a condition that outside storage, displays, and sales be prohibited.

The canopy over the gas pumps is supported by reddish-brown brick columns to match the building. The canopy is proposed to be brushed aluminum with an illuminated red band. Staff is recommending a condition that the red band be non-illuminated and that the bollards on site be black or red to complement the building colors.

The trash enclosure will be constructed on the southwest corner of Lot 1. The enclosure will be constructed with the same exterior materials as the principal structure.

Signage

The proposed signage for QuikTrip includes one (1) wall sign, one (1) fuel canopy sign, and one (1) monument sign. The proposed wall sign will be white illuminated channel letters on a solid red background. At a proposed letter height of 47.3 inches, the wall sign exceeds the maximum allowed height of twenty-four (24) inches. The Petitioner is requesting a deviation from the code for the size of the wall sign, however, staff does not support this deviation. Other recent developments on East Algonquin Road have been required to follow the Village’s sign code. The fuel canopy sign is the QuikTrip logo on a red background. It will be on the north elevation of the canopy and channel letters will be required. The monument sign is will have a black stone base that matches the exterior of the building and it will be located at the northwest corner of Lot 1.

Preliminary Landscape Plan

The proposed landscape plan for Lot 1 includes landscaping around the parking lot, around the perimeter of the detention facility, and along the street frontages. There is landscaping proposed for the seventeen (17’) foot wide area between the parking lot and the western wall of the principal structure. The Petitioner has noted this area may be used for a future expansion of the building and staff is recommending the area to be fully landscaped. Staff is recommending a condition that the Petitioner provide foundation landscaping along the eastern elevation

and wherever possible. Staff also recommends a condition that they increase the landscaped area in the parking lot islands to meet Village Code. The stormwater detention facility will be a dry detention facility. No wetlands were found on the Subject Property. Two landscape screens of trees and shrubs are being planted between the convenience store and the residential properties to the southwest.

A Tree Survey found that the majority of the trees were in poor, fair, and good condition. All trees within the construction limits of Lot 1 will be removed. No landscaping is currently proposed for Lot 2. Staff recommends that if Lot 2 is not used for agricultural purposes, it shall be permanently stabilized as part of this project.

Traffic Study Analysis

A Traffic Impact Study was prepared by KLOA (Kenig, Lindgren, O’Hara, Aboona, Inc.) which analyzed the traffic impacts of the proposed development. KLOA analyzed existing roadway conditions, vehicle trip generation for the proposed development, future traffic conditions, and weekday morning and weekday evening peak hour conditions.

The Traffic Impact Study found that the proposed access system of the development will adequately accommodate the estimated traffic, the projected traffic that will be generated will be reduced due to the volume of pass-by traffic, and turn lanes will be required. In regards to the Illinois Route 25 and Russet Road intersection, the study noted that the proposed development will have limited impact on the operations of the intersection and that the median island prohibiting left-turn movements does not meet IDOT’s design standard. IDOT is currently reviewing the plan to confirm these findings.

Next Steps

This request will be discussed at the Committee of the Whole and will then go to the Village Board for preliminary approval. The request will then need to be resubmitted for final approval and conform to the plans and conditions approved by the Village Board.

FINDINGS OF FACT

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 recommends approval of a Preliminary Planned Development, a Preliminary Plat of Subdivision, and issuance of a Special Use Permit for a gas station to be constructed on Lot 1 of the 9.053-acre property located at the southwest corner of East Algonquin Road (Illinois Route 62) and Illinois Route 25 as shown in the Preliminary Plat titled “QuikTrip 4418 Addition” referred herein as the “Subject Property”, consistent with the findings of fact outlined in Exhibit “A”, and subject to the plans and conditions listed below. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff’s findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. “To adopt Staff’s findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of a Preliminary Planned Development Plan, a Preliminary Subdivision Plat titled “QuikTrip 4418 Addition Preliminary Plat of Subdivision”, and Special Use Permit for a gas station for the Subject Property located at the southwest corner of East Algonquin Road (Illinois Route 62) and Illinois Route 25 as outlined in the staff report for case PZ-2024-13 dated December 5, 2024, subject to the following conditions and final staff approval:

- a. That site construction, utility installation, and grading shall not commence until a Final Plat and Final PUD Plan have been approved by the Planning and Zoning Commission and the Village Board in substantial conformity to the Preliminary PUD Plan and Preliminary PUD Plat, a Grading Permit has been issued by the Village, water and sanitary sewer permits have been issued by the Illinois Environmental Protection Agency, and final approval has been issued by the Illinois Department of Transportation;
- b. The Preliminary Plat of Subdivision titled “QuikTrip 4418 Addition Preliminary Plat of Subdivision”, as prepared by Farnsworth Group, with the latest revision date of November 08, 2024;
- c. The Preliminary Site Plan Exhibit, as prepared by Midwest Design Group and last revised November 13, 2024. Fuel tank venting stacks shall be through canopy poles;
- d. The Preliminary Engineering & Site Plan, as prepared by Midwest Design Group and last revised November 13, 2024. Access to the site from East Algonquin Road and Illinois Route 25 is subject to IDOT approval. No trucks shall exit to Russet Road. If IDOT denies direct access from IL Route 25, trucks can exit to Russet Road but shall be restricted to only left turns onto Russet Road and the developer shall upgrade Russet Road to handle truck traffic between IL Route 25 and the Rusett Road entrance to the Subject Property;
- e. The Preliminary Landscape Plan, as prepared by Midwest Design Group, and last revised November 13, 2024. The landscaped area of the parking lot islands shall be a minimum of two hundred (200) square feet in size. Foundation landscaping shall be added along the east elevation and where possible on the north elevation. If Lot 2 is not used for agricultural purposes, it shall be permanently stabilized as part of this project;
- f. The Preliminary Sign Plan, as prepared by Allen Industries. The proposed wall sign shall conform to the height and size requirements of the Village’s Sign Code. The letters in the fuel canopy sign shall be dimensional. Additional signage on fuel pumps, walls, canopy supports, and windows is prohibited except where permitted in the Village’s Sign Code and shall only be permitted after the sign permits are submitted for village review and approval. The following signs shall be prohibited at all times: inflatable signs, flags, banners, pennants, or any temporary or portable signs;
- g. The Preliminary Photometric Plan, as prepared as prepared by Midwest Design Group, and last revised November 13, 2024. Light levels shall be compliant with the Village’s Dark Sky Requirements. Village Staff shall have the right to review light levels and require a change if deemed inappropriate light levels. All light poles and fixtures shall be black;
- h. The 5,312 square-foot building shall be constructed with full-face brick (reddish-brown in color) and a stone base (grayish-black in color) on all elevations, with the exception of the north elevation where the stone extends vertically to the top. EIFS shall not be used in place of the stone. No tube lighting is allowed on the building, canopy, or poles. The red band on the canopy shall be non-illuminated and the bollards on site shall be black or red. There shall be no outside speaker system;

- i. Outdoor displays, storage, and/or sales shall be prohibited;
- j. Overnight parking shall be prohibited;
- k. All roof-mounted equipment shall be screened with a parapet wall and ground-located mechanical equipment shall be screened with appropriate landscaping;
- l. All recapture agreements impacting this property shall be paid prior to any permits being issued;
- m. The existing billboard sign shall be removed within ninety (90) days of issuance of a Site Development Permit or Early Grading permit, whichever is first.”

I concur:



Patrick M Knapp, AICP
Director of Community Development

Attachments:

- Exhibit A. Standards & Findings of Fact
- Exhibit B. ALTA/NSPS Land Title Survey
- Exhibit C. Preliminary Plat
- Exhibit D. Preliminary Engineering & Site Plan
- Exhibit E. Preliminary Building Elevations
- Exhibit F. Preliminary Sign Plan
- Exhibit G. Preliminary Photometric Plan
- Exhibit H. Preliminary Landscape Plan
- Exhibit I. Traffic Study

EXHIBIT A – STANDARDS & FINDINGS OF FACT

Planned Development Standards – Section 21.11.E of the Algonquin Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. The number of dwelling units erected shall not exceed the number permitted by the regulations of the district in which it is located, except in cluster developments where a density bonus may be granted as part of the planned development.
2. If a building is permitted to exceed the height limit of the district in which it is located, the yards and open spaces around such building shall be increased by an amount equal to the height that the building exceeds the height limit of the district measured in feet.
3. If more intensive uses are permitted than are allowed by the district regulations, there must be clear evidence that such uses are appropriate, provided the Planning and Zoning Commission finds:
 - a. That the use permitted by such exceptions is necessary or desirable and is appropriate with respect to the primary purpose of the development;
 - b. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the development nor on the surrounding neighborhood;
 - c. That, in an industrial development, such additional uses allowed by exception shall conform to the performance standards of the district in which the development is located as set forth in Section 21.4 herein;
 - d. That the use exceptions allowed are on file in the Community Development Department;
4. The amount of off-street parking must be adequate to serve the needs of the projects. The Planning and Zoning Commission and Village Board may require more or less off-street parking than is otherwise required by this Chapter if it is determined the use(s) warrants the deviation.
5. If any open space or recreational facility is to be used solely by the residents of the project, adequate provisions shall be made for assessments against the property within the project so that such facilities can be properly improved, maintained, and operated.
6. All residential planned developments that involve annexation shall include clearly identifiable community-wide benefit improvements to the Village. Benefits may include the following, but shall not be limited to those listed: expansion of Village infrastructure that can serve other parts of the community; creation of a community park; dedication of right-of-way or construction of a collector road; and component of a larger mixed-use development that includes commercial uses. The larger the residential unit count, the larger the community-wide benefit improvements.
7. All commercial planned developments that include lots fronting on any major collector or arterial roadway shall provide landscaped open space between each building and parking lot. Said landscaped area shall include combinations of trees, shrubs, and seasonal plantings that shall be planted on top of earthen berms. The appropriate land area, height of the berm, and exact plant material specifications shall be reviewed and approved by the Village Board as part of the final planned development review process.

Petitioner Response:

See attached

Staff Response:

The convenience store building and gas station will conform to the bulk requirements and allowed uses in the B-2 zoning district, the amount of off-street parking provided for the overall development is adequate, the development adheres to the Village’s Comprehensive Plan and Future Land Use Plan, the building meets the Village’s and the PUD’s design standards, and the development will not negatively impact the health, safety, and general welfare of persons working or residing in the area.

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

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

Petitioner Response:

See attached

Staff Response: The proposed gas station use is appropriate and desirable in this location, and will be compatible both with the Comprehensive Plan designation and surrounding uses. The subject property is zoned commercial, consistent with the business zoning classification of a majority of the surrounding properties. The properties to the north and west are currently commercial properties and the property to the east is not in the Village. The property to the south is residential, but there will be a landscape buffer to provide separation and screening.

Standards

Provide a response to all applicable standards.

Planned Development Standards – Section 21.11.E of the Algonquin Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. The number of dwelling units erected shall not exceed the number permitted by the regulations of the district in which it is located, except in cluster developments where a density bonus may be granted as part of the planned development. **Noted**
2. If a building is permitted to exceed the height limit of the district in which it is located, the yards and open spaces around such building shall be increased by an amount equal to the height that the building exceeds the height limit of the district measured in feet. **Noted**
3. If more intensive uses are permitted than are allowed by the district regulations, there must be clear evidence that such uses are appropriate, provided the Planning and Zoning Commission finds: **N/A**
 - a. That the use permitted by such exceptions is necessary or desirable and is appropriate with respect to the primary purpose of the development;
 - b. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the development nor on the surrounding neighborhood;
 - c. That, in an industrial development, such additional uses allowed by exception shall conform to the performance standards of the district in which the development is located as set forth in Section 21.4 herein;
 - d. That the use exceptions allowed are on file in the Community Development Department;
5. The amount of off-street parking must be adequate to serve the needs of the projects. The Planning and Zoning Commission and Village Board may require more or less off-street parking than is otherwise required by this Chapter if it is determined the use(s) warrants the deviation. **Noted**
6. If any open space or recreational facility is to be used solely by the residents of the project, adequate provisions shall be made for assessments against the property within the project so that such facilities can be properly improved, maintained, and operated. **Noted**
7. All residential planned developments that involve annexation shall include clearly identifiable community-wide benefit improvements to the Village. Benefits may include the following, but shall not be limited to those listed: expansion of Village infrastructure that can serve other parts of the community; creation of a community park; dedication of right-of-way or construction of a collector road; and component of a larger mixed-use development that includes commercial uses. The larger the residential unit count, the larger the community-wide benefit improvements. **N/A**
8. All commercial planned developments that include lots fronting on any major collector or arterial roadway shall provide landscaped open space between each building and parking lot. Said landscaped area shall include combinations of trees, shrubs, and seasonal plantings that shall be planted on top of earthen berms. The appropriate land area, height of the berm, and exact plant material specifications shall be reviewed and approved by the Village Board as part of the final planned development review process. **Noted**

Special Use Standards

Section 21.11.E.3 of the Algonquin Zoning Ordinance provides that a Special Use Shall Conform to the following Standards:

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
 - a. **The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development. Most of the surrounding area is commercial in nature, which the Applicant believes will help support the proposed fueling center and provide a service for existing traffic along Algonquin Road.**
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity;
 - a. **This establishment will not be detrimental or endanger any member of the public during its development, construction, or while it conducts business.**
3. That the proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board
 - a. **The proposed use will comply with all regulations and or conditions that are set with the authorization granted by the Village Board**



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

(47) -2700 permits algonquin.org www.algonquin.org
2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

DECEMBER , 2024

Roll Call - Establish Quorum

Chair Patrician called the meeting to order at 7:01 pm.

Director Patrick Knapp called the roll to check attendance.

All seven commissioners were present and could hear and be heard:

- Chair Patrician
- Commissioner Patrician
- Commissioner Bumbales
- Commissioner Laipert
- Commissioner Rasek
- Commissioner Stur nickel
- Commissioner S pekowski

Member absent: None

Staff Present: Director Patrick Knapp and Attorney Brandy uance

Public Comment

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

Approval of Minutes

Chair Patrician asked for approval of the November 11, 2024, Planning and Zoning Commission minutes. A motion was made by Commissioner Bumbales and seconded by Commissioner S pekowski to approve the minutes. The motion was approved with a 7-0 vote.

Case Number PZ-2024-13 – Consideration of a Request to Approve a Preliminary Planned Development, a Preliminary Plat of Subdivision, and a Special Use Permit for a Gas Station

Director Knapp confirmed that the Public Notice requirement was fulfilled.

Ali Bukhres, the Petitioner, gave a PowerPoint presentation to the Planning Zoning Commission requesting a recommendation of approval. Andrew Bowen, the traffic consultant representing the Petitioner, also participated.

Director Knapp gave a digital presentation to the Planning Zoning Commission stating that Staff supports the request with the conditions outlined in the Staff Report.

Commissioner Stur nickel asked the Petitioner if they do not receive IL 2 access, will their plan change. The Petitioner stated that they will remove the access point, but in general, the plan will not change too much because there is still access off of Russet Road.

Commissioner Laipert asked the Petitioner if it will be a 24-hour store. The petitioner responded that it will be a 24-hour store.

Commissioner Neuhalfen asked the Petitioner if there would be a speaker system. The Petitioner responded there is going to be one, but it is required for ADA purposes and will only be used for that purpose. The Commissioner then asked where the fuel tanks would be located. The Petitioner responded that they are out front along IL 2. The Petitioner added that fuel trucks will enter on IL 2 and exit on IL 2.

Commissioner Rasek asked the Petitioner why they targeted this area when access is limited to the main roads. The Petitioner responded that they studied this area and design and that they are confident this will be a popular location.

Commissioner S pekowski asked the Petitioner if there are buffers around the stormwater. The Petitioner responded that there will be two landscape buffers between the building and the residential in the rear. The stormwater area will be surrounded by the buffers. Commissioner S pekowski then asked if there would be EV charging stations. The Petitioner responded that they don't provide them because they found that drivers are typically looking to stop at EV charging locations for at least minutes. uikTrip believes EV chargers are better suited for shopping centers.

Commissioner Bumbales asked the Petitioner why they would be providing extra parking spaces. The Petitioner responded that this is the number that they feel is sufficient for the extra food and grocery options that they offer. Commissioner Bumbales asked about the depth of the pond. The Petitioner responded that he believed it to be 12' deep. Commissioner Bumbales asked if other nearby gas stations concern them. The Petitioner responded that they were not concerned. Commissioner Bumbales asked what Dark Sky meant. Director

Knapp responded that it means that all lights have to be pointed downward and that light cannot spill onto neighboring lots.

Chair Patrician asked about outside storage and if the developer was going to build an enclosure like Thorntons. The Petitioner responded that all storage would be inside. Chair Patrician asked about the mesh material on the material board. The Petitioner stated that it is on the outside of the trash enclosure doors.

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

Geraldine C ech, 2070 A ure Lane, and Ken Leonard, 341 Mahogany Drive, both spoke as representatives for the Glenloch HOA. Ms. C ech stated there is a concern with cut-through traffic on Russet and would like to review the traffic study. Ms. C ech stated that they are worried about the effect of idling vehicles. Ms. C ech stated that they are opposed to stormwater from this development going into the ponds that they maintain. Ms. C ech stated that vehicle queues on Russet Road and IL 2 will be excessive.

Commissioner Stur nickel asked the Petitioner how many trucks per week they expect. The Petitioner responded that they expect 3 delivery trucks per week and 2 to 3 fuel trucks per week.

Ms. C ech stated that they want trees along the back of the additional lot. The Petitioner stated that they would not be adding the trees and would leave the landscape installation to the future developer.

Chair Patrician asked the Petitioner if Russet Road cut-through traffic is a concern. Andrew Bowen of KLOA stated that there would be 2 to 3 vehicles per hour and these would likely be local residents.

Ms. C ech stated that school buses are already cutting through on Russet Road and causing an issue. Ms. C ech stated that the use of the stormwater ponds in Glenloch should also not be allowed.

Mr. Leonard stated that traffic on Russet Road is a major concern of the Glenloch HOA.

James Kennedy, 320 Mahogany Drive, stated that he is surprised that this location was chosen and that other quickTrips attract semi-trucks. Mr. Kennedy stated that this location's access is terrible and emphasized that there will be trucks. The Petitioner responded that this site is not designed for trucks and that the available diesel fuel is only for small cars and trucks. Mr. Kennedy stated that trucks would accidentally pull into the site. The Petitioner responded that truck drivers are very aware of where they stop for fuel and will know not to pull into this gas station.

Tom Butler, 21 0 Indigo Drive, stated that it is impossible to turn left from Russet Road to Algonquin Road and wanted the Planning and Zoning Commission to understand this information.

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

Commissioner Stur nickel asked the Petitioner if they will be obtaining a liquor license. The Petitioner responded that they would seek a liquor license.

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

Carol Nichols, 21 0 Indigo Drive, stated that Russet Road and IL 2 is an issue because vehicles will only be allowed to turn right and cannot go left.

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

Chair Patrician asked for a motion. A motion was made by Commissioner Neuhalfen and seconded by Commissioner Stur nickel to adopt Staff's findings of fact as the findings of the Planning Zoning Commission and to recommend approval of a Preliminary Planned Development Plan, a Preliminary Subdivision Plat titled " uikTrip 441 Addition Preliminary Plat of Subdivision", and Special Use Permit for a gas station for the Subject Property located at the southwest corner of East Algonquin Road (Illinois Route 2) and Illinois Route 2 as outlined in the staff report for case PZ-2024-13 dated December , 2024, subject to the following conditions and final staff approval. The motion carried with a 7-0 vote.

New/Old Business

Community Development Report

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

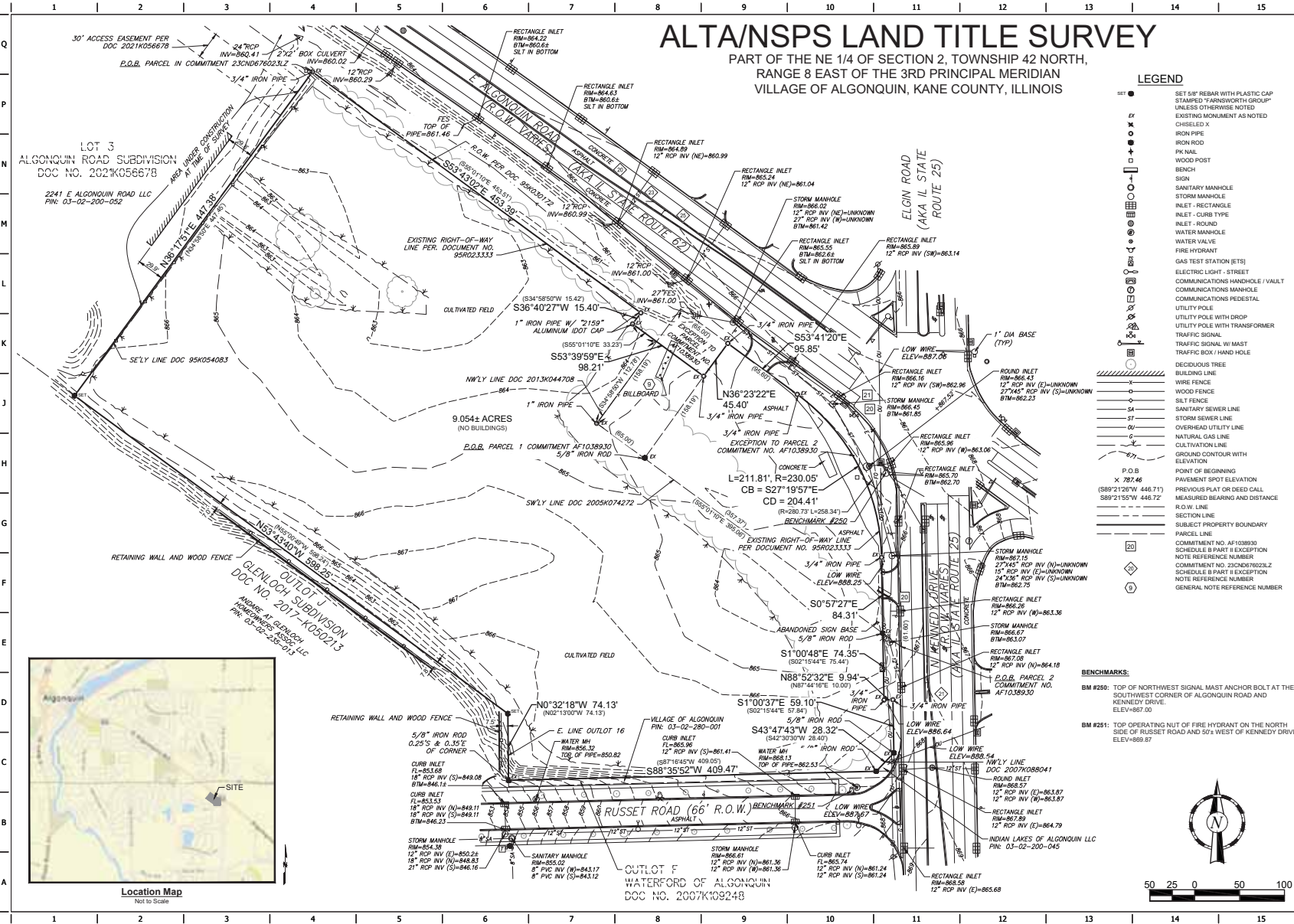
Adjournment

Chair Patrician asked for a motion to adjourn. A motion was made by Commissioner Stur nickel and seconded by Commissioner S pekowski. The motion carried on a -0 vote. The meeting was adjourned at :41 P.M.

Minutes signed by:

ALTANSPS LAND TITLE SURVEY

PART OF THE NE 1/4 OF SECTION 2, TOWNSHIP 42 NORTH,
RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN
VILLAGE OF ALGONQUIN, KANE COUNTY, ILLINOIS



LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" UNLESS OTHERWISE NOTED
- EXISTING MONUMENT AS NOTED
- CHEELED X
- IRON PIPE
- IRON ROD
- PK NAIL
- WOOD POST
- BENCH
- SANITARY MANHOLE
- STORM MANHOLE
- INLET - RECTANGLE
- INLET - CURB TYPE
- INLET - ROUND
- WATER MANHOLE
- FIRE HYDRANT
- GAS TEST STATION (ETS)
- ELECTRIC LIGHT - STREET
- COMMUNICATIONS HANDHOLE / VAULT
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- UTILITY POLE
- UTILITY POLE WITH DROP
- UTILITY POLE WITH TRANSFORMER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/ MAST
- TRAFFIC BOX / HAND HOLE
- DECIDUOUS TREE
- BUILDING LINE
- WIRE FENCE
- SILT FENCE
- SANITARY SEWER LINE
- STORM SEWER LINE
- OVERHEAD UTILITY LINE
- NATURAL GAS LINE
- CULTIVATION LINE
- GROUND CONTOUR WITH ELEVATION
- P.O.B
- X 787.46 (S89°21'26"W 446.71')
- S89°21'26"W 446.72'
- R.O.W. LINE
- SECTION LINE
- SUBJECT PROPERTY BOUNDARY
- PARCEL LINE
- COMMITMENT NO. AF103930
- SCHEDULE B PART II EXCEPTION
- NOTE REFERENCE NUMBER
- COMMITMENT NO. 232ND176023L2
- SCHEDULE B PART II EXCEPTION
- NOTE REFERENCE NUMBER
- GENERAL NOTE REFERENCE NUMBER

- ### BENCHMARKS:
- BM #256: TOP OF NORTHWEST SIGNAL MAST ANCHOR BOLT AT THE SOUTHWEST CORNER OF ALGONQUIN ROAD AND KENNEDY DRIVE. ELEV=867.00
 - BM #261: TOP OPERATING NUT OF FIRE HYDRANT ON THE NORTH SIDE OF RUSSET ROAD AND 505 WEST OF KENNEDY DRIVE. ELEV=869.87



Farnsworth GROUP
211 WEST BIRCHWOOD AVENUE
CHAMPAIGN, ILLINOIS 61821
317.232.7400 FAX: 317.232.7401

PROJECT NO. 021183.00
11/08/2024 REVISED PER VILLAGE REVIEW

QuikTrip No. 7303
ROUTE 62
ALGONQUIN, IL

QT

6. COPYRIGHT QUIKTRIP CORPORATION 2011
NO WARRANTY OR GUARANTEE IS MADE FOR THE PUBLICATION, DISTRIBUTION, OR USE OF THIS MAP OR MAPS. ELECTRICITY PROVISIONS.

PROJECT NO.	021183.00
VERSION	001
DESIGNED BY	KIS
DRAWN BY	TCM
REVIEWED BY	FEH

REV	DATE	DESCRIPTION

SHEET TITLE:
ALTANSPS LAND TITLE SURVEY

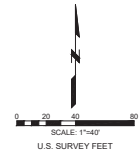
SHEET NUMBER:
C1

ORIGINAL ISSUE DATE: 01/19/2024

FILE LOCATION: \\s2023\021183.00 - QuikTrip Algonquin IL - 021183.00.dwg 148 NAME: SW 1 USE: Surveyor SW: 02/18/2024 12:55 PM PLOTTED: 11/20/24 7:57 AM

QUIKTRIP 4418 ADDITION PRELIMINARY PLAT OF SUBDIVISION

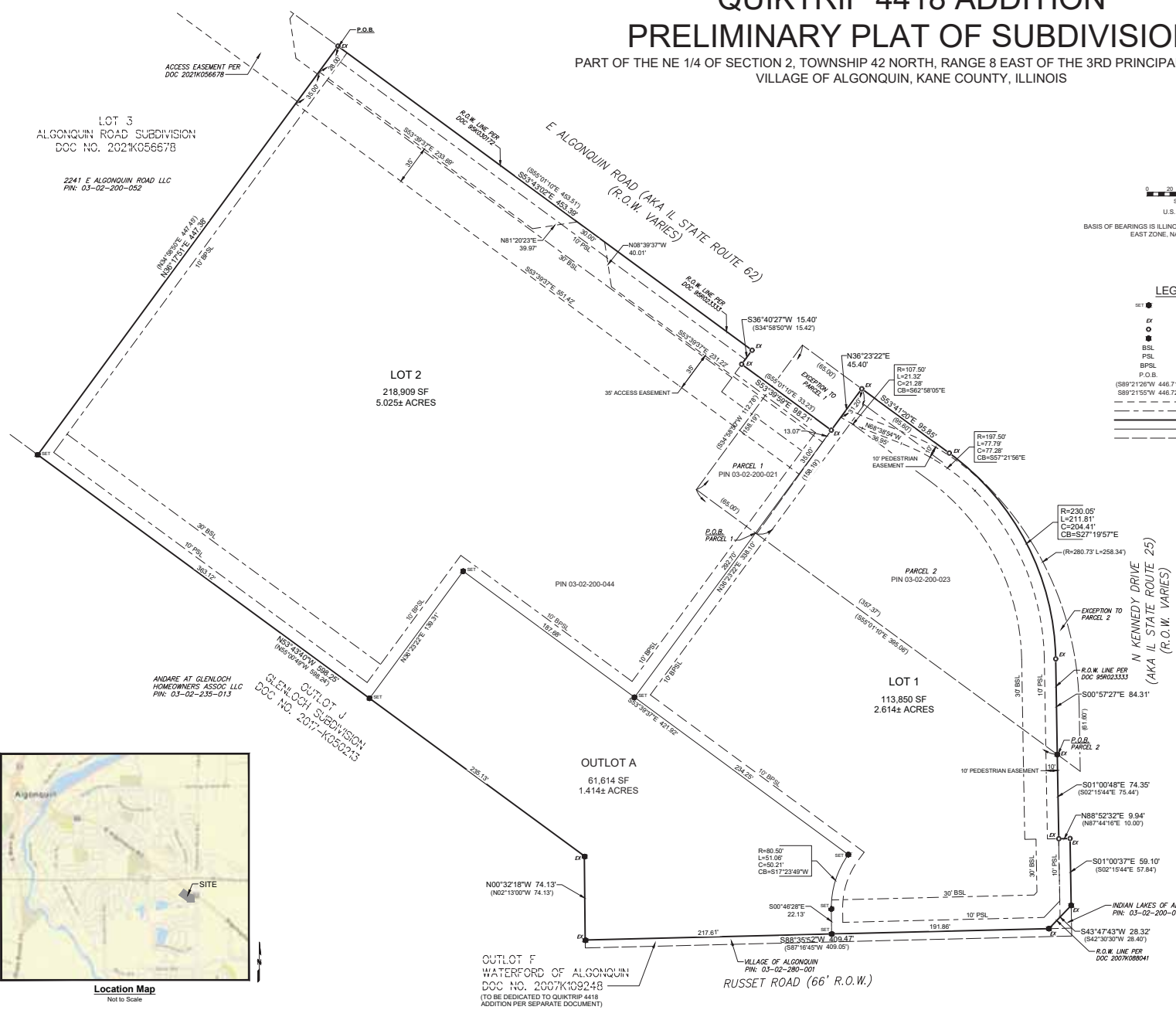
PART OF THE NE 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN
VILLAGE OF ALGONQUIN, KANE COUNTY, ILLINOIS



BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 2011 ADJUSTMENT

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP
- STAMPED "FARNSWORTH GROUP"
- EXISTING MONUMENT
- IRON PIPE
- IRON ROD
- BSL BUILDING SETBACK LINE
- PSL PARKING SETBACK LINE
- BPSL BUILDING AND PARKING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- PREVIOUS PLAT OR DEED CALL
- MEASURED BEARING AND DISTANCE
- EASEMENT LINE
- SETBACK LINE
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- PARCEL LINE



LOT 3
ALGONQUIN ROAD SUBDIVISION
DOC NO. 2021K056678

2241 E ALGONQUIN ROAD LLC
PIN: 03-02-200-052

LOT 2
218,909 SF
5.025+ ACRES

LOT 1
113,850 SF
2.614+ ACRES

OUTLOT A
61,614 SF
1.414+ ACRES

OUTLOT F
WATERFORD OF ALGONQUIN
DOC NO. 2007K109248
(TO BE DEDICATED TO QUIKTRIP 4418
ADDITION PER SEPARATE DOCUMENT)

OUTLOT J
GLENLOCH SUBDIVISION
DOC NO. 2017-K050213

ANDARE AT GLENLOCH
HOMEOWNERS ASSOC LLC
PIN: 03-02-235-013



Location Map
Not to Scale



**Farnsworth
GROUP**

2231 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@fw.com

www.fw.com
Engineers | Architects | Surveyors | Scientists

DATE: DESCRIPTION
1 11982024 REVISED PER VILLAGE REVIEW

FOR REVIEW

DATE: 10/21/2024
DESIGNED: KJS
DRAWN: PDM
REVIEWED: ###
FIELD BOOK NO.: PIA 196/5

PROJECT TITLE
**QT 4418 ADDITION
PLAT OF
SUBDIVISION**

SHEET NUMBER

1
OF 2

PROJECT NO.: 0231863.00

FOR REVIEW

QUICKTRIP 4418 ADDITION PRELIMINARY PLAT OF SUBDIVISION

PART OF THE NE 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN
VILLAGE OF ALGONQUIN, KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED _____ IS [ARE] THE SOLE LEGAL OWNER(S) OF RECORD OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAS [HAVE] CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS _____ DAY OF _____, 2024.

OWNER(S)

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, HEREBY CERTIFY THAT _____, WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING CERTIFICATION BE KNOWN TO ME AS SUCH OWNER(S), GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS DAY OF _____, 2024.

(SEAL) _____ NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE:

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

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY AND KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2024.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE:

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

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRPERSON

CERTIFICATE AS TO SPECIAL ASSESSMENTS:

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

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

DATED AT ALGONQUIN, MCHENRY AND KANE COUNTIES, ILLINOIS, THIS _____ DAY OF _____, 2024.

VILLAGE COLLECTOR

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

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

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID NORTHEAST QUARTER WITH THE CENTERLINE OF STATE ROUTE 62; THENCE SOUTH 55 DEGREES 01 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 893.07 FEET TO THE MOST EASTERLY CORNER OF THE LANDS DESCRIBED IN DOCUMENT NO. 95K034683; THENCE SOUTH 34 DEGREES 58 MINUTES 54 SECONDS WEST ALONG THE SOUTHEASTERLY LINE THEREOF, 80.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 62 PER CONDEMNATION SUIT CASE 84ED 0031 AS DEDICATION RECORDED AS DOCUMENT NO. 2007K109248; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE 112.78 FEET TO THE MOST WESTERLY CORNER OF THENCE SOUTH 55 DEGREES 01 MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE THEREOF AND THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 2009K070772; A DISTANCE OF 395.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 25 PER CONDEMNATION SUIT CASE 84ED 0031 AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 95K030172; THENCE SOUTH 02 DEGREES 15 MINUTES 44 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 74.64 FEET; THENCE NORTH 87 DEGREES 14 MINUTES 15 SECONDS EAST ALONG A JOG IN SAID WEST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE SOUTH 02 DEGREES 15 MINUTES 44 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE 87.24 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DOCUMENT NO. 2007K088041; THENCE SOUTH 42 DEGREES 30 MINUTES 30 SECONDS WEST ALONG THE NORTHWESTERLY LINE THEREOF 28.40 FEET TO THE NORTH LINE OF OUTLOT F IN WATERFORD OF ALGONQUIN, BEING SUBDIVISION OF PART OF THE SAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 2007 AS DOCUMENT NO. 2007K109248; THENCE SOUTH 87 DEGREES 18 MINUTES 45 SECONDS WEST ALONG SAID NORTH LINE, 409.04 FEET TO THE EAST LINE OF OUTLOT 18 IN SAID SUBDIVISION; THENCE NORTH 02 DEGREES 13 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, 74.13 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 55 DEGREES 00 MINUTES 49 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID WATERFORD OF ALGONQUIN SUBDIVISION, 588.24 FEET TO THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN DOCUMENT NO. 95K054063; THENCE NORTH 34 DEGREES 58 MINUTES 50 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE 447.45 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 104 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE TO THE WEST LINE OF STATE ROUTE 25; THENCE NORTHWESTERLY ALONG A LINE MARKING 38 MINUTES 30 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WEST LINE OF STATE ROUTE 25 A DISTANCE OF 357.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 65 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 158.19 FEET TO THE SOUTHERLY LINE OF STATE ROUTE 52; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 65 FEET TO A POINT ON A LINE DRAWN NORTHWESTERLY AT RIGHT ANGLES FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY ILLINOIS DEPARTMENT OF TRANSPORTATION IN CASE EDKA 94 122, TOWNSHIP OF DUNDEE, COUNTY OF KANE, STATE OF ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER SECTION 1304 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE TO THE WEST LINE OF STATE ROUTE 25; THENCE NORTHWESTERLY ALONG A LINE MARKING 43 MINUTES 30 SECONDS MEASURED FROM NORTH TO WEST WITH SAID WEST LINE OF STATE ROUTE 25, 357.37 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID WEST LINE 158.19 FEET TO THE SOUTHERLY LINE OF STATE ROUTE NO. 62; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 95.80 FEET TO THE POINT OF TANGENCY OF A CURVE TO SAID SOUTHERLY LINE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 280.73 FEET, 258.34 FEET TO THE WESTERLY LINE OF SAID ROUTE NO. 25; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 61.80 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN BY ILLINOIS DEPARTMENT OF TRANSPORTATION IN CASE EDKA 94 030, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION AS REQUIRED BY THE PLAT ACT (765 ICS 2050.01 ET SEQ.) DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ALGONQUIN, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17089C0070H, WITH AN EFFECTIVE DATE OF AUGUST 03, 2009.

DATED AT PEORIA, ILLINOIS, THIS XX DAY OF XX, 2024.

FARNSWORTH GROUP, INC.
100 WALNUT STREET SUITE 200
PEORIA, IL 61602

BY: _____
KENNETH J. SILVERTHORN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 14313

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, _____, COUNTY CLERK OF KANE 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 _____, 2024.

BY: _____
COUNTY CLERK

RECORDER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M, AND RECORDED IN MAP BOOK _____, PAGE _____ AS DOCUMENT NUMBER _____.

BY: _____
COUNTY RECORDER

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 GRANTORS, 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 AFORSAID 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 REBURSED ITS ATTORNEY'S FEES AND COSTS FROM THE NON-PREVALING PARTY, INCLUDING THOSE ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ANY APPEAL.

SURFACE WATER DRAINAGE STATEMENT:

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS 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 _____, 2024.

REGISTERED PROFESSIONAL ENGINEER

OWNER (S) OR DULY AUTHORIZED ATTORNEY

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 GRANTORS, 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 AFORSAID 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 REBURSED ITS ATTORNEY'S FEES AND COSTS FROM THE NON-PREVALING PARTY, INCLUDING THOSE ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ANY APPEAL.

PUBLIC UTILITY EASEMENT PROVISIONS FOR ELECTRIC AND COMMUNICATION SERVICES:

UTILITY COMPANIES PROVIDING ELECTRIC OR COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREE, SHRUBS OR SARLVINGS WITHIN VILLAGE SUBSIDES 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 APPURTENANCES. LOCATION OF MANHOLE AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

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 MANHOLE AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.



Farnsworth GROUP

2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(317) 352-7408 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

DATE: _____
DESCRIPTION: _____
11982024 REVISED PER VILLAGE REVIEW

FOR REVIEW

DATE: 10/21/2024
DESIGNED: KJS
DRAWN: PDM
REVIEWED: ####
FIELD BOOK NO.: PIA 196/5

**QT 4418 ADDITION
PLAT OF
SUBDIVISION**

HEET NUMBER: _____

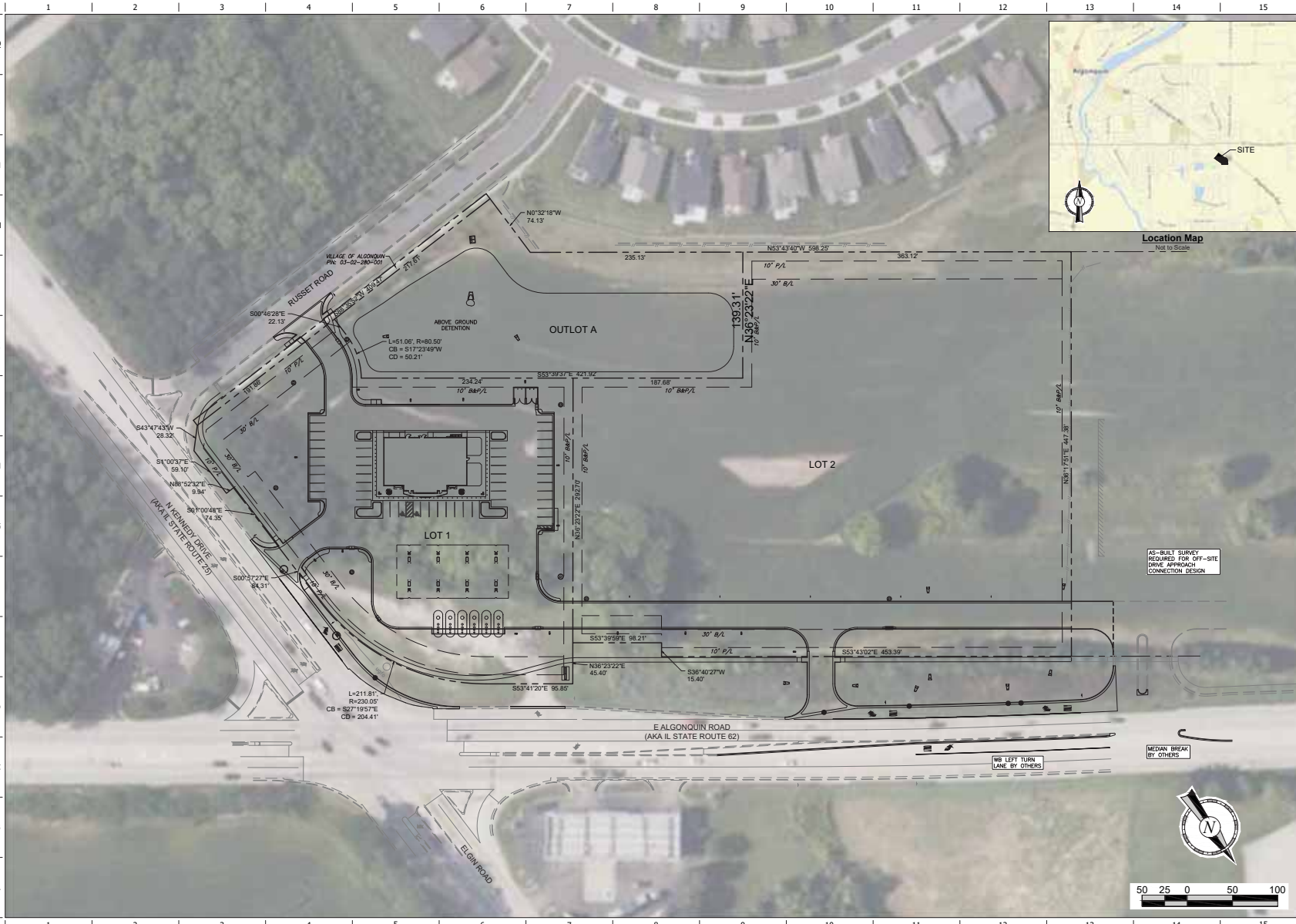
OF 2

PROJECT NO.: 0231863.00

FOR REVIEW

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PROJECT NO. 89-4418 (7303)
MG
 Midwest Design Group
 Kansas City
 PO Box 860355
 Shawnee, KS 66286-0055
 P 913.248.9385

QuitTrip No. 4418
 IL STATE ROUTE 62 & IL STATE ROUTE 25
 ALGONQUIN, ILLINOIS 60102

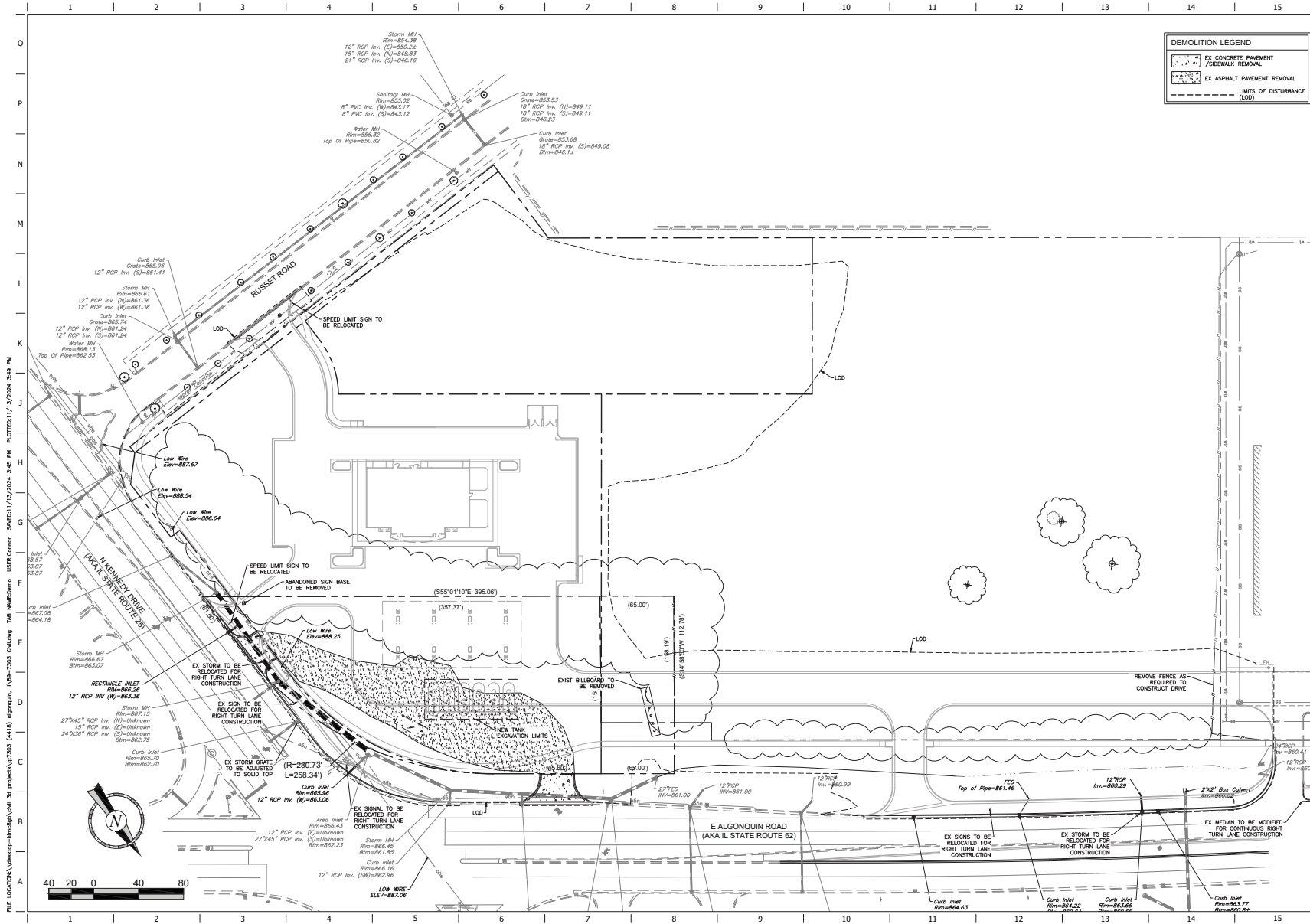


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 PROJECT NO. 89-4418
 DIVISION: 89
 VERSION: 001
 DESIGNED BY: DKH
 DRAWN BY: CCH
 REVIEWED BY: CJC

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 11-13-2024

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
C010



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DEMOLITION LEGEND

	EX CONCRETE PAVEMENT / SIDEWALK REMOVAL
	EX ASPHALT PAVEMENT REMOVAL
	LIMITS OF DISTURBANCE (LOD)



PROJECT NO.: 18-418 (793)

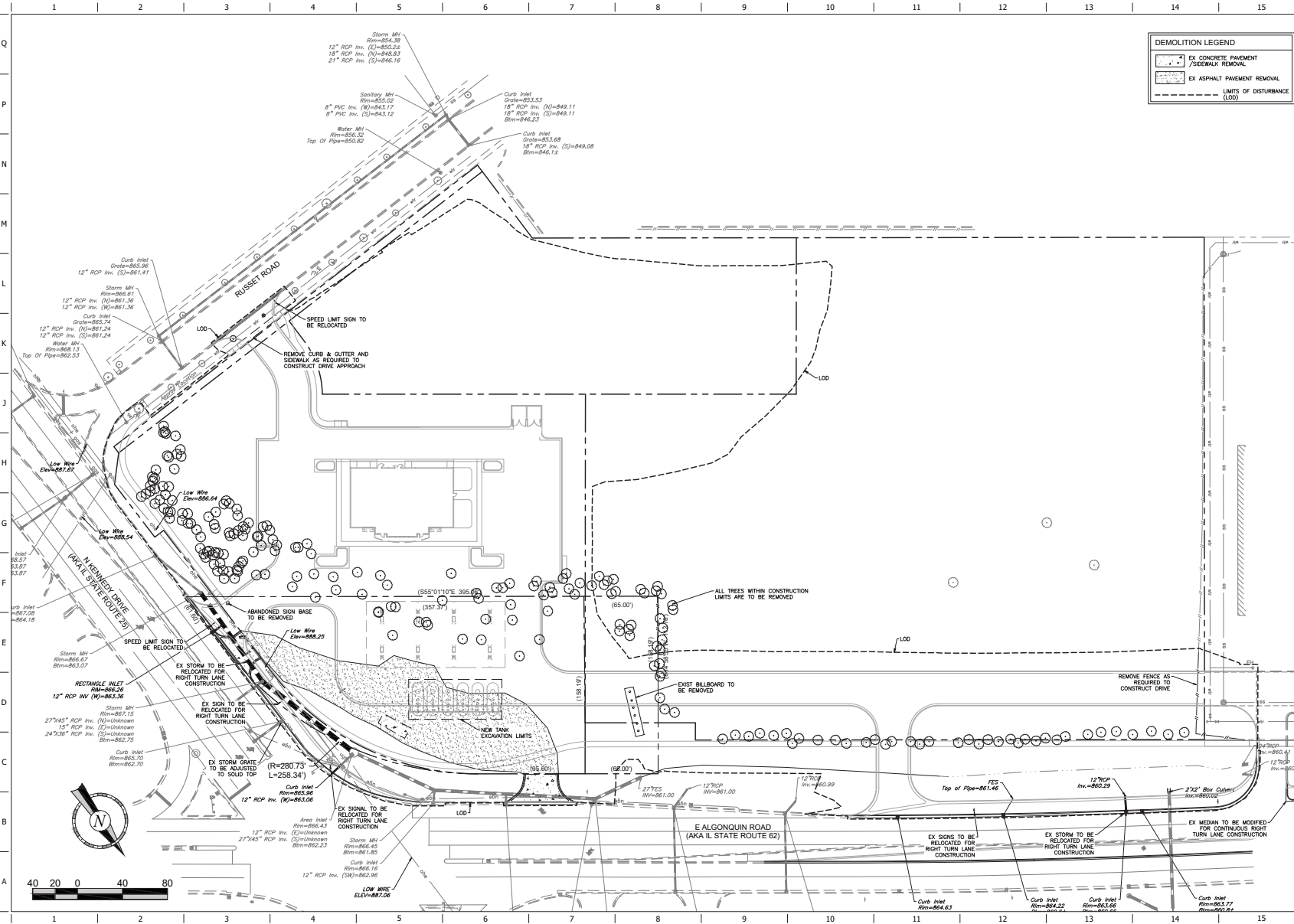


QuitTrip No. 4418
IL STATE ROUTE 62 & IL STATE ROUTE 25
ALGONQUIN, ILLINOIS 60102

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PROJECTIVE: P-116
DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CCH
REVIEWED BY: CIC

REV.	DATE	DESCRIPTION

SHEET TITLE:	DEMOLITION PLAN
SHEET NUMBER:	C030
ORIGINAL ISSUE DATE:	11-13-2024



DEMOLITION LEGEND	
	EX CONCRETE PAVEMENT / SIDEWALK REMOVAL
	EX ASPHALT PAVEMENT REMOVAL
	LIMITS OF DISTURBANCE (LOD)

11/13/24
PROJECT NO.: 09-4418 (7803)

MG
Midwest Design Group
Kansas City
PO Box 80035
Shawnee, KS 66208-0035
P 913.248.9385

QuikTrip No. 4418
IL STATE ROUTE 62 & IL STATE ROUTE 25
ALGONQUIN, ILLINOIS 60102

QT

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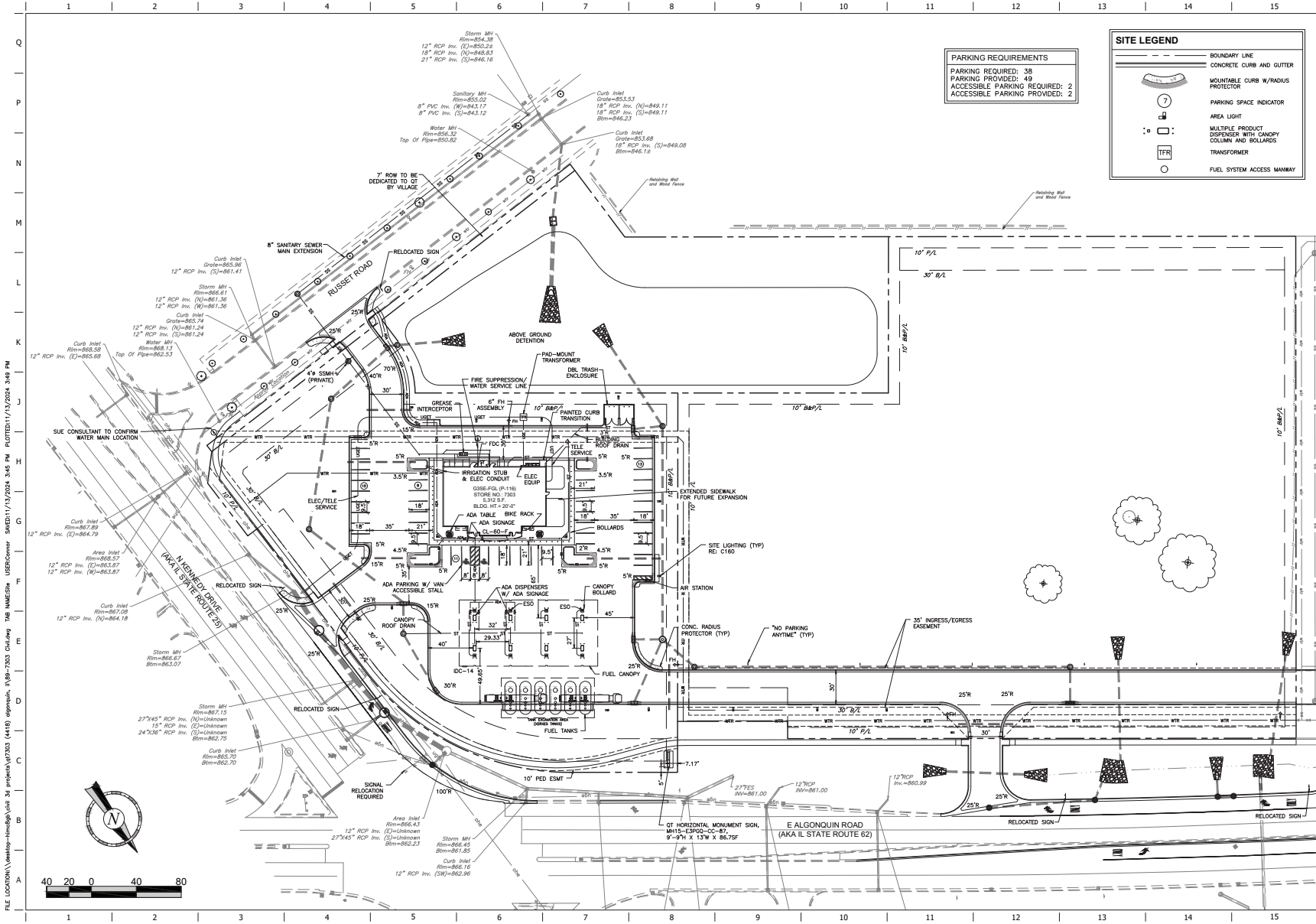
PROJECTIVE: P-116
DIVISION: 09
VERSION: 001
DESIGNED BY: DGH
DRAWN BY: CDH
REVIEWED BY: CJC

REV	DATE	DESCRIPTION

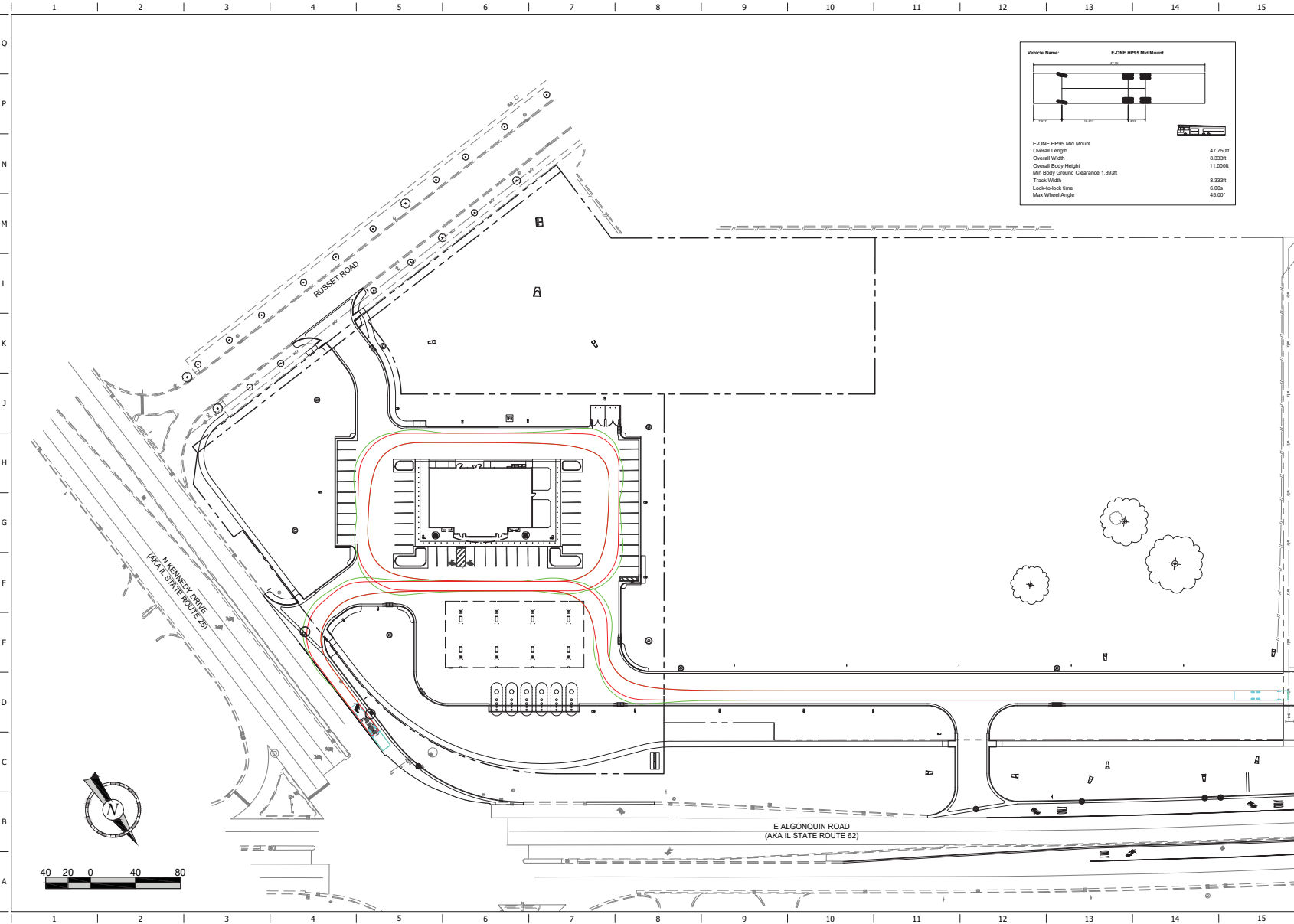
ORIGINAL ISSUE DATE: 11-13-2024

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C030



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Vehicle Name: E-ONE HP93 Mid Mount

E-ONE HP93 Mid Mount	
Overall Length	47.750ft
Overall Width	8.930ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.390ft
Track Width	8.330ft
Lock-to-lock time	8.00s
Max Wheel Angle	45.00°

DARLA K. HOLMAN
INC.—072191

11/13/24
PROJECT NO.: 89-4418 (7803)

MG
Midwest Design Group
Kansas City
PO Box 860355
Shawnee, KS 66286-0055
P 913.248.9385

QuikTrip No. 4418
IL STATE ROUTE 62 & IL STATE ROUTE 25
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PROJECT NO.	89-116
DIVISION	89
VERSION	001
DESIGNED BY	DKH
DRAWN BY	COH
REVIEWED BY	CJC

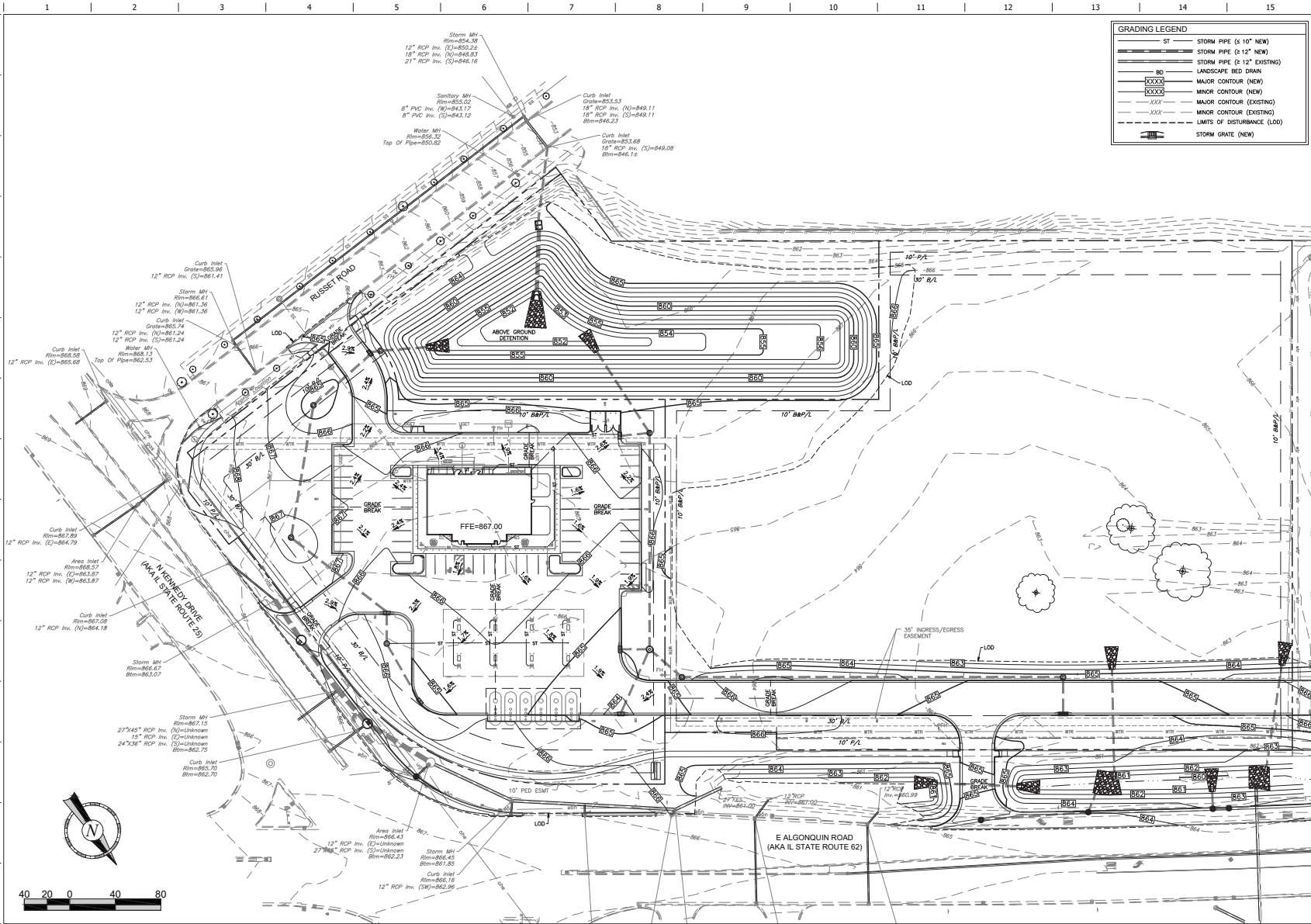
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 11-13-2024

SHEET TITLE:
VEHICLE TRACKING
AERIAL FIRE TRUCK

SHEET NUMBER:
C101

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GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
BD	LANDSCAPE BED DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE (LOD)
SG	STORM GRATE (NEW)



QuikTrip No. 4418
IL STATE ROUTE 62 & IL STATE ROUTE 25
ALGONQUIN, ILLINOIS 60102



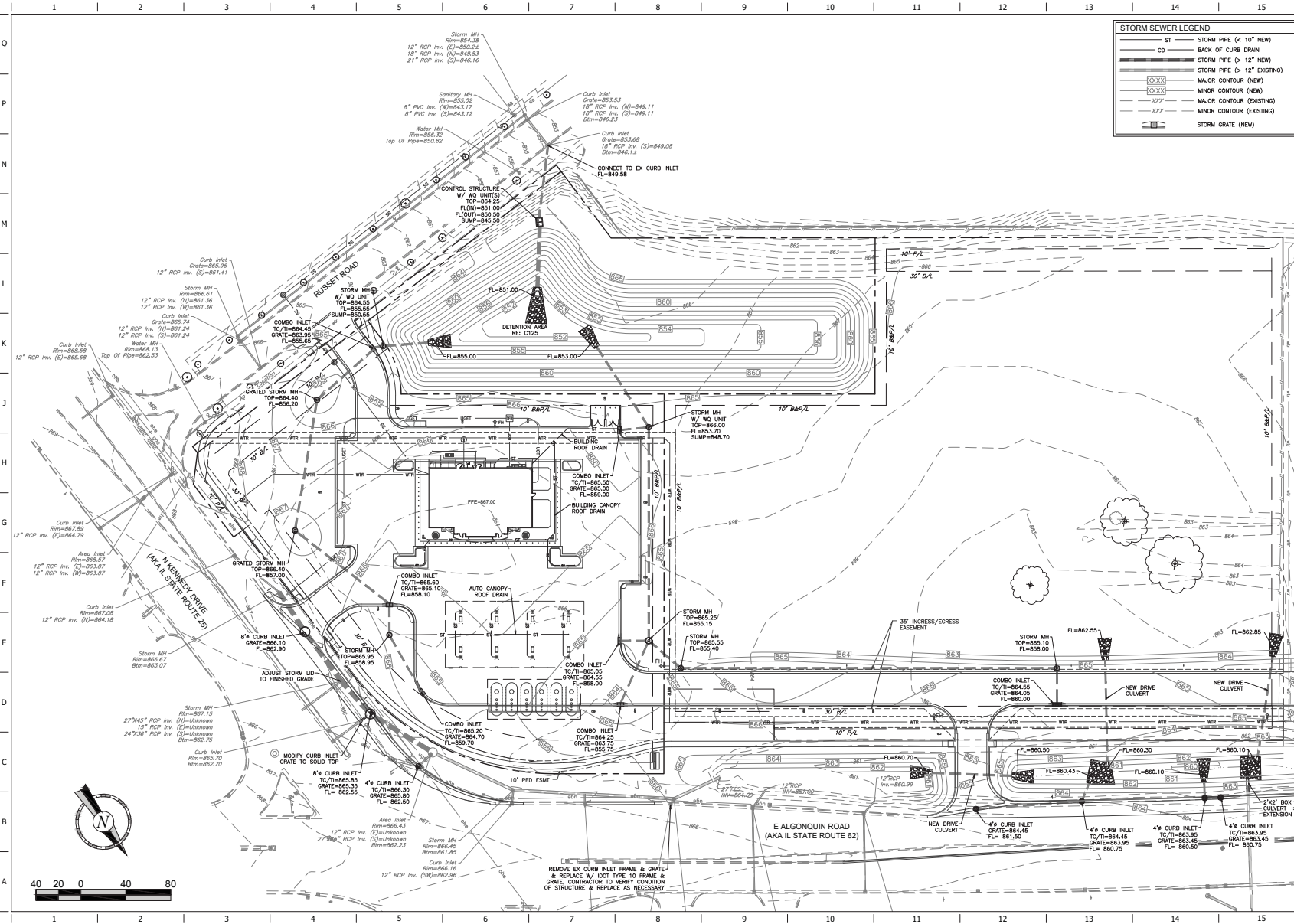
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REV	DATE	DESCRIPTION

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110

ORIGINAL ISSUE DATE: 11-13-2024



STORM SEWER LEGEND

ST	STORM PIPE (< 10" NEW)
CD	BACK OF CURB DRAIN
---	STORM PIPE (> 12" NEW)
---	STORM PIPE (> 12" EXISTING)
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXXX	MINOR CONTOUR (EXISTING)
---	STORM GRATE (NEW)



QuitTrip No. 4418
 IL STATE ROUTE 62 & IL STATE ROUTE 25
 ALGONQUIN, ILLINOIS 60102



PROJECTIVE: P-118
 DIVISION: 89
 VERSION: 001
 DESIGNED BY: DKH
 DRAWN BY: CCH
 REVIEWED BY: CIC

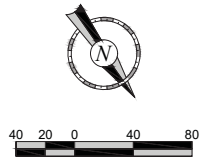
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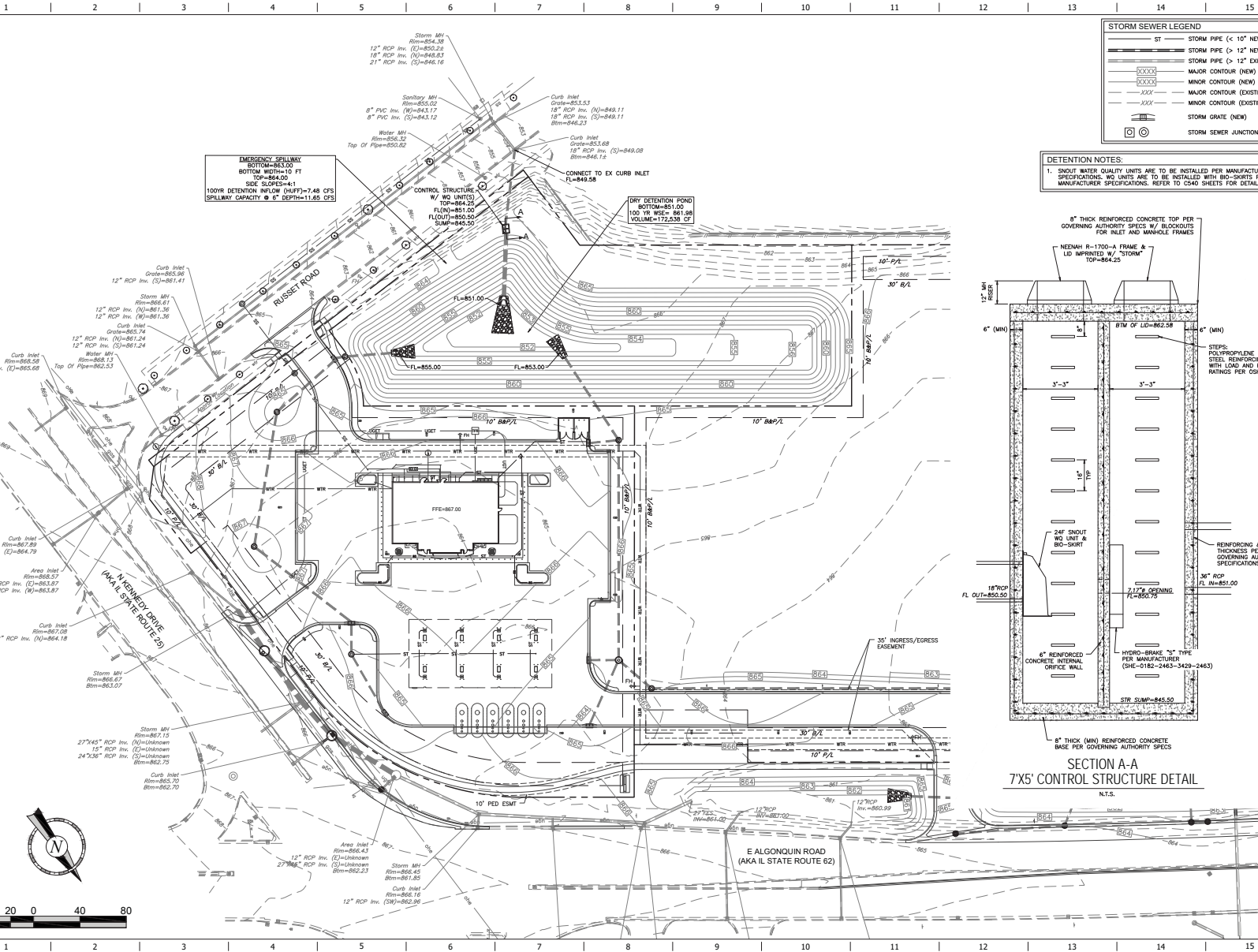
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PRELIMINARY STORM PLAN

SHEET NUMBER:
C120

ORIGINAL ISSUE DATE: 11-13-2024

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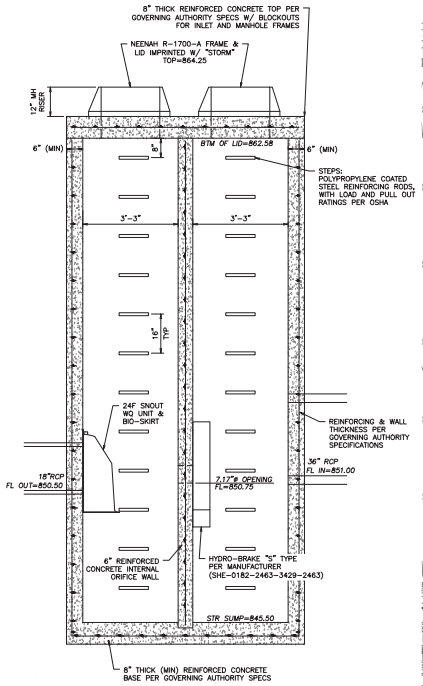
STORM SEWER LEGEND

ST	STORM PIPE (< 10" NEW)
---	STORM PIPE (> 12" NEW)
---	STORM PIPE (> 12" EXISTING)
XXXX	MAJOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (NEW)
XXX	MINOR CONTOUR (EXISTING)
O	STORM GRATE (NEW)
○	STORM SEWER JUNCTION BOX/MH

EMERGENCY SPILLWAY
BOTTOM=863.00
BOTTOM WIDTH=10 FT
TOP=864.00
SLOPE SURF=4:1
100HR DETENTION INFLOW (HUFF)=7.48 CFS
SPILLWAY CAPACITY @ 6" DEPTH=11.65 CFS

DRY DETENTION POND
BOTTOM=851.00
100 YR PEAK 68.88
VOLUME=172,538 CF

DETENTION NOTES:
1. SNIOUT WATER QUALITY UNITS ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. WO UNITS ARE TO BE INSTALLED WITH BIO-SKIRTS PER MANUFACTURER SPECIFICATIONS. REFER TO 2540 SHEETS FOR DETAILS.



QuitTrip No. 4418
IL STATE ROUTE 62 & IL STATE ROUTE 25
ALGONQUIN, ILLINOIS 60102



REVISIONS

REV	DATE	DESCRIPTION

PROJ: QTRIP-P-116
DIVISION: 89
VERSION: 001
DESIGNED BY: DGH
DRAWN BY: CJC
REVIEWED BY: CJC

8/20/2024
ORIGINAL ISSUE DATE: 11/13/2024

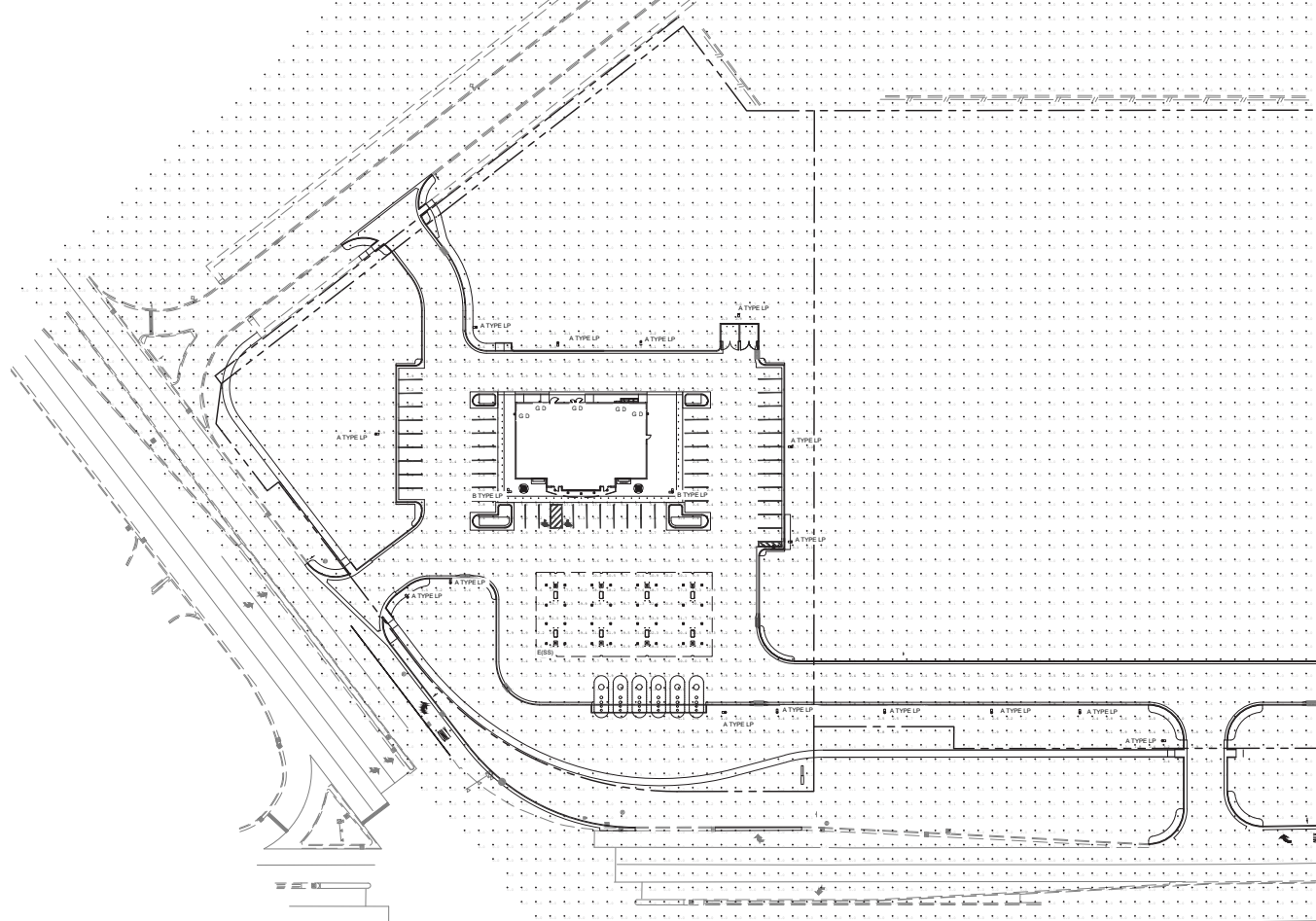
SHEET TITLE:
STORMWATER
DETENTION PLAN

SHEET NUMBER:
C125

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USER: dgh
DATE: 11/13/2024 3:50 PM
PLOT: 11/13/2024 3:46 PM
SCALE: 1/8" = 1'-0"
SHEET: 12 OF 12

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
⬢	A	15	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
⬢	B	02	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
⬢	C	00	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
⬢	D	00	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
⬢	E(SS)	32	SINGLE	15' TO 19'	12,793	0.40	CRUS-SC-SS-40 (WHITE)	83.6

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
⬢	F	00	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40 (BLACK)	83.6
⬢	G	05	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
⬢	G-D	05	SINGLE	12'	6,275	0.90	XWM-3-LED-06-40	54
⬢	H	00	DOUBLE	35'	67,023	0.90	MRL-LED-65L-SIL-FT-40-70CRI	592
⬢	V	00	N/A	22'	N/A	N/A	LOW VOLTAGE POLE	N/A



NOTE-PARKING ILLUMINANCE (FC)
 AVERAGE = 2.67
 MAXIMUM = 5.0
 MINIMUM = 1.7
 AVERAGE RATIO = 1.57
 MAXIMUM RATIO = 2.94

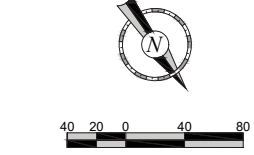
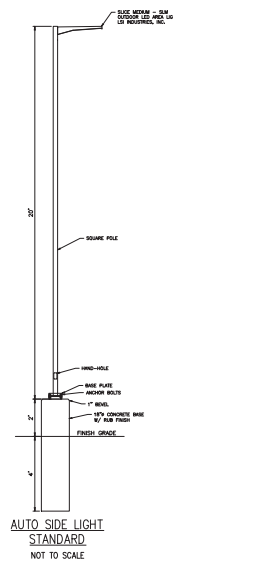
NOTE-PROPERTY LINE ILLUMINANCE (FC)
 AVERAGE = 2.37
 MAXIMUM = 23.9
 MINIMUM = 0.0
 AVERAGE RATIO = N.A.
 MAXIMUM RATIO = N.A.

NOTE-RUSSET RD ENTRY ILLUMINANCE (FC)
 AVERAGE = 0.14
 MAXIMUM = 0.7
 MINIMUM = 0.0
 AVERAGE RATIO = N.A.
 MAXIMUM RATIO = N.A.

NOTE-KENNEDY DRIVE ENTRY ILLUMINANCE (FC)
 AVERAGE = 1.79
 MAXIMUM = 3.1
 MINIMUM = 0.8
 AVERAGE RATIO = 2.24
 MAXIMUM RATIO = 3.88

NOTE-EAST ALGONQUIN RD ILLUMINANCE (FC)
 AVERAGE = 1.82
 MAXIMUM = 2.9
 MINIMUM = 0.1
 AVERAGE RATIO = 18.20
 MAXIMUM RATIO = 29.00

NOTE:
 ALL LIGHT FIXTURES ARE FULLY SHIELDED.



QUICKTRIP SPECIFIED DRAWING

PROJECT NO.: 89-4418 (7303)

MOG
 Midwest Design Group
 Kansas City
 PO Box 86035
 Shawnee, KS 66206-0035
 P 913.248.9385

QuickTrip No. 4418
 IL STATE ROUTE 62 & IL STATE ROUTE 25
 ALGONQUIN, ILLINOIS 60102

QT

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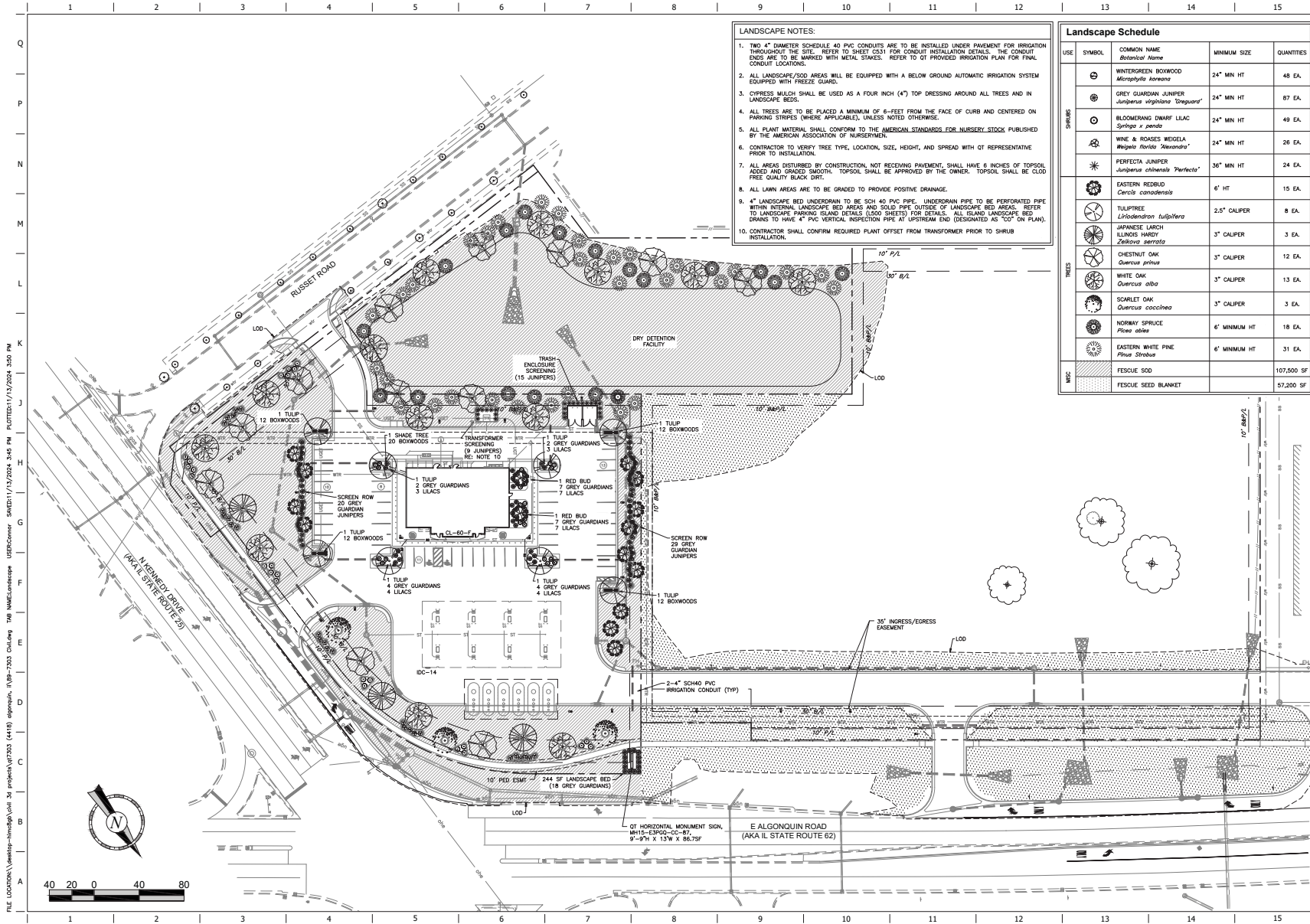
PROJECT NO.: 89-4418
 DIVISION: 89
 VERSION: 001
 DESIGNED BY: DGH
 DRAWN BY: CJC
 REVIEWED BY: CJC

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 11-13-2024

SHEET TITLE:
 PHOTOMETRIC SITE PLAN

SHEET NUMBER:
C160



- LANDSCAPE NOTES:**
- TWO 4" DIAMETER SCHEDULE 40 PVC CONDUITS ARE TO BE INSTALLED UNDER PAVEMENT FOR IRRIGATION THROUGHOUT THE SITE. REFER TO SHEET C531 FOR CONDUIT INSTALLATION DETAILS. THE CONDUIT ENDS ARE TO BE MARKED WITH METAL STAKES. REFER TO QT PROVIDED IRRIGATION PLAN FOR FINAL CONDUIT LOCATIONS.
 - ALL LANDSCAPE/SOD AREAS WILL BE EQUIPPED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH FREEZE GUARDS.
 - CYPRESS MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING AROUND ALL TREES AND IN LANDSCAPE BEDS.
 - ALL TREES ARE TO BE PLACED A MINIMUM OF 6'-FEET FROM THE FACE OF CURB AND CENTERED ON PARKING STRIPES (WHERE APPLICABLE), UNLESS NOTED OTHERWISE.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL AREAS DISTURBED BY CONSTRUCTION, NOT RECEIVING PAVEMENT, SHALL HAVE 6 INCHES OF TOPSOIL ADDED AND GRADED SMOOTH. TOPSOIL SHALL BE APPROVED BY THE OWNER. TOPSOIL SHALL BE CLOD FREE QUALITY BLACK DIRT.
 - ALL LAWN AREAS ARE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE.
 - 4" LANDSCAPE BED UNDERDRAIN TO BE SCH 40 PVC PIPE, UNDERDRAIN PIPE TO BE PERFORATED PIPE WITHIN INTERNAL LANDSCAPE BED AREAS AND SOLID PIPE OUTSIDE OF LANDSCAPE BED AREAS. REFER TO LANDSCAPE PARKING ISLAND DETAILS (L200 SHEETS) FOR DETAILS. ALL ISLAND LANDSCAPE BED DRAINS TO HAVE 4" PVC VERTICAL INSPECTION PIPE AT UPSTREAM END (DESIGNATED AS "CO" ON PLAN). CONTRACTOR SHALL CONFIRM REQUIRED PLANT OFFSET FROM TRANSFORMER PRIOR TO SHRUB INSTALLATION.

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE	QUANTITIES	
SHRUBS	⊗	WINTERGREEN BOXWOOD <i>Microphylla boxana</i>	24" MIN HT	48 EA.	
	⊗	GREY GUARDIAN JUNIPER <i>Juniperus virginiana 'Drepanoid'</i>	24" MIN HT	87 EA.	
	⊗	BLOOMERING DWARF LILAC <i>Syringa x pendula</i>	24" MIN HT	49 EA.	
	⊗	WINE & ROSES WEIGELA <i>Weigela Florida 'Alexander'</i>	24" MIN HT	26 EA.	
	⊗	PERFECTA JUNIPER <i>Juniperus chinensis 'Perfecta'</i>	36" MIN HT	24 EA.	
TREES	⊗	EASTERN REDBUD <i>Cercis canadensis</i>	6' HT	15 EA.	
	⊗	TULIP TREE <i>Liriodendron tulipifera</i>	2.5" CALIPER	8 EA.	
	⊗	JAPANESE LARCH ILLINOIS HARDY <i>Larix laricina</i>	3" CALIPER	3 EA.	
	⊗	CHESTNUT OAK <i>Quercus prinus</i>	3" CALIPER	12 EA.	
	⊗	WHITE OAK <i>Quercus alba</i>	3" CALIPER	13 EA.	
	⊗	SCARLET OAK <i>Quercus coccinea</i>	3" CALIPER	3 EA.	
	⊗	NORWAY SPRUCE <i>Picea abies</i>	6' MINIMUM HT	18 EA.	
	⊗	EASTERN WHITE PINE <i>Pinus strobus</i>	6' MINIMUM HT	31 EA.	
	SOD	⊗	FESCUE SOD		107,500 SF
		⊗	FESCUE SEED BLANKET		57,200 SF

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 108 NAME: Landscape 17203_1418_001.dwg 11/13/2024 3:46 PM



PROJECT NO.: 89-4418 (7303)
MOG
 Midwest Design Group
 Kansas City
 PO Box 860035
 Shawnee, KS 66286-0035
 P 913.248.9385

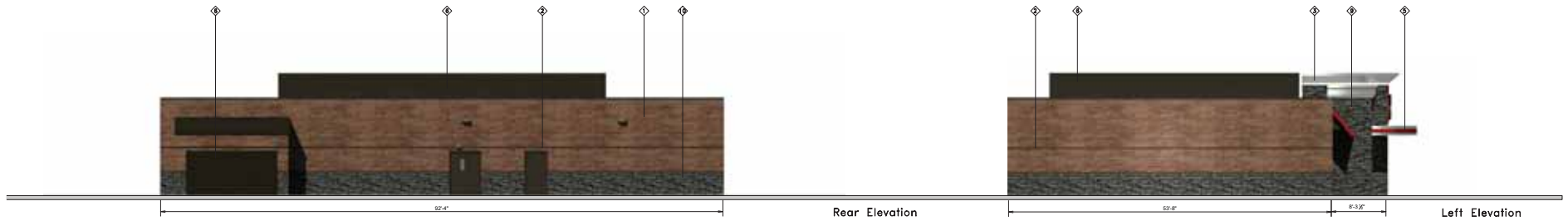
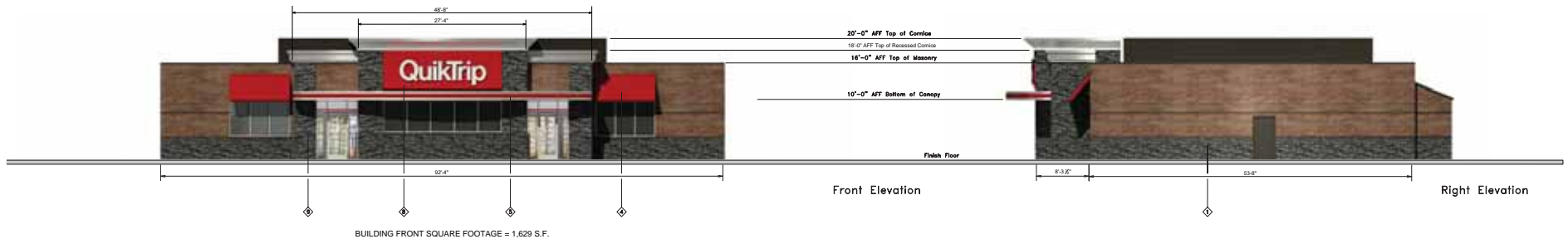
QuitTrip No. 4418
 IL STATE ROUTE 62 & IL STATE ROUTE 25
 ALGONQUIN, ILLINOIS 60102

QT	
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PROJECTIVE:	R-116
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CGH
REVIEWED BY:	CJC

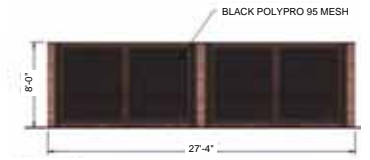
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SHEET TITLE:
 LANDSCAPE PLAN
 SHEET NUMBER:
L100

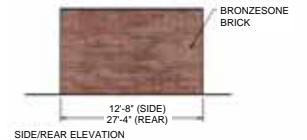
ORIGINAL ISSUE DATE: 11-13-2024



	QuikTrip		Store # 4418 G3SE Building Elevations		Address: IL State Route 62 & IL State Route 25		City, State: Algonquin, IL																																										
	4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 415-7700		Serial # 89-4418-G3SE	Scale: 1/8"=1'-0"	Issue Date: 11-13-2024	Drawn By: JK	Rev/Notes: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50px;"> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS. QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED BY THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.																																			
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 30%;">FINISH</th> <th style="width: 30%;">MANUFACTURER</th> <th style="width: 35%;">SPECIFICATION</th> </tr> </thead> <tbody> <tr><td>1</td><td>BROWNSTONE</td><td>ENTERSTATE BRICK</td><td>ANTAR TROPICAL BRICK</td></tr> <tr><td>2</td><td>WOODGR</td><td>ENTERSTATE BRICK</td><td>PAICE TROPICAL BRICK</td></tr> <tr><td>3</td><td>ROUNDER ALUMINUM</td><td>DECEUNING</td><td>FAUCO</td></tr> <tr><td>4</td><td>GLASS</td><td>PERFORMA GLASS</td><td>FRANCOIS BEAM AWARDS</td></tr> <tr><td>5</td><td>RED POLYCARBONATE</td><td>ALLEN INDUSTRIES</td><td>NON-IMPACTED BOND</td></tr> <tr><td>6</td><td>GLASS</td><td>PERFORMA GLASS</td><td>WELDON</td></tr> <tr><td>7</td><td>BLACK</td><td>ALL COURT FABRICS</td><td>POLYTRID W/ MESH</td></tr> <tr><td>8</td><td>GLASS</td><td>ALLEN INDUSTRIES</td><td>FRANCOIS</td></tr> <tr><td>9</td><td>GRANITE</td><td>SUN</td><td>ALUMISES</td></tr> <tr><td>10</td><td>BECK</td><td>SUN GERY</td><td>BUCKSTONE</td></tr> </tbody> </table>			#	FINISH	MANUFACTURER	SPECIFICATION	1	BROWNSTONE	ENTERSTATE BRICK	ANTAR TROPICAL BRICK	2	WOODGR	ENTERSTATE BRICK	PAICE TROPICAL BRICK	3	ROUNDER ALUMINUM	DECEUNING	FAUCO	4	GLASS	PERFORMA GLASS	FRANCOIS BEAM AWARDS	5	RED POLYCARBONATE	ALLEN INDUSTRIES	NON-IMPACTED BOND	6	GLASS	PERFORMA GLASS	WELDON	7	BLACK	ALL COURT FABRICS	POLYTRID W/ MESH	8	GLASS	ALLEN INDUSTRIES	FRANCOIS	9	GRANITE	SUN	ALUMISES	10	BECK	SUN GERY	BUCKSTONE
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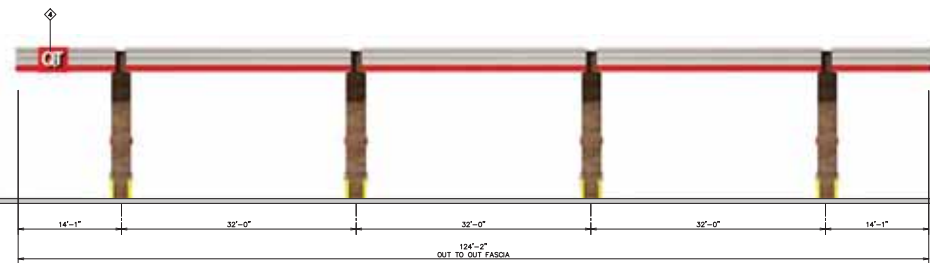


FRONT ELEVATION

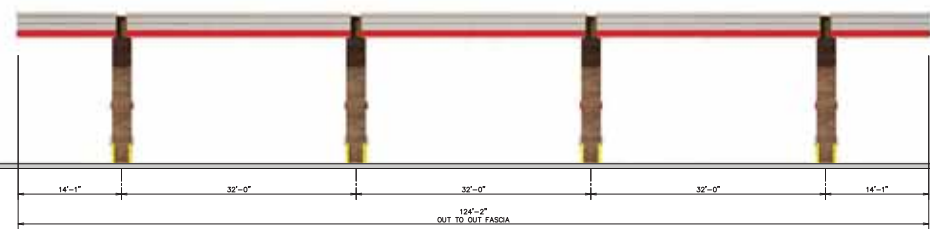


SIDE/REAR ELEVATION

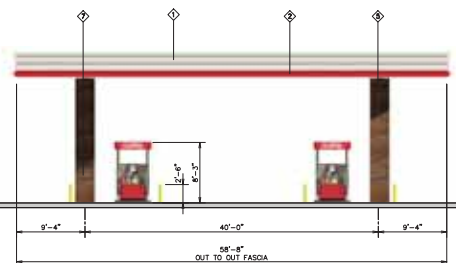
DOUBLE TRASH ENCLOSURE
N.T.S.



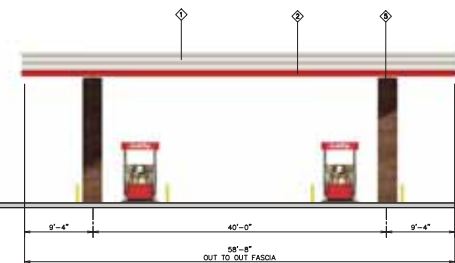
Front Elevation



Rear Elevation

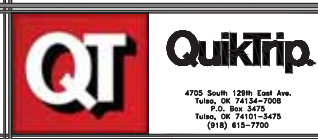


Left Elevation



Right Elevation

18'-6" Min. / 25'-6" Max.
AFT Top of Canopy
15'-0" Min. Store Side Canopies / 20'-0" Max.
17'-0" Min. Store Front Canopies / 22'-0" Max.
AFT Bottom of Canopy



Store #	4418 DS8 Canopy w/ Brick Columns
Address:	IL state Route 62 & IL state Route 25
City, State:	Algonquin, IL
Serial #	89-4418-GD08
Scale:	1/8" = 1'-0"
Issue Date:	11-13-2024
Drawn By:	JK
Rev/Notes:	

Q	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	ZIP PERFORATED	PAPEL PRODUCTS	ULTRAVIEW BRAND
3	OUT BRICK	CHERRY - WILKINS	METAZULI
4	BRICK	PAPEL PRODUCTS	ULTRAVIEW BRAND
5	BRICKSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BRICK	PAPEL PRODUCTS	ULTRAVIEW BRAND
7	MIDRIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

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*QuikTrip Store No. 4418
E Algonguin Road (IL 62) & N Kennedy Drive (IL 25)
Algonguin, Illinois 60102*

*Front Center Building Sign
CL-60-F*

24V Max LED

Gen III Sign Design

Raised Panel Design:
 Two (2) Section Sign Frame with Removable Break Formed Aluminum Face Panels

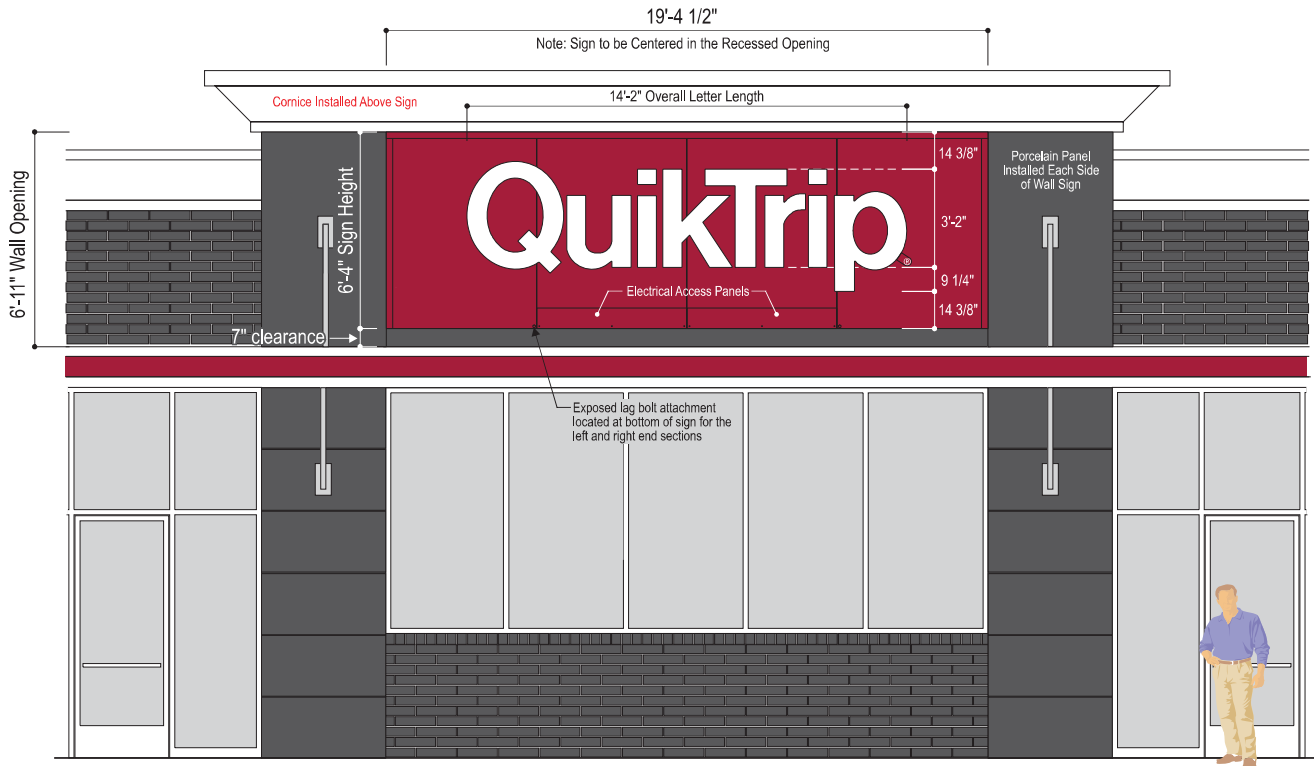
Each of the Two (2) Sign Sections to be installed to the Wall with final electrical connection thru the provided access panels located at the bottom center sign sections.

Sign Manufactured in Two (2) Equal Half Sections.

Fabricated Aluminum Wall Sign with Projected Aluminum Channel Letters Internally Illuminated White LED Formed Evonik Cyro SG-7328 Face Panels



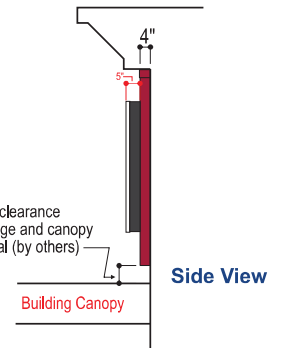
Top View



Front View - Sign Type G3S CL-60-F

Projected Channel Letters with White LED Illuminated Evonik Cyro SG-7328 Faces

Scale 1/4" = 1'-0"



Side View

COLOR REFERENCE:

NOTE: AKZO NOBLE PAINT SPECIFIED FOR ALL PAINTED SURFACES

- EMBOSSED FACE PANELS: TRANSLUCENT WHITE
 EVONIK CYRO SG-7328 NON-GLARE FINISH
- QT RED, AKZO NOBLE PAINT MATCH 3M CARDINAL
 RED TRANSLUCENT VINYL #3632-53, SATIN FINISH
- LETTER RETURNS TO BE AKZO NOBLE PAINT MATCH
 TO BENJAMIN MOORE #2134-30 IRON MOUNTAIN



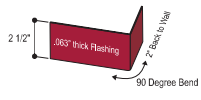
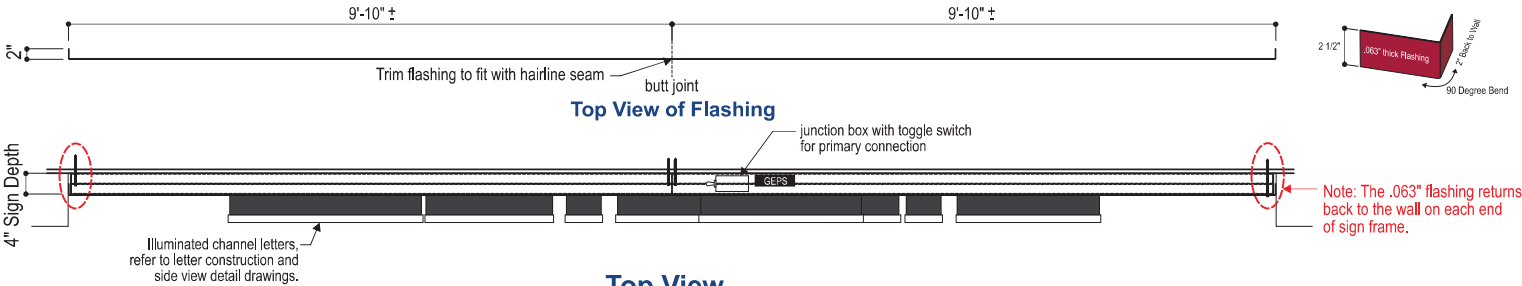
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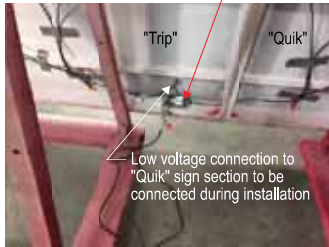
24V Max LED

G3S CL-60-F Construction Detail

Note: The top flashing is 2 sections of 10'-0" long x 2 1/2" wide with 2" return x .063" thk, aluminum and breaks back 2" (by installer) to the wall on each end of sign frame.
 Flashing to conceal the recessed Lag Bolt attachment to the wall. Flashing attached with 3M Dual Lok Tape #SJ3560-1". Trim to fit in field.

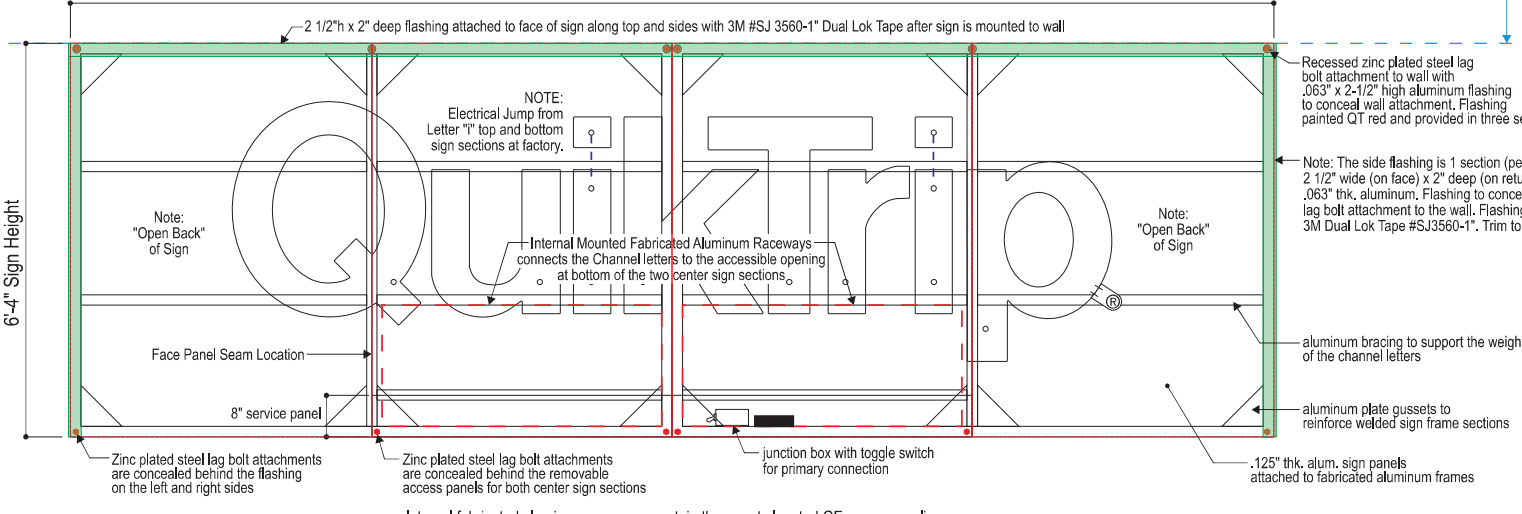


Primary power connection in junction box with toggle switch

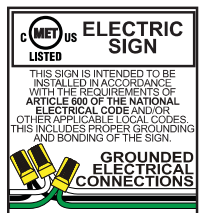


Sign Manufactured in Two (2) Equal Half Sections.
 19'-4 1/2" Sign Background Length

NOTE: Installer to strike a chalk line 1'-8" below top of masonry at front elevation. Set top finished surface of box sign to align with chalk line to allow for coping installation



.125" alum. break-formed "L" bracket. Bracket is painted BM #2134-30 Iron Mountain. Front surface is laminated with 3M Cardinal red vinyl #3632-53. White vinyl @ is applied red vinyl surface.

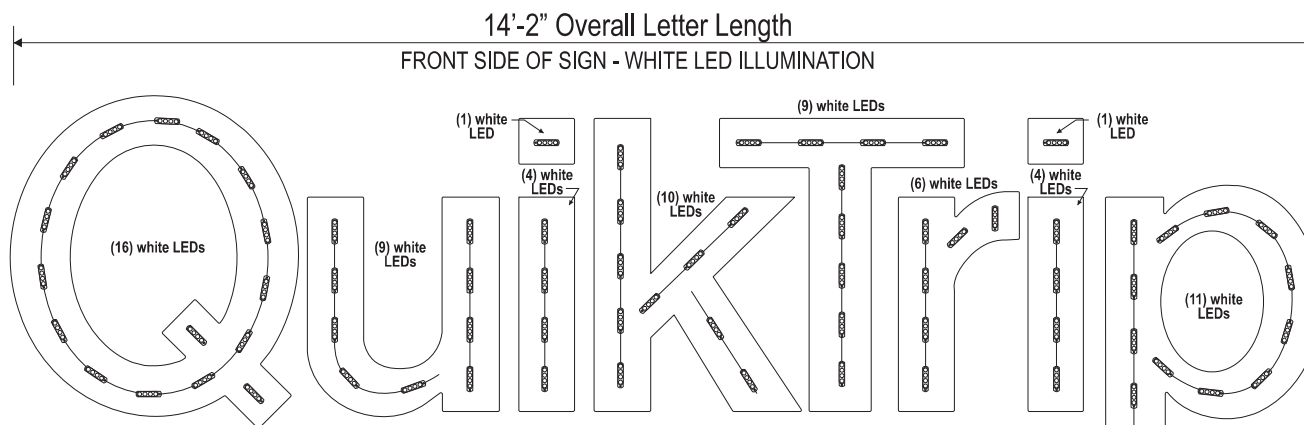


Allen Industries to provide lag bolts for sign attachment to plywood covered wall.
 18 Total Qty. - 16 req'd + 2 extra - 3/8" x 6" Steel lag Bolts

Internal fabricated aluminum raceways contain the remote located GE power supplies allowing service access through the removable service doors located at the bottom center sign sections to maintain UL approved construction.

Front View - Sign Type G3S CL-60-F
 Scale 1/2" = 1'-0"





White LED Interior Illumination

Scale 3/4" = 1'-0"

- ◆ **TOTAL: APP. 71 TOTAL WHITE TETRA MAX LED MODULES**
- (1) GEPS24-100U LED Power Supplies**



GE TETRA MAX #GEMX2471-W1 7100K WHITE,
 4 LEDS PER MODULE, SPACED 8" ON CENTER.
 100' = 150 MODULES PER PACKAGE
 (CAN CUT BETWEEN EVERY MODULE)
 12 AWG SUPPLY WIRE, 40' MAX. WIRE LIMITS
 GE POWER SUPPLY:
 GEPS24-100U PULLS MAX. 130 MODULES
 (87 FT. PER POWER SUPPLY)
 ENERGY CONSUMPTION: STRIP: 0.73 W/MODULE
 AMP LOAD = APP. 3 AMPS



Allen Industries
 FILE NUMBER: E212503



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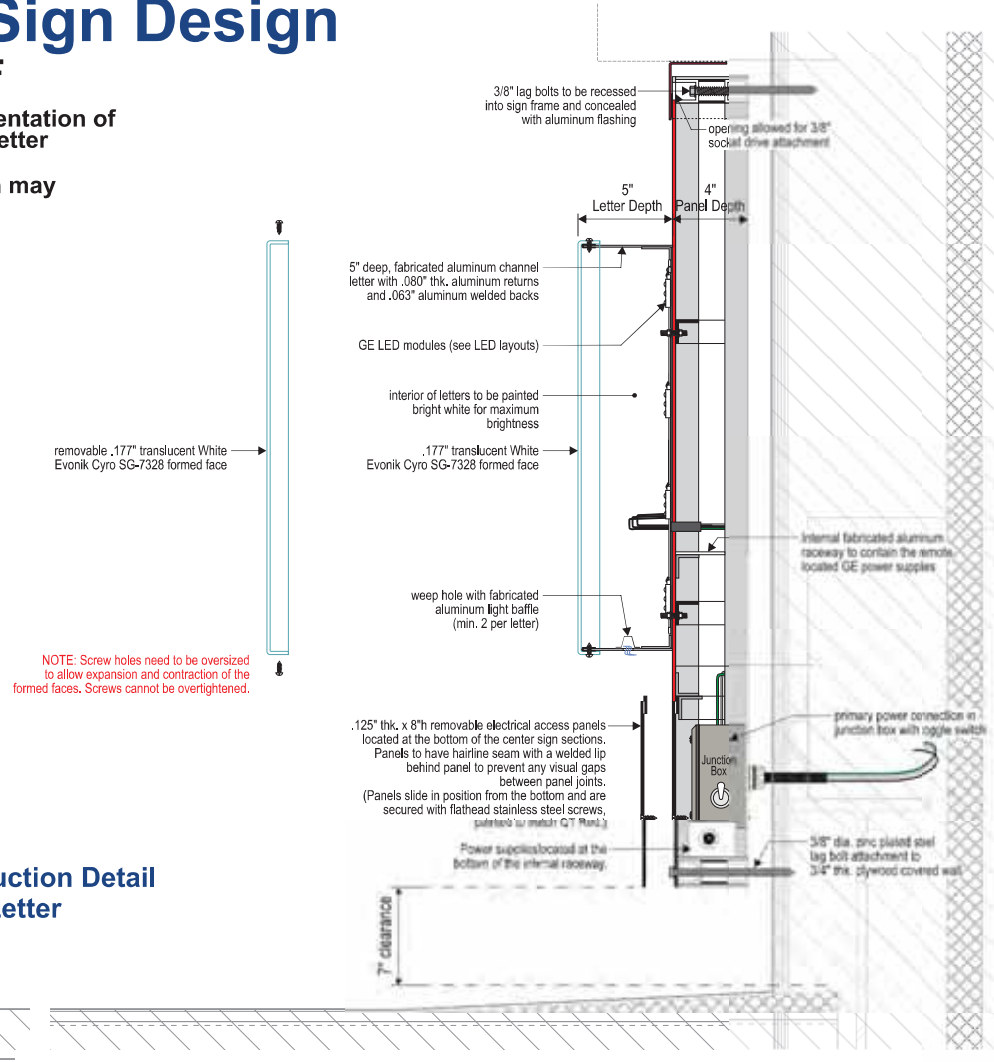
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Gen III Sign Design

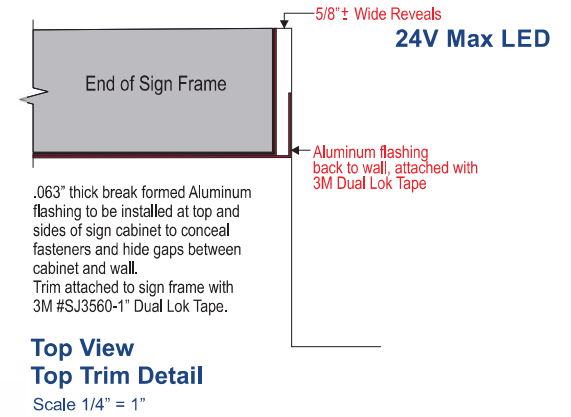
G3S CL-60-F

Drawing for Representation of Sign and Channel Letter Construction. Actual Construction may vary slightly.

Side View Construction Detail
LED Illuminated Letter
Scale 3/16" = 1"



NOTE: Screw holes need to be oversized to allow expansion and contraction of the formed faces. Screws cannot be overtightened.



Top View
Top Trim Detail
Scale 1/4" = 1"



*QuikTrip Store No. 4418
E Algonquin Road (IL 62) & N Kennedy Drive (IL 25)
Algonquin, Illinois 60102*

*Canopy Sign
IDC-14*

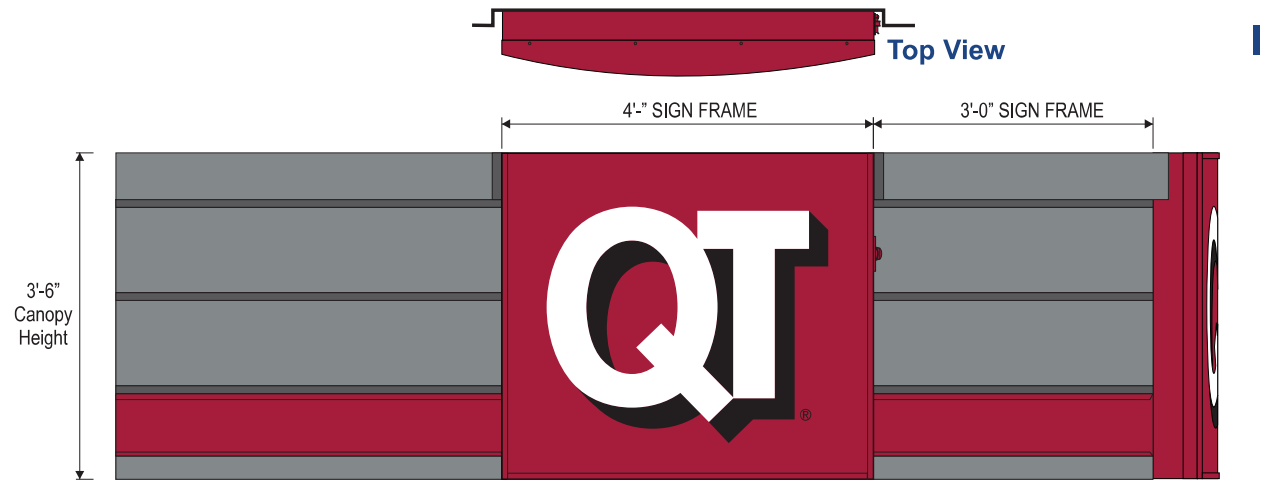
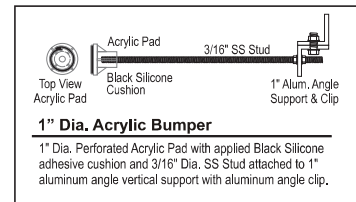
Bid Exhibit

IDC-14

General Sign Details

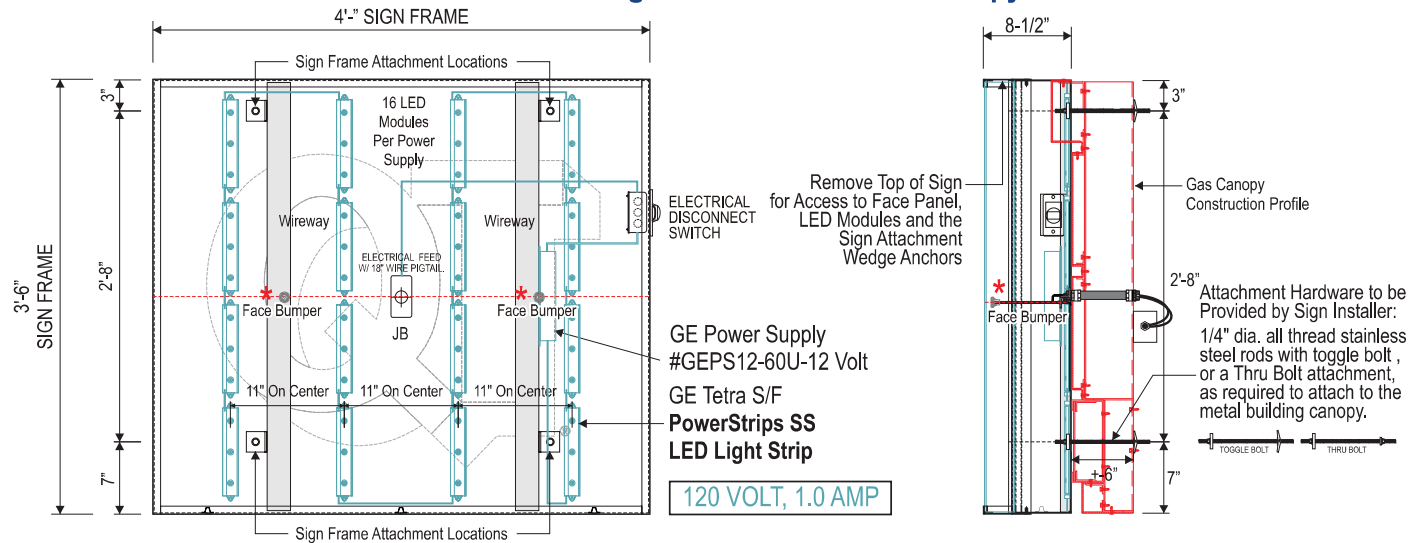
- The QT Gen3 Sign is a single face canopy mounted sign.
- Sign installed with Four (4) Qty. Stainless Steel All Thread Rods and Toggle Bolts for attachment to Metal Gas Canopy.
- All Attachment Hardware to be Provided by the Sign Installer.
- Electrical Junction Box is provided inside sign for electrical stub-out and connection thru wall.
- Final Electrical Connection to be Made by a Licensed Electrician.

Cyrolite: Acrylite Resist 65, .177" thickness, face panels with 2nd surface painted background colors and graphics.



Front View - Sign Attachment to Gas Canopy

Side View



Front View - IDC-14 - 14 SF Gas Canopy Identification Sign

Scale 1" = 1'-0"

Side View



*QuikTrip Store No. 4418
E Algonquin Road (IL 62) & N Kennedy Drive (IL 25)
Algonquin, Illinois 60102*

*Monument Sign
MH15-E3PGQ-CC-87-CS*

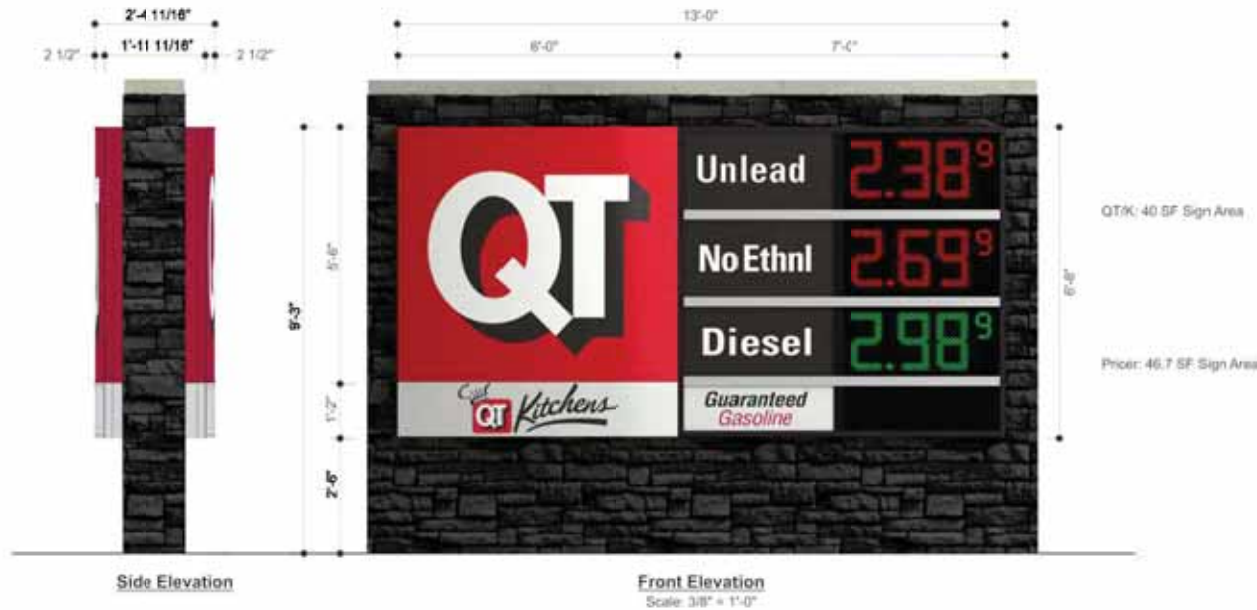
MH15-E3PGQ-CC-87 Horizontal Monument Sign

- QT Logo
- Three (3) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 88.7 Square Feet Sign Area



Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



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Traffic Impact Study Proposed Convenience Store

Algonquin, Illinois



Prepared For:



January 3, 2024

1 Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed QuikTrip Convenience Store to be located in Algonquin, Illinois. The site, which is currently vacant, is located in the southwest corner of the intersection of Algonquin Road (Illinois Route 2) with Illinois Route 2 (IL 2) and Haegers Bend Road. As proposed, the site will be developed with the following:

- Sixteen (16) passenger vehicle fueling positions
- An approximately 312 square-foot convenience store

Access to the proposed development will be provided via a right-in/right-out access drive on Algonquin Road and a full movement access drive on Russet Road as well as a connection to the full movement access drive that is being built as part of the commercial development that borders the site to the northwest.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. Figure 1 shows the location of the site in relation to the area roadway system. Figure 2 shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed Convenience Store
- Directional distribution of the Convenience Store traffic
- Vehicle trip generation for the Convenience Store
- Future traffic conditions including access to the Convenience Store
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. **Existing Conditions** Analyzes the capacity of the existing roadway system using peak hour traffic volumes from traffic counts conducted in 2024.
2. **Year 2030 No-Build Conditions** Analyzes the capacity of the future roadway system using existing traffic volumes increased by an ambient area growth factor not attributable to any particular development and the traffic that will be generated by the currently under construction commercial development northwest of the site.
3. **Year 2030 Total Projected Conditions** Analyzes the capacity of the future roadway system assuming the projected traffic volumes that include the Year 2030 no-build traffic volumes and the traffic estimated to be generated by the proposed convenience store.



Site Location

*Proposed QuikTrip Convenience Store
Algonquin, Illinois*

figure 1





Aerial view of Site
Proposed QuikTrip Convenience Store
Algonquin, Illinois

figure 2

2 Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

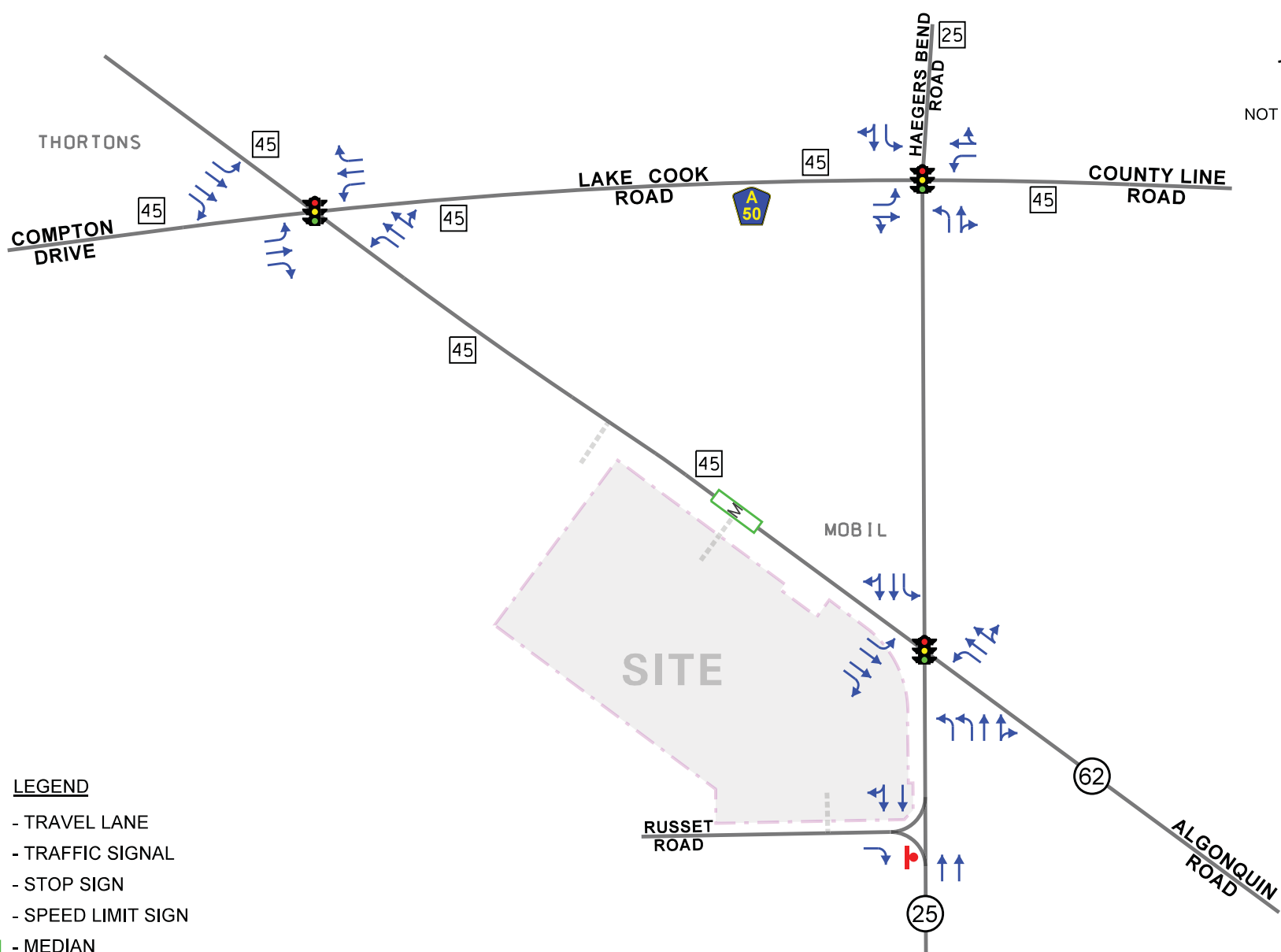
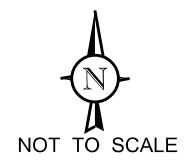
The site, which is currently vacant, is bounded by a currently under construction commercial development to the northwest, Algonquin Road to the northeast, IL 2 to the east, Russet Road to the south, and the Glenloch residential subdivision to the southwest. Land uses within the vicinity of the site are primarily residential with commercial uses located along Algonquin Road. A Mobil fuel center is located in the northwest corner of the intersection of Algonquin Road with IL 2 and Haegers Bend Road.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the proposed development are described below and illustrated in Figure 3.

Algonquin Road (Illinois Route 62) is a northwest-southeast other principal arterial roadway that generally provides two through lanes in each direction. At its signalized intersection with Lake Cook Road and Compton Drive, Algonquin Road provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the southeast-bound approach and an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northwest-bound approach. At its signalized intersection with IL 2 and Haegers Bend Road, Algonquin Road provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the southeast-bound approach and an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northwest-bound approach. Algonquin Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is designated as a Strategic Regional Arterial (SRA), and has a posted speed limit of 45 miles per hour. Algonquin Road carries an Annual Average Daily Traffic (AADT) volume of 20,200 vehicles west of IL 2 and 21,700 vehicles east of IL 2 (IDOT 2023).

Illinois Route 25 (IL 25) is a north-south other principal arterial roadway that extends south from Algonquin Road and generally provides two through lanes in each direction. At its signalized intersection with Algonquin Road, IL 25 is aligned opposite Haegers Bend Road and provides dual left-turn lane, a through lane, and a shared through/right-turn lane on the northbound approach. At its unsignalized intersection with Russet Road, left-turn movements are prohibited, and IL 25 provides two through lanes on the northbound approach and a through lane and a shared through/right-turn lane on the southbound approach. IL 25 is under the jurisdiction of the IDOT, is designated as an SRA, has a posted speed limit of 45 miles per hour and carries an AADT volume of 13,000 vehicles (IDOT 2023).



- LEGEND**
- TRAVEL LANE
 - TRAFFIC SIGNAL
 - STOP SIGN
 - SPEED LIMIT SIGN
 - MEDIAN

QuikTrip
Convenience Store
Algonquin, Illinois

Existing Roadway Characteristics

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 24-065 Figure: 3

Lake Cook Road/County Line Road (McHenry County Highway A50) is an east-west minor arterial roadway that extends east from Algonquin Road and provides one lane in each direction. At its signalized intersection with Algonquin Road, Lake Cook Road is aligned opposite Compton Drive and provides an exclusive left-turn lane, a through lane, and an exclusive right turn lane on the westbound approach. At its signalized intersection with Haegers Bend Road, Lake Cook Road/County Line Road provides an exclusive left-turn lane and a shared through/right-turn lane on both approaches. Lake Cook Road/County Line Road is under the jurisdiction of the McHenry County Division of Transportation (MCDOT), is not designated as an SRA, has a posted speed limit of 40 miles per hour, and carries an AADT volume of 1,100 vehicles (IDOT 2021).

Haegers Bend Road is a north-south roadway that extends north from Algonquin Road and provides one lane in each direction widening to two lanes through its intersection with Algonquin Road. At its signalized intersection with Algonquin Road, Haegers Bend Road is aligned opposite IL 208 and provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the southbound approach. At its signalized intersection with Lake Cook Road/County Line Road, Haegers Bend Road provides an exclusive left-turn lane and a shared through/right-turn lane on both approaches. Between Lake Cook Road and Algonquin Road, Haegers Bend Road is under the jurisdiction of MCDOT, is designated as a minor arterial road, and carries an AADT volume of 1,100 vehicles (IDOT 2023). North of Lake Cook Road, Haegers Bend Road is under the jurisdiction of the Village of Barrington Hills, is designated as a major collector road, and has a posted speed limit of 25 miles per hour.

Russet Road is an east-west local roadway that extends west from IL 208 and provides one lane in each direction. At its unsignalized intersection with IL 208, left-turn movements are restricted and Russet Road provides a right-turn only lane on the eastbound approach and is under stop sign control. Russet Road is under the jurisdiction of the Village of Algonquin and has a posted speed limit of 25 miles per hour.

Compton Drive is an east-west local roadway that extends west from Algonquin Road and provides one lane in each direction. At its signalized intersection with Algonquin Road, Compton Drive is aligned opposite Lake Cook Road and provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the eastbound approach. Compton Drive is under the jurisdiction of the Village of Algonquin and has a posted speed limit of 30 miles per hour.

Traffic Signal Interconnect

The signalized intersections within the study area are part of a six-intersection interconnect system that extends along Algonquin Road from Eastgate Drive to the west to IL 208 to the east. The interconnect system is maintained by IDOT. The intersection of Algonquin Road with IL 208 /Haegers Bend Road is the master controller.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts at the following intersections:

- Algonquin Road with Lake Cook Road/Compton Drive
- Algonquin Road with IL 2 /Haegers Bend Road
- Lake Cook Road/County Line Road with Haegers Bend Road
- IL 2 with Russet Road

The traffic counts were conducted in March 2024 during the weekday morning (7:00 A.M. to 10:00 A.M.) and weekday evening (4:00 P.M. to 7:00 P.M.) peak periods peak period. The peak hours of traffic occurred from 7:00 A.M. to 10:00 A.M. during the weekday morning peak hour and from 4:30 P.M. to 7:30 P.M. during the weekday evening peak hour. The existing peak hour traffic volumes are illustrated in Figure 4

Crash Analysis

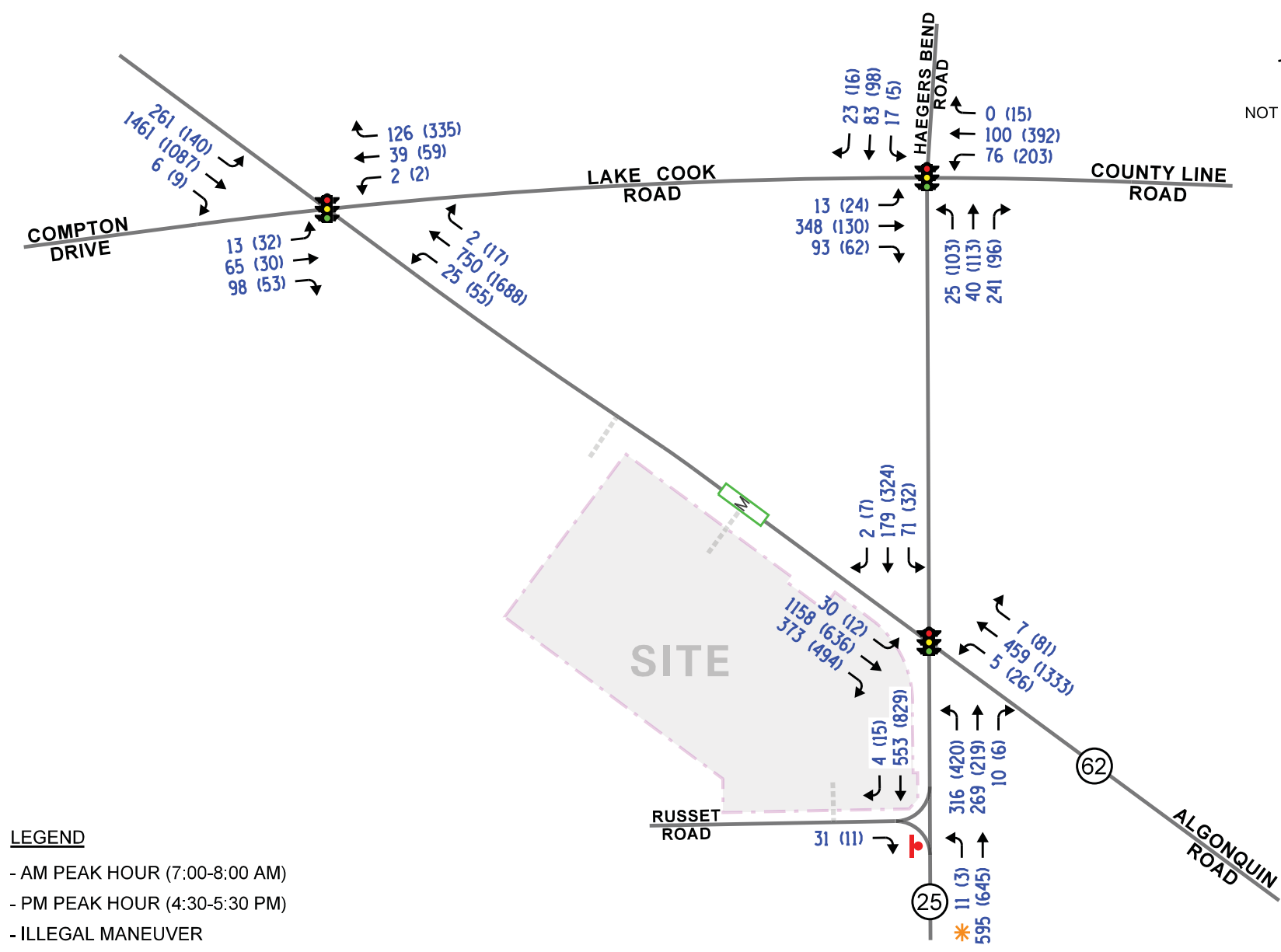
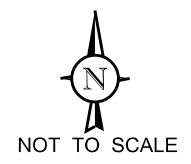
KLOA, Inc. obtained crash data¹ from IDOT for the most recent available five years (2018 to 2022) for the study area intersections. A review of the crash data revealed only three crashes were reported at the intersection of IL 2 with Russet Road. Further, no fatalities were reported at any of the study area intersections during the review period. The crash data incidents are summarized by year and crash type in Tables 1 through 3.

Table 1
ALGONQUIN ROAD WITH LAKE COOK ROAD AND COMPTON DRIVE CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2018	1	0	0	0	0	3	0	10
2019	0	0	0	0	0	0	0	0
2020	0	0	0	1	0	0	0	1
2021	0	0	0	1	0	0	0	1
2022	1	0	0	2	0	0	0	3
Total	2	0	0	10	0	3	0	11
Average	1.0	--	--	2.0	--	1.0	--	3.0

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).





QuikTrip
Convenience Store
Algonquin, Illinois

Existing Traffic Volumes

Table 2
ALGONQUIN ROAD WITH ILLINOIS 2 AND HAEGERS BEND ROAD CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2017	0	0	0	4	0	3	0	7
2018	1	0	0	0	0	2	0	3
2020	1	0	0	0	1	2	0	4
2021	0	0	0	1	0	2	0	3
2022	<u>2</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>—</u>
Total	4	0	0	6	1	10	0	23
Average	1.0	--	--	1.0	0.2	2.0	--	4.0

Table 3
LAKE COOK ROAD/COUNTY LINE ROAD WITH HAEGERS BEND ROAD CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2017	1	0	0	2	0	1	0	4
2018	3	0	0	1	0	0	0	4
2020	0	0	0	0	0	0	0	0
2021	0	0	0	1	0	1	0	2
2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	4	0	0	4	0	2	0	11
Average	1.0	--	--	1.0	--	1.0	--	2.2

3 Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

As proposed, the site is proposed to be developed with a QuikTrip Convenience Store that is to consist of the following:

- Sixteen (16) passenger vehicle fueling positions.
- An approximately 31,312 square-foot convenience store

A copy of the proposed site plan is included in the Appendix.

Site Access

Access to the convenience store will be provided via the following three access drives:

- The full movement access drive on Algonquin Road to be located approximately 100 feet west of IL 2 that is being provided as part of the commercial development currently under construction northwest of the site. This access drive will provide:
 - A median break within the existing median on Algonquin Road.
 - One inbound lane and two outbound lanes.
 - Outbound movements under stop sign control.
 - A westbound left-turn lane within the existing median on Algonquin Road.
 - An eastbound right-turn lane.
- A proposed right-in/right-out access drive on Algonquin Road located approximately 100 feet west of IL 2 that will be designed as follows:
 - One inbound lane and one outbound lane restricted to right-turn only movements via signage and the median on Algonquin Road.
 - Outbound movements under stop sign control.
 - As discussed later in the report, an eastbound right-turn lane will be warranted serving this access drive and should be provided. This turn lane will be an extension of the eastbound turn lane that will serve the shared access drive and will extend to IL 2
- A proposed full movement access drive on Russet Road located approximately 22 feet west of IL 2 that will be designed as follows:
 - One inbound lane and one outbound lane.
 - Outbound movements under stop sign control.
 - Trucks will be restricted from turning right onto Russet Road via signage.

Directional Distribution

The directional distribution of future site-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system. This is particularly true for pass-by traffic. The directions from which patrons and employees of the proposed convenience store will approach and depart the site are illustrated in Figure 4. Figure 4 also shows the distances between the existing and proposed access intersections.

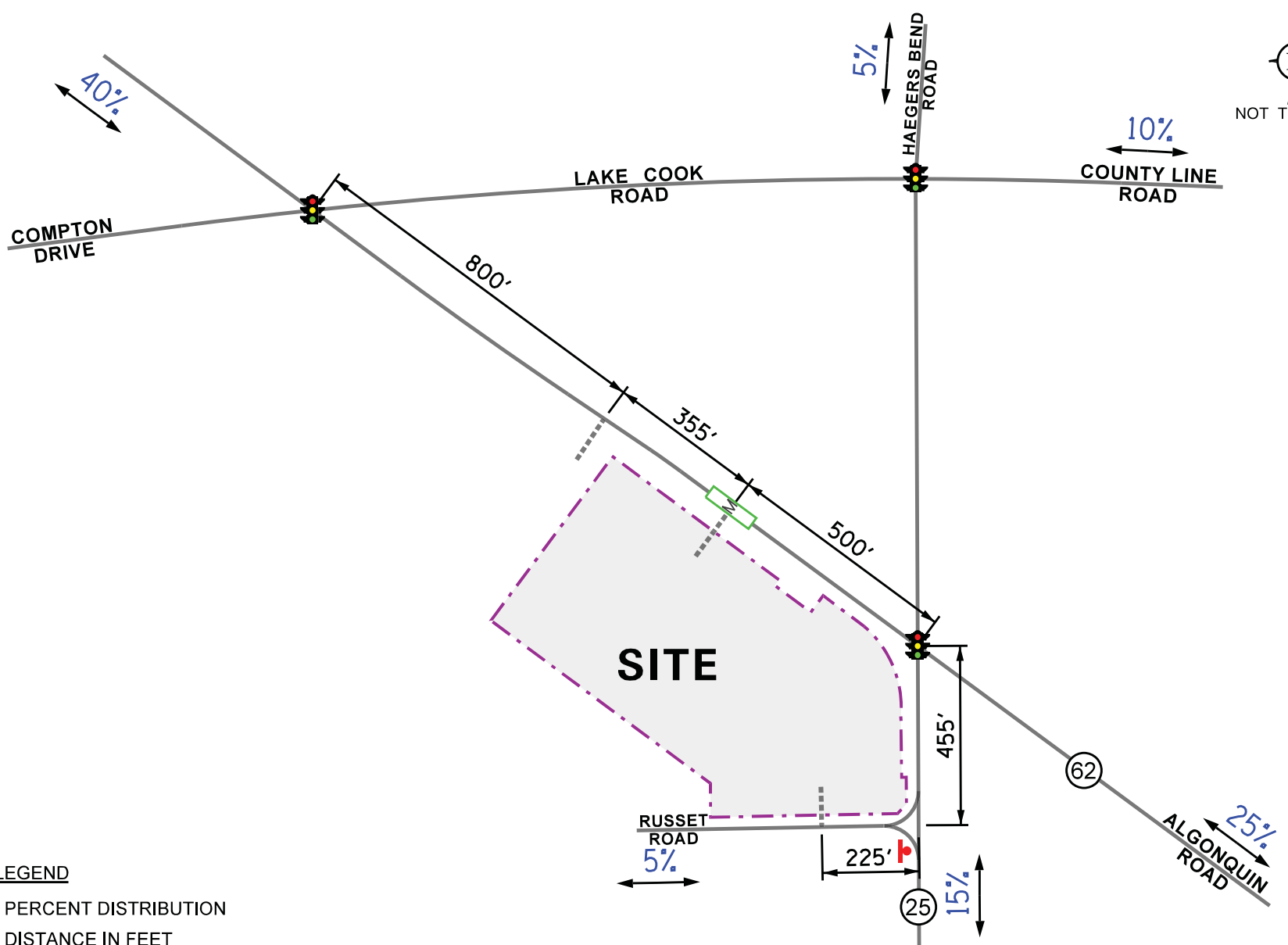
It should be noted that the traffic that is projected to approach and depart the site from the west on Russet Road is local traffic. Other site traffic is not anticipated to use Russet Road to approach and depart the development from the west.

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Convenience Store/Gas Station” (Land-Use Code 4) rate was used for the passenger vehicle fueling positions and convenience store. It is important to note that surveys conducted by ITE have shown that approximately 60 percent of trips made to convenience stores are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and weekday evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. As such, the number of new trips to be generated by the convenience store were reduced to account for pass-by traffic. Table 4 summarizes the trips projected to be generated by the proposed convenience store during the peak hours.

Table 4
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
4	Convenience Store/Gas Station (20 positions, 3,312 s.f. Store)	21	217	433	12	12	34
	<i>Pass-By Reduction (60%)</i>	-130	-130	-260	-10	-10	-21
	New Development Trips			13	3	3	14



LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET

QuikTrip
Convenience Store
Algonquin, Illinois

Directional Distribution



Job No: 24-065

Figure: 5

4 Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed convenience store.

Development Traffic Assignment

The estimated weekday morning and weekday evening traffic volumes that will be generated by the proposed convenience store were assigned to the roadway system in accordance with the previously described directional distribution (Figure). Figure illustrates the traffic assignment of new vehicle trips and the pass-by traffic assignment is illustrated in Figure .

Background (No-Build) Traffic Volumes

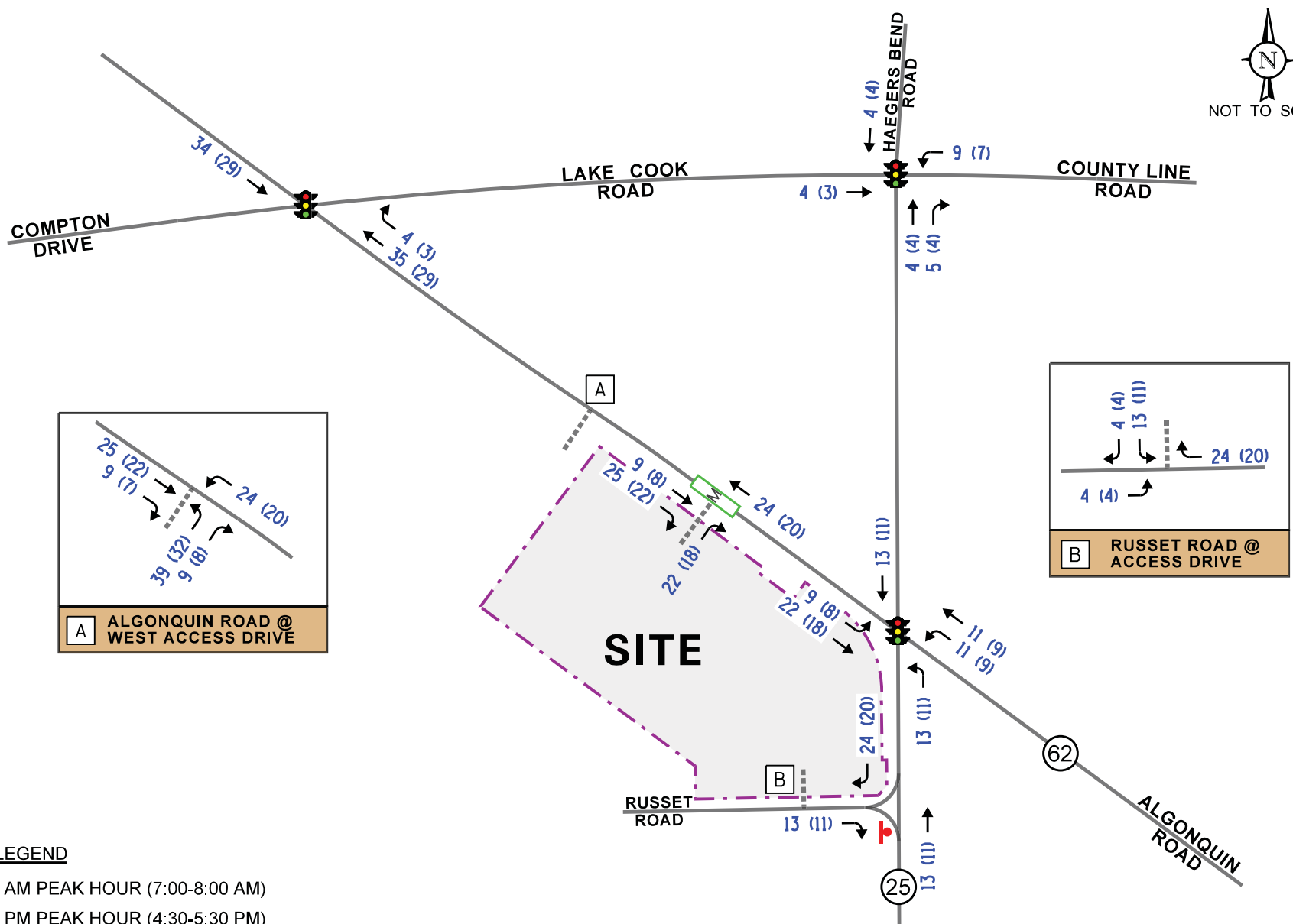
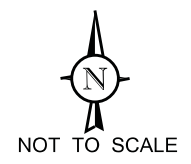
Under no-build and total projected conditions, the existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the area roadways are projected to experience a compounded growth rate of approximately 0.3 percent per year. As such, a total background growth of six percent was added to project Year 2030 conditions. A copy of the CMAP projections letter is included in the Appendix.

The no-build traffic volumes also include the traffic that is projected to be generated by the currently under construction commercial development that borders the site to the north. The volume of traffic that will be generated by this development was based on the KLOA, Inc. traffic impact study dated May 7, 2020. It should be noted that some of the traffic that will be generated by the commercial development may utilize the proposed access drives. However, no cross-access was assumed for commercial development traffic to provide a conservative analysis of the shared access drive. In addition, some of the traffic generated by the commercial development or proposed convenience store may be patrons of the other development however, to provide a conservative analysis, no interaction reduction was applied.

The Year 2030 no-build traffic volumes are illustrated in Figure

Total Projected Traffic Volumes

The total projected traffic volumes include the existing Year 2030 volumes (Figure) and the volume of traffic expected to be generated by the proposed convenience store (Figures and 7). The Year 2030 total projected traffic volumes are illustrated in Figure



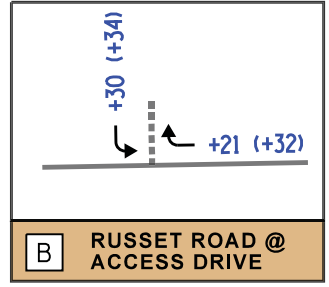
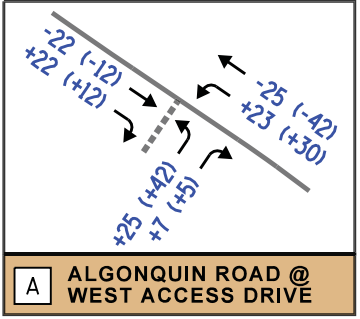
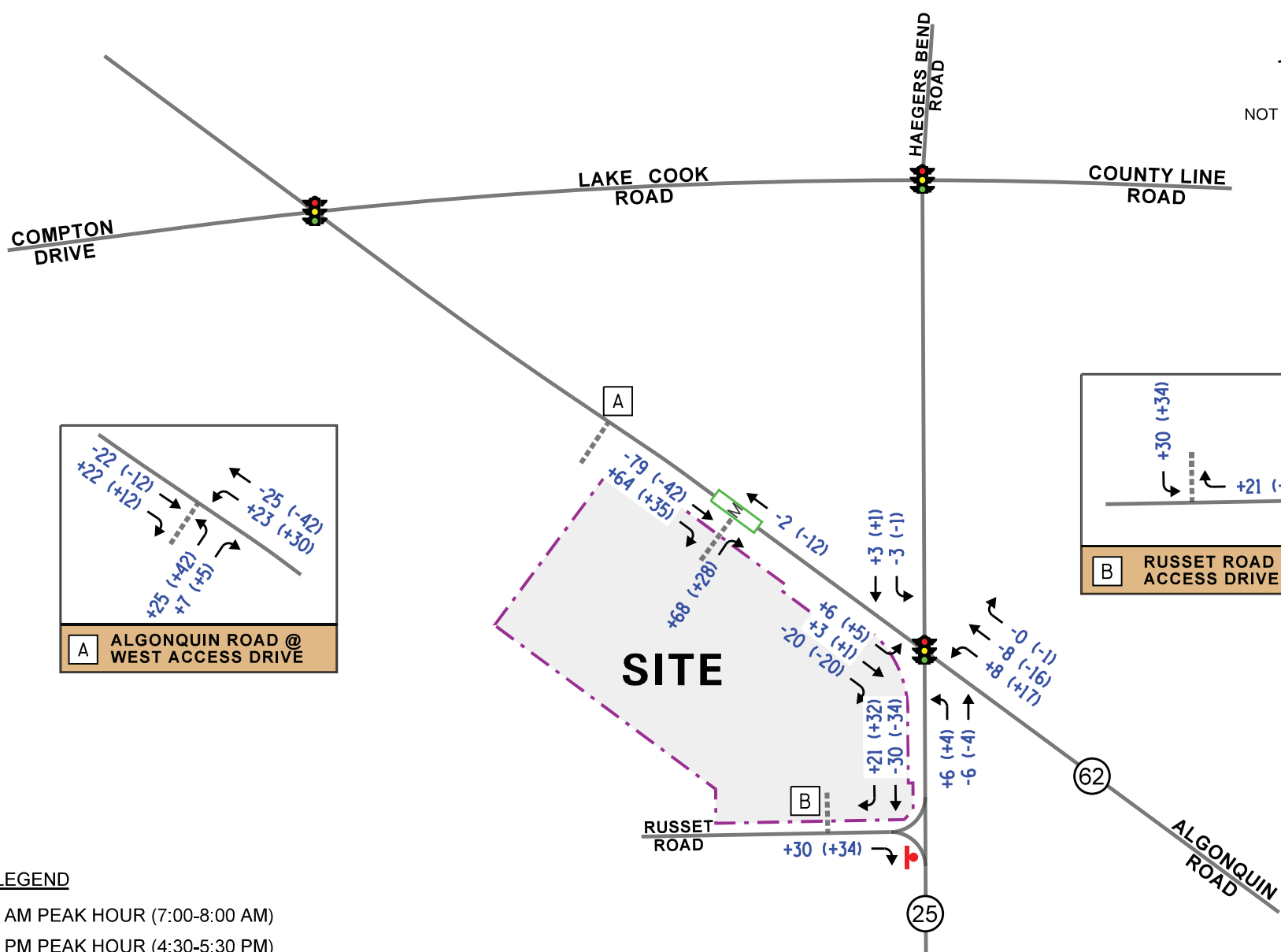
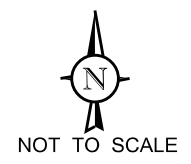
LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

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Convenience Store
Algonquin, Illinois

Site-Generated Traffic Volumes

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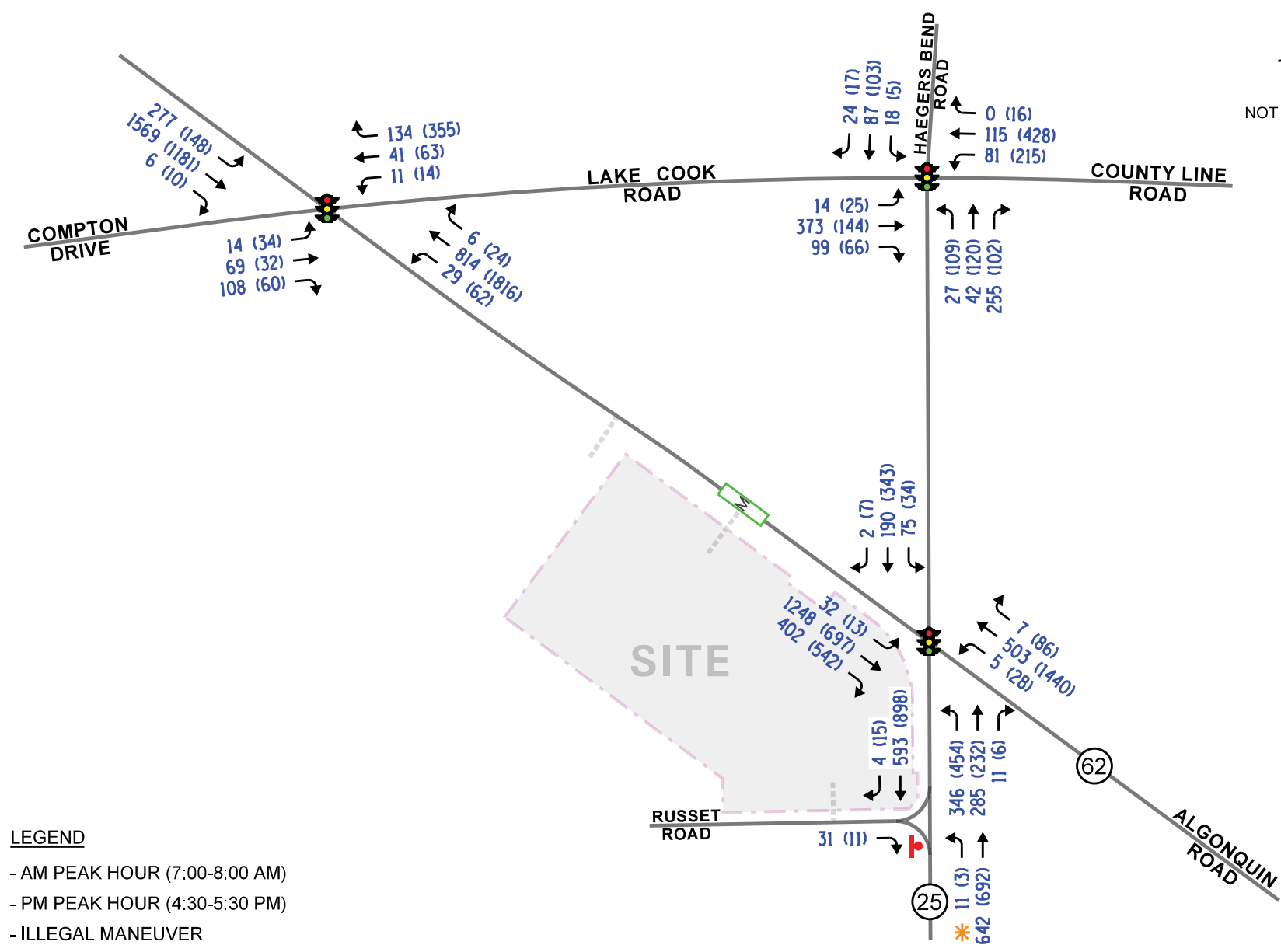
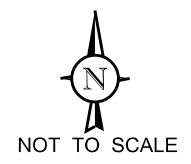


LEGEND

- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

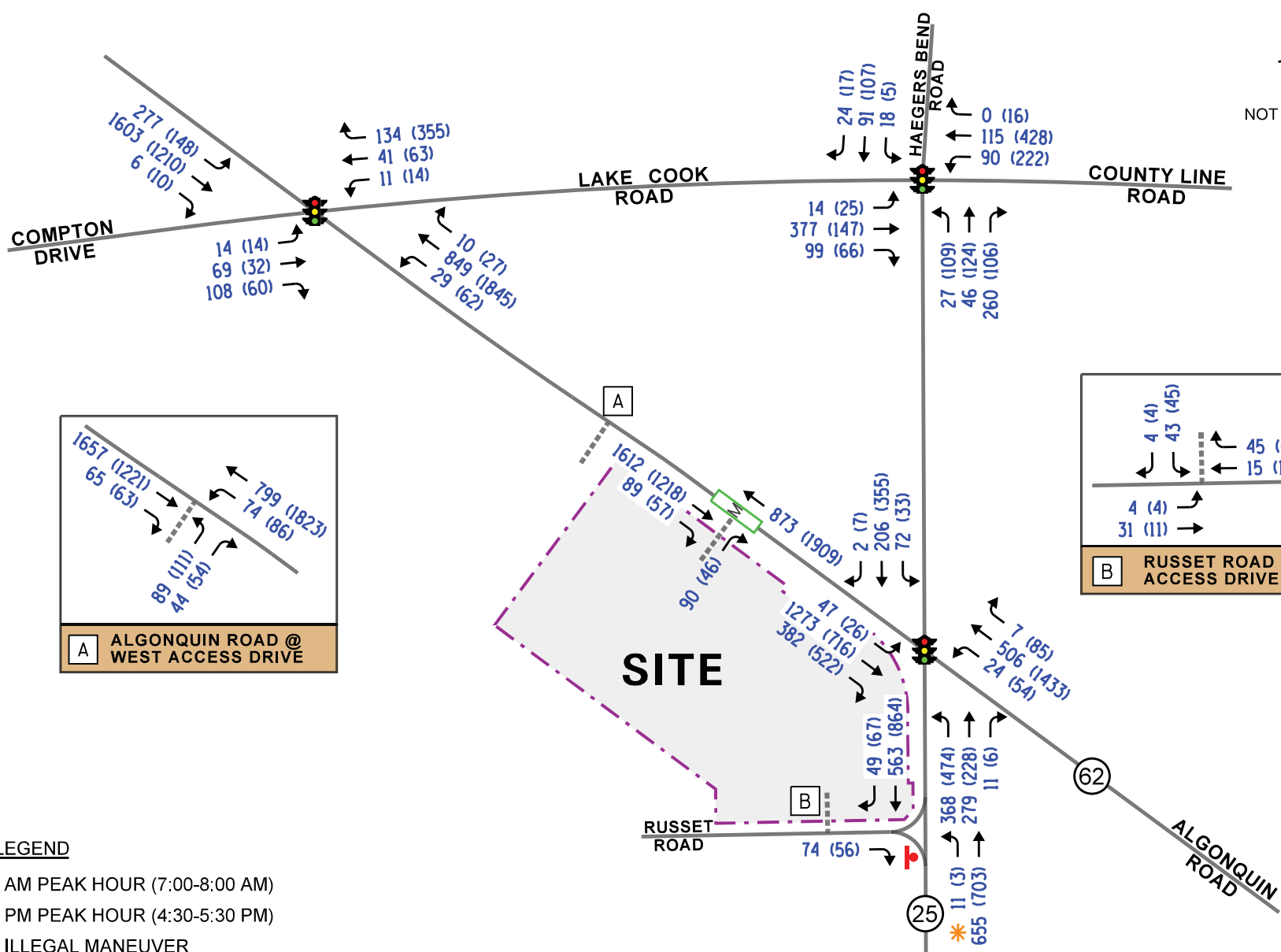
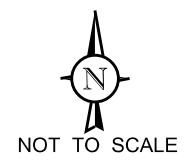
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Pass-By Traffic Volumes



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Year 2030 No-Build Traffic Volumes



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Year 2030 Total Traffic Volumes



Job No: 24-065

Figure: 9

Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning, weekday evening, and Saturday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, and weekday evening peak hours for the existing, no-build, and total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 4th Edition and analyzed using Synchro/SimTraffic 11 software. The analysis for the traffic signal-controlled intersections were performed using actual cycle lengths, phasings, and offsets to determine the average overall vehicle delay and levels of service.

The analyses for the unsignaled intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signaled intersections and unsignaled intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, no-build, total projected conditions are presented in Tables through A. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table

CAPACITY ANALYSIS RESULTS ALGONQUIN ROAD WITH LAKE COOK ROAD/COMPTON DRIVE SIGNALIZED

	Peak Hour	Eastbound Compton Drive			Eastbound Lake Cook Road			Northwest-bound Algonquin Road		Southeast-bound Algonquin Road			Overall
		L	T	R	L	T	R	L	T/R	L	T	R	
Existing Conditions	Weekday Morning	E 7.7	E 4.4	D 4.2	E 72.0	E 72.0	D 37.0	E 3.0	C 20.4	E 73.0	B 14.3	A 1.0	C 20.1
		D 4.3			D 4.1			C 21.0		C 23.2			
Existing Conditions	Weekday Evening	F 3.0	E 0.3	D 47.7	F 2.0	E 7.0	F 0.0	F 3.0	C 32.0	E 3.0	B 13.0	A 1.0	C 34.0
		E 1.0			E 7.0			C 34.4		B 1.0			
No-Build Conditions	Weekday Morning	E 7.0	E 3.0	D 2.1	E 70.0	E 71.0	D 37.0	E 3.0	C 2.0	E 7.0	B 1.0	A 0.7	C 20.2
		E 7.2			D 47.0			C 27.2		C 2.4			
No-Build Conditions	Weekday Evening	F 4.2	E 4.1	D 0.0	F 0.0	E 7.7	F 1.0	E 3.4	C 32.1	E 0.4	B 14.1	A 0.1	C 34.7
		E 3.3			E 7.0			C 33.1		B 1.0			
Projected Conditions	Weekday Morning	E 7.0	E 3.0	D 2.1	E 7.0	E 71.0	D 37.0	E 0.1	C 2.0	E 7.0	B 17.0	A 0.7	C 30.2
		E 7.2			D 4.0			C 30.7		C 2.0			
Projected Conditions	Weekday Evening	F 4.2	E 4.1	D 0.0	F 1.1	E 7.0	F 1.0	E 2.0	C 34.3	E 0.4	B 14.3	A 0.1	D 3.0
		E 3.3			E 7.0			D 3.1		B 1.0			

Letter denotes Level of Service L Left Turn R Right Turn
 Delay is measured in seconds. T Through



Table

CAPACITY ANALYSIS RESULTS ALGONQUIN ROAD WITH ILLINOIS 2 /HAEGERS BEND ROAD SIGNALIZED

	Peak Hour	Northwest-bound Algonquin Road		Southeast-bound Algonquin Road			Northbound IL 2		Southbound Haegers Bend Road		Overall
		L	T/R	L	T	R	L	T/R	L	T/R	
Existing Conditions	Free day Morning	E .	B 1 .	E 73.0	C 21.0	A .	E 2.	D 1.	E 7 .3	E 0.	C 30.7
		B 1 .2		B 1 .4			E 7.		E .2		
Existing Conditions	Free day Evening	F 1.	C 33.	E 7 .3	C 24.4	B 10.	E 70.4	D 4 .3	E 73.3	E 77.2	D 3 .7
		C 34.4		B 1 .0			E 1.		E 7 .		
No-Build Conditions	Free day Morning	E .	C 20.	E .	C 24.1	B 12.1	E 3.3	D 0.	E 77.0	E 1.4	C 33.0
		C 21.2		C 22.1			E 7.		E .7		
No-Build Conditions	Free day Evening	F 1.	D 37.	F 103.1	C 17.2	A 4.1	E 70.4	D 44.4	E 73.7	E 7 .1	D 37.
		D 3 .7		B 12.4			E 1.4		E 7 .		
Projected Conditions	Free day Morning	E 70.1	C 21.7	E 70.7	C 32.	B 1 .0	E 3.	D 4 .	E 7 .0	E 0.	D 37.7
		C 23.		C 30.1			E 7.4		E 4.7		
Projected Conditions	Free day Evening	F 7.1	D 42.	F 10 .	B 1 .0	A 4.2	E 70.1	D 43.	E 73.	E 74.	D 40.
		D 44.0		B 14.7			E 1.		E 74.7		

Letter denotes Level of Service L Left Turn R Right Turn
 Delay is measured in seconds. T Through



Table 7

CAPACITY ANALYSIS RESULTS LAKE COOK ROAD/COUNTY LINE ROAD WITH HAEGERS BEND ROAD SIGNALIZED

	Peak Hour	Eastbound Lake Cook Road		Westbound County Line Road		Northbound Haegers Bend Road		Southbound Haegers Bend Road		Overall
		L	T/R	L	T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	A .	C 30.0	B 10.	B 13.7	D 43.1	F 0.7	C 33.2	D 47.7	D 42.4
		C - 2 .4		B 12.3		E 77.		D 4 .7		
	Weekday Evening	A .1	B 1 .	B 10.	B 17.	C 27.7	D 44.	B 1 .0	C 32.4	C 22.7
		B 14.		B 1 .		D 3 .0		C 31.7		
No-Build Conditions	Weekday Morning	A 7.7	C 30.2	B 10.	B 13.	D 42.3	F 1.	C 33.1	D 47.3	D 42.4
		C 2 .		B 12.7		E 7 .		D 4 .4		
	Weekday Evening	A .	B 1 .2	B 11.0	B 1 .3	C 27.	D 44.	B 14.	C 32.	C 23.2
		B 1 .1		B 1 .		D 3 .		C 31.		
Projected Conditions	Weekday Morning	A 7.	C 30.	B 11.2	B 14.1	D 41.1	F 1.1	C 32.	D 47.2	D 42.3
		C 2 .		B 12.		E 77.		D 4 .3		
	Weekday Evening	A .0	B 1 .	B 11.2	B 1 .4	C 2 .	D 43.1	B 14.	C 32.	C 23.3
		B 1 .4		B 1 .		D 37.		C 31.		
Letter denotes Level of Service L Left Turn R Right Turn Delay is measured in seconds. T Through										

Table 7

CAPACITY ANALYSIS RESULTS UNSIGNALIZED EXISTING CONDITIONS

Intersection	Peak Day Midday		Peak Day Evening	
	LOS	Delay	LOS	Delay
IL 2 with Russet Road				
• Eastbound Approach	B	10.7	B	11.4
• Northbound Left Turn ¹	A	.	A	.
LOS Level of Service 1 Illegal Movement Delay is measured in seconds.				

Table

CAPACITY ANALYSIS RESULTS UNSIGNALIZED NO BUILD CONDITIONS

Intersection	Peak Day Midday		Peak Day Evening	
	LOS	Delay	LOS	Delay
IL 2 with Russet Road				
• Eastbound Approach	B	10.	B	11.
• Northbound Left Turn ¹	A	.0	A	.
Algonquin Road with Commercial Development Access Drive				
• Northwest-bound Left Turn	B	13.	B	10.
• Northbound Left Turn	D	31.	D	2 .
• Northbound Right Turn	B	11.3	B	10.2
LOS Level of Service 1 Illegal Movement Delay is measured in seconds.				

Table
CAPACITY ANALYSIS RESULTS UNSIGNALIZED TOTAL PROJECTED
CONDITIONS

Intersection	ee day Midday Pea our		ee day Evening Pea our	
	LOS	Delay	LOS	Delay
IL 2 with Russet Road				
• Eastbound Approach	B	11.3	B	12.2
• Northbound Left Turn ¹	A	.	A	.
Algonquin Road with Shared Access Drive				
• Northwest-bound Left Turn	C	1 .3	B	11.0
• Northbound Left Turn	E	4 .0	E	40.7
• Northbound Right Turn	B	11.3	B	10.3
Algonquin Road with East Site Access Drive				
• Northbound Approach	C	21.7	B	14.
Russet Road with Site Access Drive				
• Eastbound Left Turn	A	7.3	A	7.3
• Southbound Approach	A	.1	A	.0
LOS Level of Service 1 Illegal Movement Delay is measured in seconds.				

Discussion and Recommendations

The following summaries describe how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the site-generated traffic.

Algonquin Road with Lake Cook Road and Compton Drive

The results of the capacity analyses indicate that this intersection currently operates at an overall Level of Service (LOS) C during the weekday morning and weekday evening peak hours. It should be noted that multiple eastbound and westbound movements as well as northwest-bound and southeast-bound left-turn movements currently operate at E or F. This delay is primarily the result of the protected only nature of the left-turn movements, the long cycle length (140 to 150 seconds), and the fact that Algonquin Road through movements receive a majority of the green time. However, all movements operate with a volume to capacity ratio (v/c) of less than one and with 90th percentile queues that can be accommodated within the existing turn lanes. Under Year 2030 no-build conditions, this intersection is projected to continue to operate at the same overall LOS during both peak hours.

Under Year 2030 total projected conditions, this intersection is projected to operate at LOS C during the weekday morning peak hour and LOS D during the weekday evening peak hour with an increase in delay of less than once second. Further, all movements are projected to continue to operate with a volume to capacity ratio (v/c) of less than one and 90th percentile queues that can be accommodated within the existing turn lanes.

Overall, the proposed development is projected to increase the volume of traffic traversing this intersection by approximately two percent or less. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Algonquin Road with IL 25 and Haegers Bend Road

The results of the capacity analyses indicate that this intersection currently operates at an overall LOS C during the weekday morning peak hour and at LOS D during the weekday evening peak hour. Similar to the intersection of Algonquin Road with Lake Cook Road and Compton Drive, multiple northbound and southbound movements as well as northwest-bound and southeast-bound left-turn movements currently operate at E or F. This delay is primarily the result of the protected only nature of the left-turn movements, the long cycle length (140 to 150 seconds), and the fact that Algonquin Road through movements receive a majority of the green time. However, all movements operate with a volume to capacity ratio (v/c) of less than one. Further, 90th percentile queues can be accommodated within in the existing turn lanes with the exception of the southeast-bound right-turn movements during the weekday morning peak hour. Under Year 2030 no-build conditions, this intersection is projected to continue to operate at the same overall LOS during both peak hours.

Under Year 2030 total projected conditions, this intersection is projected to operate at LOS D during both peak hours. Further, all movements are projected to continue to operate with a volume

to capacity ratio (v/c) of less than one and th percentile queues that can be accommodated within the existing turn lanes with the exception of the southeast-bound right-turn movements during the weekday morning peak hour. However, as part of the proposed development, the southeast-bound right-turn lane is projected to be extended to also serve the site access drives. This increased turn lane will also help accommodate existing queues.

Overall, the proposed development is projected to increase the volume of traffic traversing this intersection by approximately two percent or less. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Algonquin Road with Lake Cook Road and Compton Drive

The results of the capacity analyses indicate that this intersection currently operates at an overall LOS D during the weekday morning peak hour and LOS C during the weekday evening peak hours. Under Year 2030 no-build conditions, this intersection is projected to continue to operate at the same overall LOS during both peak hours.

Under Year 2030 total projected conditions, this intersection is projected to continue to operate at the same LOS during both peak hours with an increase in delay approximately one second or less. Overall, the proposed development is projected to increase the volume of traffic traversing this intersection by approximately two percent or less. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

IL 25 with Russet Road

The results of the capacity analyses indicate that turning movements from Russet Road currently operate at LOS B during the weekday morning and weekday evening peak hours. Under Year 2030 no build and projected conditions, turning movements from Russet Road are projected to continue to operate at LOS B during both peak hours with minimal increase in delay. As such, the proposed development will have a limited impact on the operations of this intersection and no roadway improvements or traffic control modifications are required.

The traffic counts at this intersection revealed that vehicles were observed to turn left onto Russet Road from IL 25 despite the existing signage and median island prohibiting left-turn movements. It should be noted that the island median does not meet IDOT's design standard for suburban right-in/right-out intersections allowing for easier left-turn movements.

Algonquin Road with the West Site Access Drive

As proposed, the development will have a connection to the full movement site access drive that will serve the commercial development northwest of the site. Under Year 2030 projected conditions, outbound left-turn movements from the site access drive are projected to operate at LOS E during the weekday morning and weekday evening peak hours. Inbound left-turn movements and outbound right-turn movements are projected to operate at LOS C or better during the peak hours. The following should be noted:

- All movements are projected to operate with a volume to capacity (v/c) ratio of less than one.
- This access drive is located between two signalized intersections on Algonquin Road that are part of a coordinated system with a long cycle length. This leads to platooning of vehicles on Algonquin Road creating gaps in the traffic stream that vehicles can use to enter and exit the site.
- Outbound vehicles will be able to use the existing median on Algonquin Road to perform a two-part left-turn maneuver.

As such, the access drive will adequately accommodate the traffic estimated to be generated by the proposed convenience store and the commercial development.

Algonquin Road with the East Site Access Drive

As proposed, a right-in/right-out access drive will be provided on Algonquin Road located approximately 220 feet west of IL 2 that will provide one inbound lane and one outbound lane restricted to right-turn only movements via signage and the median on Algonquin Road. Outbound movements under stop sign control.

When the total projected traffic volumes at this access drive are compared to the turn lane guidelines in Chapter 3 of IDOT's *Bureau of Design and Environment Manual* (BDE), a southeast-bound right-turn lane will be warranted on Algonquin Road and should be provided. This turn lane should be an extension of the right-turn lane that will serve the shared access drive and will extend to IL 2 .

Under Year 2030 projected conditions, outbound movements from the site access drive are projected to operate at LOS C during the weekday morning peak hour and LOS B during the weekday evening peak hour. Southeast-bound queues on Algonquin Road from its intersection with IL 2 are projected to extend to the location of this access drive. However, these queues are projected to clear the intersection with each green cycle allowing vehicles to exit the site. As previously mentioned, southeast-bound right-turnth percentile queues currently exceed the existing storage. The proposed right-turn lane extension will help accommodate existing queues in addition to the turning movements into the proposed development. As such, the proposed access drive will adequately accommodate the traffic estimated to be generated by the proposed convenience store.

Russet Road with the Site Access Drive

As proposed, full movement access drive will be provided on Russet Road located approximately 22 feet west of IL 2 that will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

Under Year 2030 projected conditions, all turning movements at this intersection are from the site access drive are projected to operate at LOS A during the weekday morning and weekday evening peak hours. As previously mentioned, traffic approaching and departing the site from the west at this intersection will be local traffic as the proposed development will provide direct access to Algonquin Road and IL 2 . As such, the proposed access drive will adequately accommodate the traffic estimated to be generated by the proposed convenience store.

Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The traffic projected to be generated by the proposed convenience store will be reduced due to the volume of pass-by traffic.
- The area signalized intersections have sufficient reserve capacity to accommodate site-generated traffic.
- Access to the proposed development will be provided via a right-in/right-out access drive on Algonquin Road and a full movement access drive on Russet Road as well as via a connection to the full movement access drive on Algonquin Road that will serve the commercial development that is being built northwest of the site.
 - A southeast-bound right-turn lane will be warranted serving the east (right-in/right-out) site access drive on Algonquin Road. This turn lane will be an extension of the right-turn lane that will serve the shared access drive and will extend to IL 2 .
 - The shared access drive on Algonquin Road will be served by an eastbound right-turn lane and a westbound left-turn lane. These turn lanes will be provided as part of the commercial development.
 - Truck traffic will be restricted from turning right onto Russet Road from the site access drive via signage.
- The proposed access system will adequately accommodate the traffic estimated to be generated by the proposed convenience store and will ensure that efficient and flexible access is provided.



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>	January 14, 2025
<u>SUBMITTED BY:</u>	Patrick M. Knapp, AICP, Director Stephanie Barajas, Planner
<u>DEPARTMENT:</u>	Community Development Department
<u>SUBJECT:</u>	Consideration of a Request to Approve a Zoning Map Amendment from B-1 Business, Limited Retail Zoning District to B-2 Business, General Retail Zoning District

ACTION REQUESTED:

Michael Ryan, the “Petitioner” and “Owner”, submitted a Development Petition requesting approval of a Zoning Map Amendment from B-1 Business, Limited Retail to B-2 Business, General Retail for the property located at 2040 East Algonquin Road, the “Subject Property.”

PLANNING & ZONING COMMISSION REVIEW:

The Planning and Zoning Commission reviewed the Request at the December 9, 2024, Planning and Zoning Commission Meeting.

There were no comments from the public. After discussion, the Planning and Zoning Commission accepted (approved 7-0) staff’s findings as the findings of the Planning and Zoning Commission and recommended approval of the Zoning Map Amendment, as outlined in the staff report for case PZ-2024-24.

STAFF RECOMMENDATION:

Staff finds that the standards for a Zoning Amendment have been met and recommends the Committee of the Whole advance this matter to the Village Board for approval of a Zoning Map Amendment from B-1 Business, Limited Retail to B-2 Business, General Retail for the Subject Property located at 2040 East Algonquin Road.

ATTACHMENTS:

- Exhibit A. Planning & Zoning Staff Report and Findings of Fact for Case No. PZ-2024-24
- Exhibit B. DRAFT December 9, 2024, Planning & Zoning Commission Minutes
- Exhibit C. Plat of Survey

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-2024-24
MEMO DATE:	December 5, 2024
PUBLIC HEARING DATE:	December 9, 2024
PROPERTY ADDRESS/LOCATION:	2040 East Algonquin Road
APPLICANT/ PROPERTY OWNER:	Michael Ryan

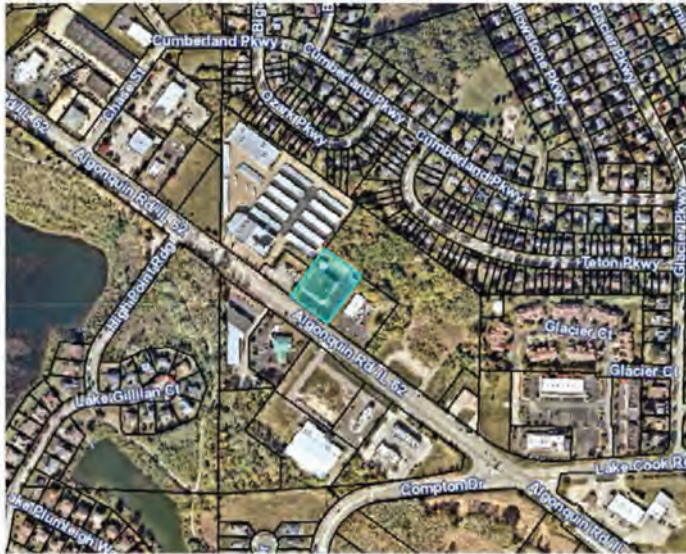
REQUEST SUMMARY

Michael Ryan the “Petitioner” and “Owner”, applied for approval of a Zoning Map Amendment for the property located at 2040 East Algonquin Road as referred herein as the “Subject Property”.

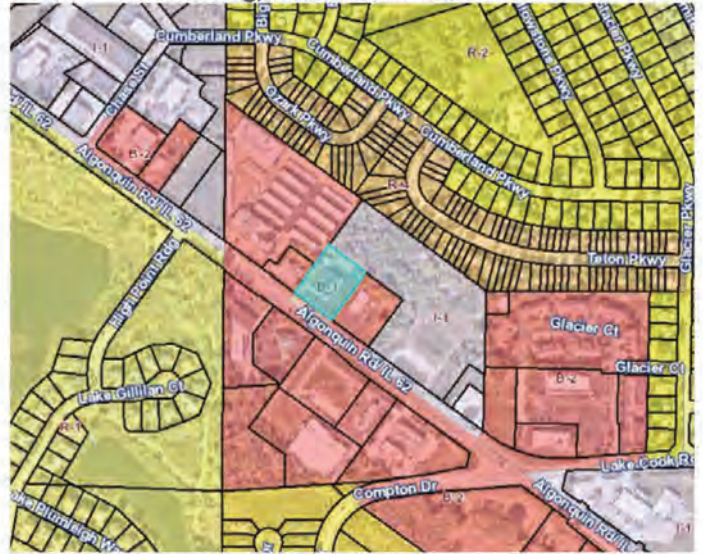
STAFF RECOMMENDATION

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

Location



Zoning/Future Land Use



Existing Zoning:	B-1, Business, Limited Retail	Existing Land Use:	Commercial – Vacant
Proposed Zoning:	B-2, Business, General Retail	Proposed Land Use:	Commercial
Future Land Use Plan Designation:	Office, Research, Commerce		
Surrounding Zoning & Land Use	North:	I-1, Industrial, Limited	
	East:	B-2, Business, General Retail	
	South:	B-2, Business, General Retail	
	West:	B-2, Business, General Retail	

DISCUSSION OF STAFF RECOMMENDATION

Request and Use of the Subject Property

Michael Ryan, the “Petitioner” and “Owner”, applied for approval of a Zoning Map Amendment from B-1 Business, Limited Retail to B-2 Business, General Retail for the property located at 2040 East Algonquin Road

and consists of two (2) parcels (PINs 19-35-400-013 and 19-35-400-014) as referred herein as the “Subject Property”. No site improvements are currently proposed.

Property History

The Subject Property was annexed as part of Ordinance 90-O-48 *An Ordinance Providing for the Annexation of Certain Property to the Village of Algonquin Commonly Known as Team Electronics* and was then zoned B-1 and issued a Special Use Permit for an adult entertainment use at 2040 East Algonquin Road and for an antenna tower at 2044 East Algonquin Road in Ordinance 90-O-49 *An Ordinance Providing for the Zoning and Special Use For Certain Real Estate Commonly Known as Team Electronics in the Village of Algonquin*. Another Special Use Permit was granted for the expansion of the tower in Ordinance 2009-O-29 *An Ordinance Approving A Special Use Permit for Expansion of an Existing Antenna Tower at 2040 E. Algonquin Road (American Tower/Clearwire)*. The building on the property was already there when the property was annexed into the Village in 1990.

Zoning Map Amendment

The Subject Property is currently zoned B-1 Business, Limited Retail. The adjacent properties to the east, west, and south are zoned B-2 Business, General Retail. The B-2 Zoning District is consistent with the Future Land Use Plan and the zoning of surrounding properties. The rezoning of the property would avoid spot zoning and allow for additional uses that are appropriate at this location.

Next Steps

This request will be discussed at the Committee of the Whole and will then go to the Village Board for final approval. Any future uses that require a Special Use Permit will be required to have a Planning and Zoning Hearing and receive Village Board approval.

FINDINGS OF FACT


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 recommends approval of a Zoning Map Amendment consistent with the findings of fact outlined above, and subject to the plans and conditions listed below. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff’s findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. “To adopt Staff’s findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of a Zoning Map Amendment from B-1 Business, Limited Retail to B-2 Business, General Retail for the Subject Property located at 2040 East Algonquin Road, as outlined in the staff report for case PZ-2024-24 dated December 5, 2024.

I concur:



Patrick M Knapp, AICP
Director of Community Development

Attachments:

- Exhibit A. Standards & Findings of Fact
- Exhibit B. Plat of Survey

EXHIBIT A – STANDARDS & FINDINGS OF FACT

Zoning Map Amendment Standards – Without specific standards in the Village’s Zoning Code, the standard in Illinois is to rely on the “LaSalle Factors” and also factors from the Sinclair Pipeline Company vs. Village of Richton Park.

1. Will the rezoning of the Subject Property negatively impact the existing uses or zoning of nearby property?
2. To what extent do the current zoning restrictions diminish the property value of the Subject Property and nearby property?
3. To what extent does the rezoning promote the health, safety, morals, and general welfare of the public.
4. What is the suitability of the Subject Property for the zoned purposes?
5. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner?
6. Does the proposed development on the Subject Property comply with the policies and official land use plan and other official plans of the Village?

Petitioner Response:

1. No negative impacts.
2. Surrounding properties are B-2.
3. N/A
4. TBD.
5. Zoning change will promote new business opportunities.
6. Zoning change complies with existing conditions.

Staff Response:

The B-2 Zoning District will be in line with the adjacent zoning districts and are in line with the Village’s adopted Comprehensive Plan and Future Land Use plan.



Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 658-2000 permits@algonquin.org www.algonquin.org
2200 Harnish Drive, Algonquin, IL

PLANNING AND ZONING COMMISSION MINUTES

DECEMBER 9, 2024

Roll Call Establish Quorum

Chair Patrician called the meeting to order at 7:01 pm.

Director Patrick Knapp called the roll to check attendance.

All seven commissioners were present and could hear and be heard:

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

Member absent: None

Staff Present: Director Patrick Knapp and Attorney Brandy Ruance

Public Comment

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

Approval of Minutes

Chair Patrician asked for approval of the November 11, 2024, Planning and Zoning Commission minutes. A motion was made by Commissioner Bumbales and seconded by Commissioner Szpekowski to approve the minutes. The motion was approved with a 7-0 vote.

Case Number PZ 4 – Consideration of a Request to Approve a Zoning Map Amendment from B Business, Limited Retail Zoning District to B Business, General Retail Zoning District

Director Knapp confirmed that the Public Notice requirement was fulfilled.

Michael Ryan, the Petitioner, did not wish to give a presentation.

Director Knapp gave a digital presentation to the Planning & Zoning Commission stating that Staff supports the request as outlined in the Staff Report.

Commissioner Szpekowski asked the Petitioner what the former use of the building was. The Petitioner responded that it was a flooring store. The Commissioner asked if it was allowed. The Petitioner responded that he believed it was, but that this zoning change would match his neighboring properties and allow for more uses.

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

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

Chair Patrician asked for a motion. A motion was made by Commissioner Rasek and seconded by Commissioner Sturznickel to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of a Zoning Map Amendment from B-1 Business, Limited Retail to B-2 Business, General Retail for the Subject Property located at 2040 East Algonquin Road, as outlined in the staff report for case PZ-2024-24 dated December 5, 2024. The motion carried with a -0 vote.

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

OF PROPERTY DESCRIBED AS:

That part of the Southeast Quarter of Section 35, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point on the Northeastly line of Algonquin Road, as per plat recorded under Document No. 94439, said point being 380 feet Southeastly of the West line of the said Southeast Quarter (measured along the Northeastly line of Algonquin Road); thence Southeastly along the Northeastly line of Algonquin Road 200 feet; thence Northeastly at right angles to the Northeastly line of Algonquin Road, 253.79 feet; thence Northwesterly along a line 253.79 feet Northeastly of and parallel with the Northeastly line of Algonquin Road, 200 feet; thence Southwesterly at right angles to the Northeastly line of Algonquin Road, 253.79 feet, to the point of beginning on the Northeastly line of Algonquin Road aforesaid, in McHenry County, Illinois.

ALTA / ACSM LAND TITLE SURVEY

SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.

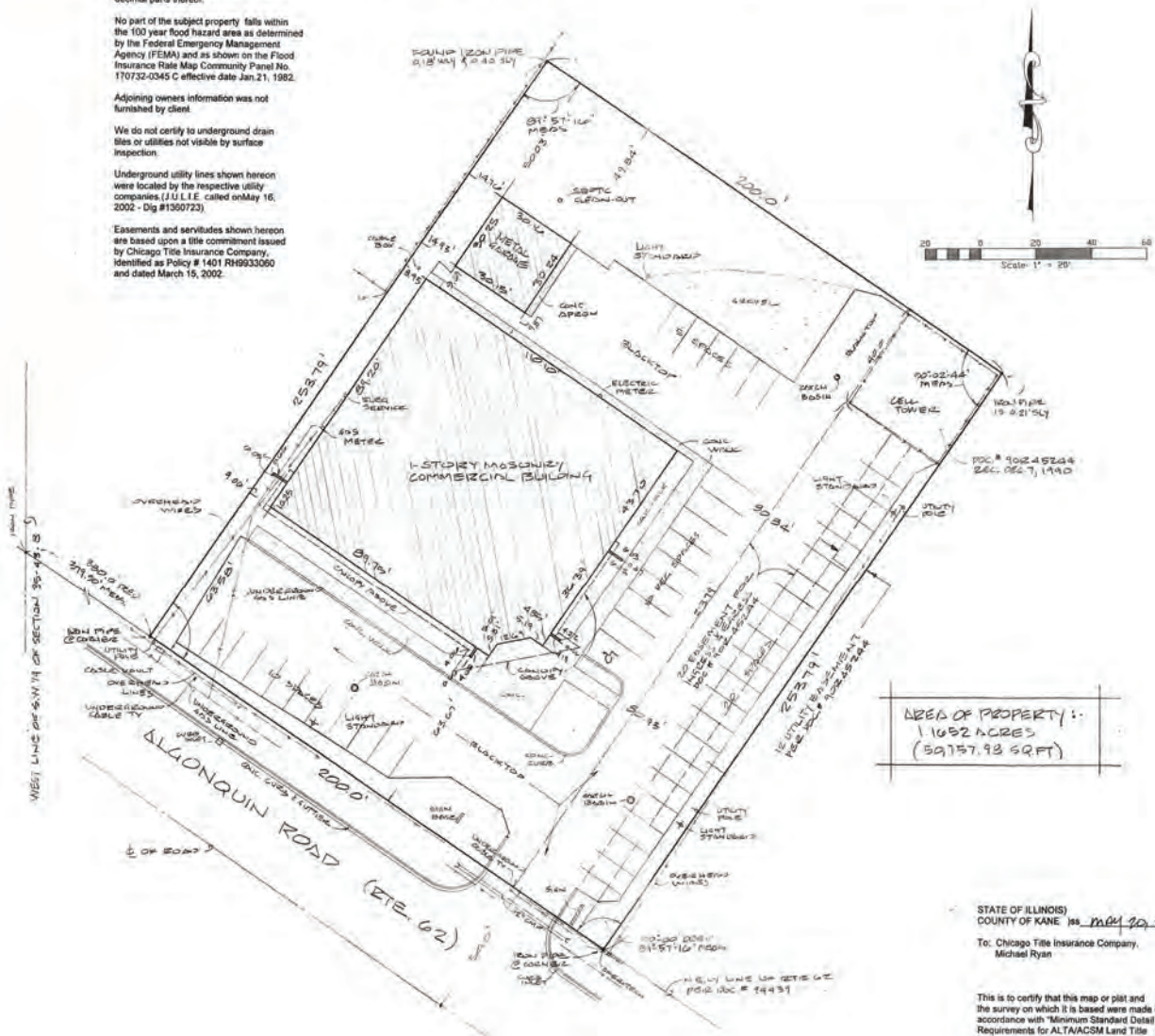
No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map Community Panel No. 170732-0345 C effective date Jan. 21, 1982.

Adjoining owners information was not furnished by client.

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

Underground utility lines shown hereon were located by the respective utility companies (J.U.I.E. called on May 16, 2002 - Dig #1300723).

Easements and servitudes shown hereon are based upon a title commitment issued by Chicago Title Insurance Company, identified as Policy # 1401 RH933060 and dated March 15, 2002.



AREA OF PROPERTY :
1.1692 ACRES
(50757.93 SQ. FT.)

STATE OF ILLINOIS
COUNTY OF KANE ss. May 20, 2002
To: Chicago Title Insurance Company,
Michael Ryan

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and pursuant to the Accuracy Standards (as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Alan J. Coulson
Alan J. Coulson - I. P. L. S. #2155

STATE OF ILLINOIS
COUNTY OF KANE ss. May 20, 2002
This is to certify that the plat hereon drawn correctly indicates the above described property.

Alan J. Coulson

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

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

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

Scale: 1" = 20'
Order: T. BERNHARDT
Buyer: EVAN
Page: 19-35-4
Drawn: [Signature]
Job: CS3785-OUT
City: ALGONQUIN

ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
ILLINOIS - WISCONSIN
305 W. MAIN ST.
W. DUNDEE, ILL. 60118 PHONE 428-2911

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



VILLAGE OF ALGONQUIN
GENERAL SERVICES ADMINISTRATION

– M E M O R A N D U M –

DATE: January 6, 2025
TO: Tim Schloneger, Village Manager
FROM: Matthew Bajor, Assistant to the Village Manager
SUBJECT: 2024 Algonquin Community Survey

During the fall, staff conducted the 12th Annual Algonquin Community Survey to gather feedback from Village residents. The survey is scientifically designed and provides reliable insights about the community.

A total of 1,750 residents were randomly selected to participate, with surveys mailed in late September. The response rate was 15.0%, with 263 residents responding anonymously. The survey covered topics such as quality of life, perceptions of safety, the quality and importance of Village programs and services, the performance of Village employees, and general demographics.

The results of the Algonquin Community Survey align with and support the Village's guiding principles and values by:

- fostering a data-driven approach to resource allocation
- measuring progress toward strategic goals
- evaluating municipal services through resident feedback

A presentation of the results will be given to the Committee of the Whole at their meeting on January 14, 2025. A full report will also be shared with the Village Board to supplement the presentation. Residents can access the complete survey report online, along with past reports, at www.algonquin.org/survey. Additional details are also available through the [Comprehensive Results Dashboard](#).

If you have any questions, please don't hesitate to contact me.

Attachment (1)

- Background, Distribution & Response, and Executive Summary

CC: Michael Kumbera, Deputy Village Manager/Chief Financial Officer
Jacob Uhlmann, Management Intern



2024

Algonquin Community Survey
Report of Results



Background

This report consists of the results from the eighth annual Algonquin Community Survey which was conducted in 2024. Goals of the survey are to evaluate municipal services and resident's perceptions of the community, identify trends, and develop strategies for future service delivery.

Project information and historic reports are available at: www.algonquin.org/survey.

Project Summary

In September 2024, the Algonquin Community Survey was sent to randomly selected households in the community. Village staff was responsible for designing, administering, tabulating, and reporting the results of the Algonquin Community Survey. All Village department heads were given an opportunity to review draft versions. Every year, the Algonquin Community Survey instrument is reviewed and evaluated to determine any necessary modifications in the survey format needed to accurately capture resident opinions, while maintaining its integrity for meaningful year-to-year analysis.

The three-page survey was mailed to 1,750 randomly selected households on September 27, 2024. Households were given 31 days to complete and return the survey. During the fall months of 2024, staff entered raw data into Microsoft Excel. Following entry into Excel, data was analyzed and various cross-tabulations were performed. Cross-tabulations allow users the ability to "drill down" within the results to see how certain segments of the population responded. For example, results can be broken down by age, gender, location of household, and length of residency. This information is useful in identifying underlying trends.

The survey instrument is also available for residents to complete online. Residents that received survey instruments were also given unique identifiers that allowed them to access the survey. The results from the online version were formatted such that they aligned with the questions

and answers in the mailed survey instrument. The feedback from both surveys is combined for calculations.

Margin of Error

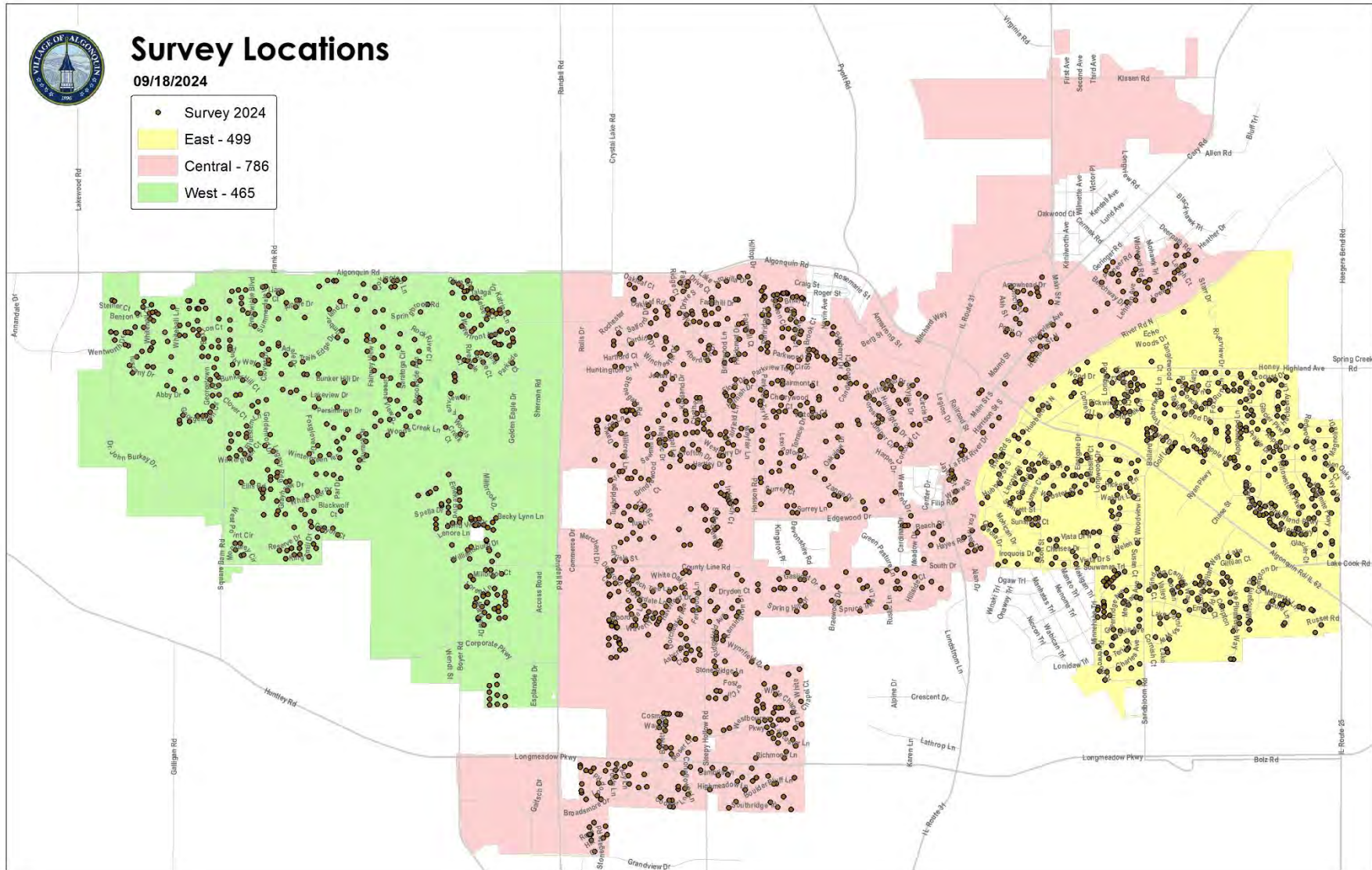
The Algonquin Community Survey was conducted with a 95.0% confidence level and a margin of error of 5.9%, plus or minus. Based on the survey responses received, 95.0% of the time, the results of a survey should differ by not more than 5.9% in either direction from what would have been obtained by surveying all households in Algonquin's population base.

Report

This report summarizes the results for each question in the survey and reports on any variances in attitude or perception where significant among demographic subgroups. This survey also reports year-to-year comparisons to help identify trends and changes.



Sample Distribution and Response



Of the 1,750 surveys distributed, 263 were returned for a 15.0% overall response rate. Further delineating response rate by geography, households East of the Fox River had a 15.6% response rate, households west of the Fox River and east of Randall Road had a 13.9% response rate, and households west of Randall Road had an 14.0% response rate. A total of eight respondents did not indicate in what area of Algonquin they resided.

Quality of Life

The Village of Algonquin earns its reputation as the "Gem of the Fox River Valley" by providing quality services and amenities to the community. This category asks residents to evaluate the overall quality and image of Algonquin, as well as Algonquin as a place to live, work, and play.

The highest rated measure for this category is Algonquin as a Place to Live, receiving a positive (Good or Excellent) rating of 93.8%. The next two top-rated measures are Your Neighborhood as a Place to Live (91.9%) and Algonquin as a Place to Rise Children (91.6%).

Employment Opportunities (62.3%), Value of Services for the Taxes Paid to the Village of Algonquin (55.3%), and Traffic Flow on Major Streets (47.3%) are the bottom most rated measures in this category.

Police/Public Safety

Ensuring public safety is one of the most critical charges of municipal government. The results of the Algonquin Community Survey indicate the vast majority of Algonquin residents feel safe in their neighborhoods.

This year, the highest rated measure for this category is 911 Services (94.0%), followed by Crime Prevention (90.5%) and Responding to Citizen Calls (89.9%).

The bottom most rated measures for Police/Public Safety include Patrol Services (75.9%) and Traffic Enforcement (69.1%).

The Village of Algonquin Police Department is charged with protecting the safety and welfare of the public. During the 2023 calendar year, the Police Department responded to 17,420 service calls. In 2024, the Police Department responded to 17,253 service calls.

Fire protection and emergency medical services are provided to the community by the Algonquin-Lake in the Hills Fire Protection District, Carpentersville & Countryside Fire Protection District, and Huntley Fire Protection District.



Public Works/Infrastructure

Residents were asked to rate the quality of services related to Public Works and Infrastructure in Algonquin.

The highest rated measure for this category is Public Property Maintenance (87.8%), followed by Pedestrian & Bicycle Paths (87.5%) and Stormwater Drainage (86.3%).

Sidewalk Maintenance (71.4%) and Drinking Water (64.3%) are the bottom most rated measures in this category.

The Village of Algonquin has 130 miles of municipal-owned and maintained streets; 165 miles of water mains; 137 miles of sanitary sewer; and over 10,000 municipal-owned and maintained trees.

In addition, Algonquin continues to receive recognition for providing premier parks and trails for its residents and it has been named a Tree City USA for 27 consecutive years, since 1996, by the Arbor Day Foundation.

Parks/Recreation

Parks and recreational services add to the high quality of life that Algonquin residents enjoy.

The highest rated measure for this category is Quality of Village Parks (91.1%). The following top two rated measures are: Parks Maintenance (91.0%) and Overall Parks/Recreation (84.7%).

The bottom rated measures in this category are the Swimming Pool Facility (69.9%) and Recreation Facilities (70.5%).

The Village of Algonquin owns and maintains all parks within the Village limits. The Village features 20 active park sites covering more than 150 acres, along with over 500 acres of natural areas and open space. Algonquin Recreation provides activity programs and special events at these parks and other facilities, including Historic Village Hall and the Lions-Armstrong Memorial Pool.

Additionally, Barrington Hills Park District, Dundee Township Park District, and the Huntley Park District serve portions of Algonquin.

Community Development

The Community Development Department is responsible for planning and zoning, building permitting, economic development, and property maintenance.

The highest rated measure in this category is Overall Community Development (84.6%). The next two top rated measures are Ease/Efficiency of Obtaining Permits (81.1%) and Economic Development (80.7%).

The bottom most rated measure this year was Code Enforcement (67.3%).

In calendar year 2023, the Community Development Department issued 3,130 building permits. In 2024, the Department issued 3,057 building permits.

General Services

This section of the Algonquin Community Survey asked respondents to evaluate services and programs ranging from the Village newsletter to promoting the Village to attract visitors.

The highest rated measure in this category is Garbage Collection (92.9%). The next two top rated measures are Online Payment Options (92.8%) and Recycling (92.0%).

The bottom most rated measure in this category is Promoting Village to Attract Visitors (71.3%).

Customer Service

Overall, employee interaction was rated Excellent or Good in all three evaluation categories: knowledgeable (91.1%), responsive (89.1%), and courteous (93.4%). **Overall, 89.8% of residents rated their interactions with Village employees as positive.**



Net Promoter Score

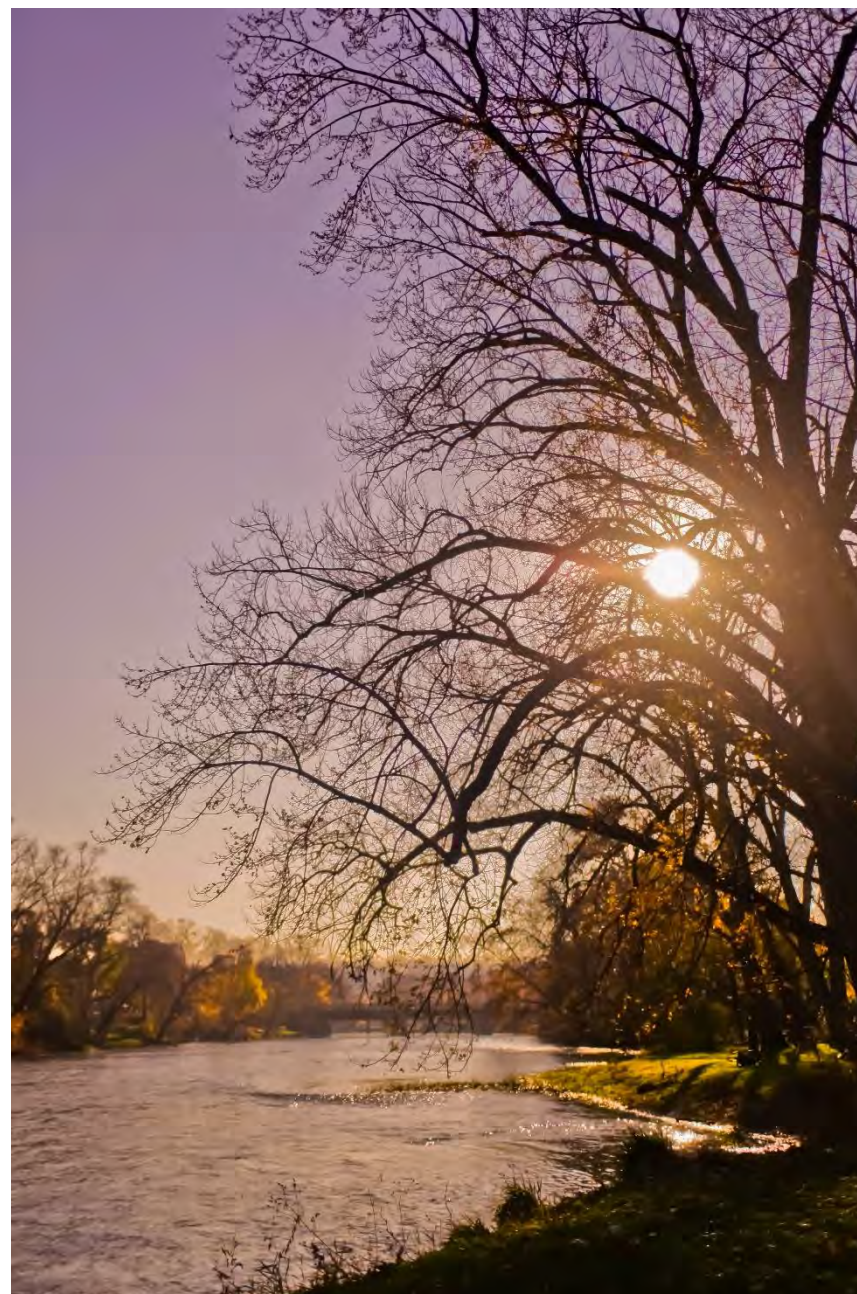
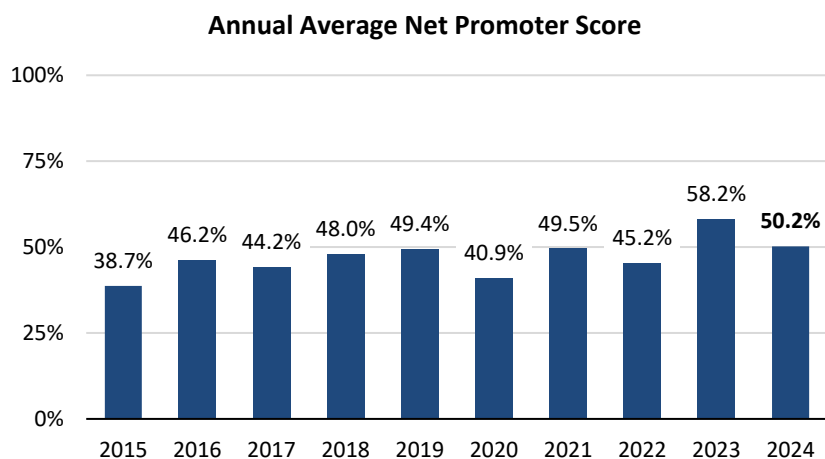
A Net Promoter Score framework has been used to assess resident satisfaction. This framework involves categorizing responses to the question, "How likely are you to recommend living in Algonquin to someone else?" based on satisfaction levels, to provide insights into overall loyalty and contentment.

The following criteria are used to categorize responses:

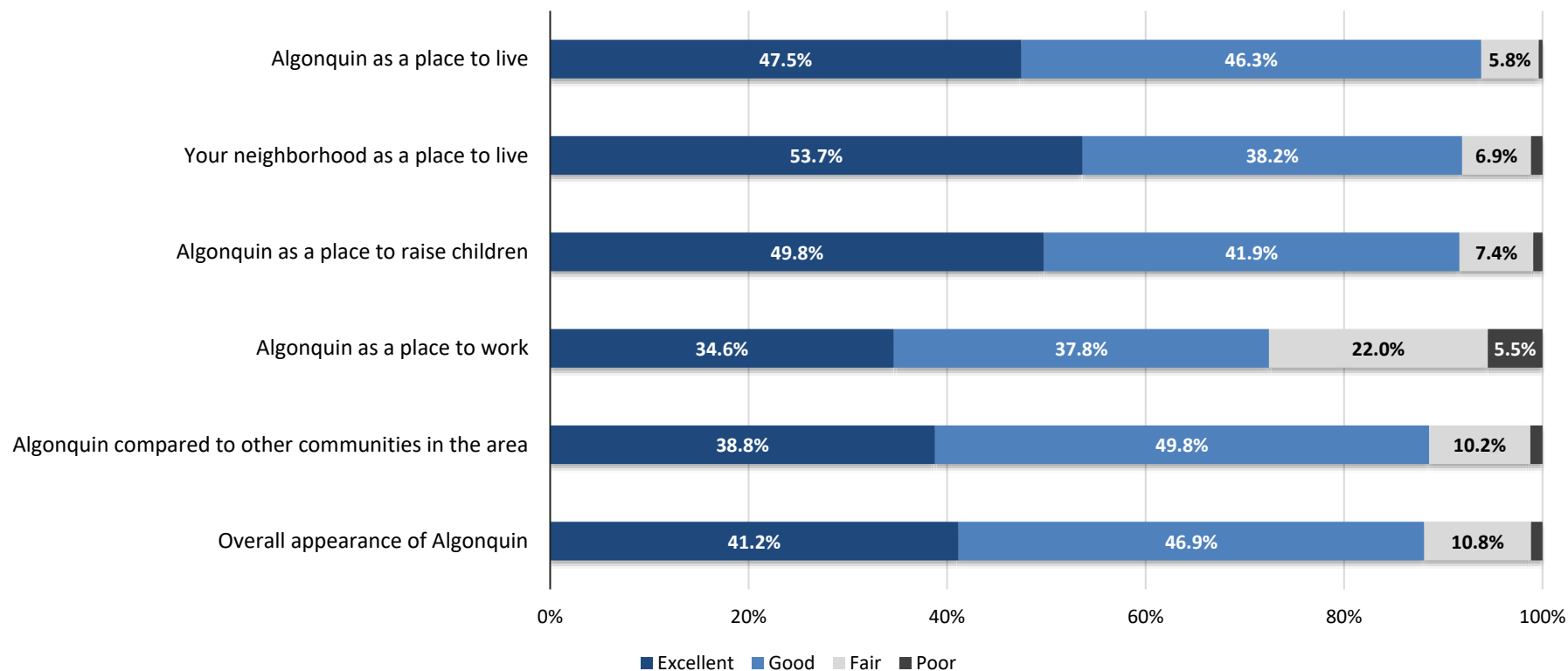
- **Promoters:** Residents who responded with "Very Likely"
- **Passives:** Residents who responded with "Like or Neither Likely nor Unlikely"
- **Detractors:** Residents who responded with "Unlikely" or "Very Unlikely"

The Net Promoter Score is then calculated by subtracting the percentage of Detractors from the percentage of Promoters. A positive score indicates higher satisfaction and a likelihood of recommendation, while a negative score highlights areas for improvement.

In 2024, the average Net Promoter Score reached +50.2%, decreasing slightly compared to 2023.



Quality of Life in Algonquin

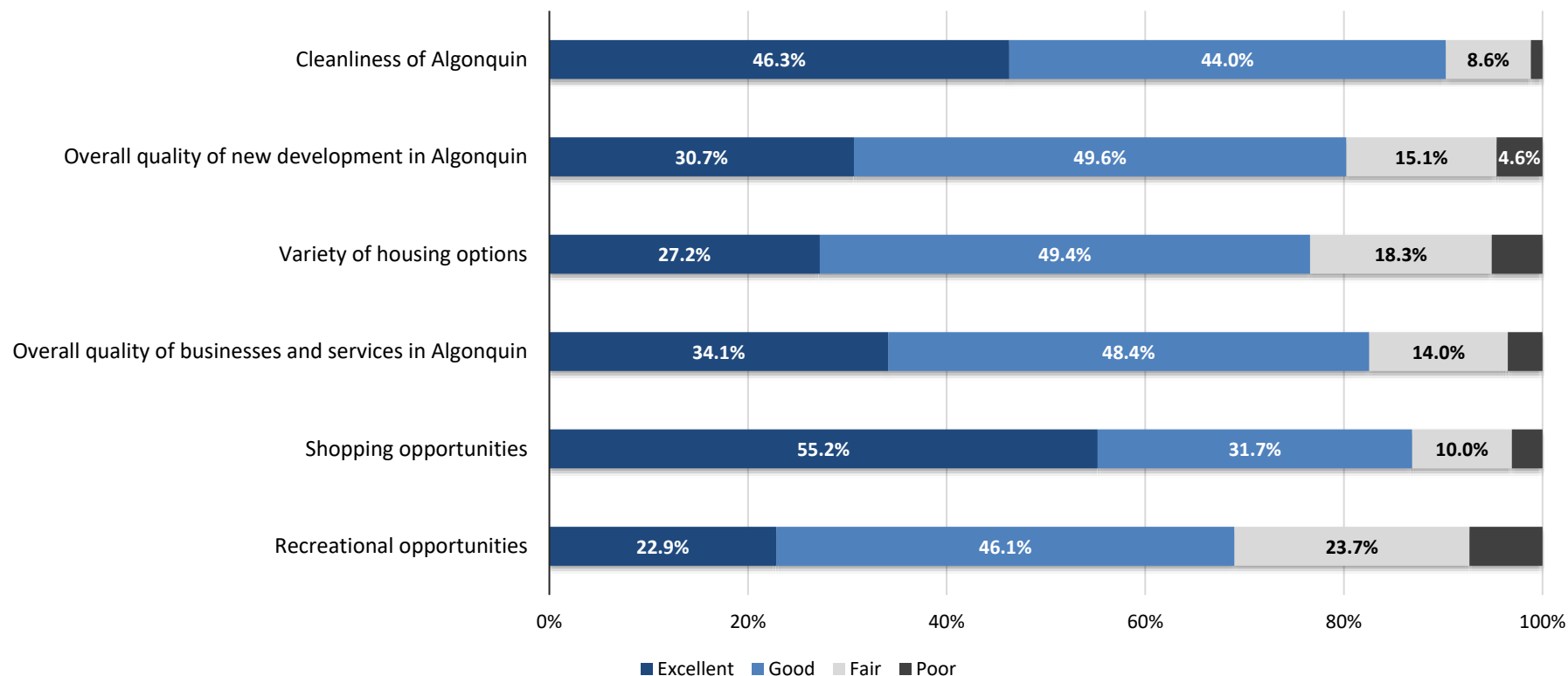


The chart above illustrates the first of four charts that quantify perceptions of quality of life in Algonquin. The term "positive" will be used as a combination of both "excellent" and "good" ratings. **93.8% of respondents rated Algonquin as a Place to Live positively**, which is down slightly from 94.3% of respondents who rated this measure positively in 2023.

Algonquin as a Place to Work remains an area of focus, which received a significant number of Fair (22.0%) and Poor (5.5%) ratings. This measure also received a significant number of Fair (26.1%) and Poor (6.3%) ratings in 2023. In Algonquin, nearly half of all jobs are retail trade (38%) or accommodations and food services (19%). Principal employers like School District Number 300, with over 466 employees across its Algonquin locations, play a role in shaping the Algonquin’s employment environment.

Algonquin as a Place to Work saw the largest year-over-year improvement in this section, rising by 4.8% compared to 2023. Since the survey's inception in 2012, this measure has grown by 16.7%. The Village's unemployment rate remains under 4.0%, outperforming county, state, and federal rates.

Quality of Life in Algonquin (Part 2)

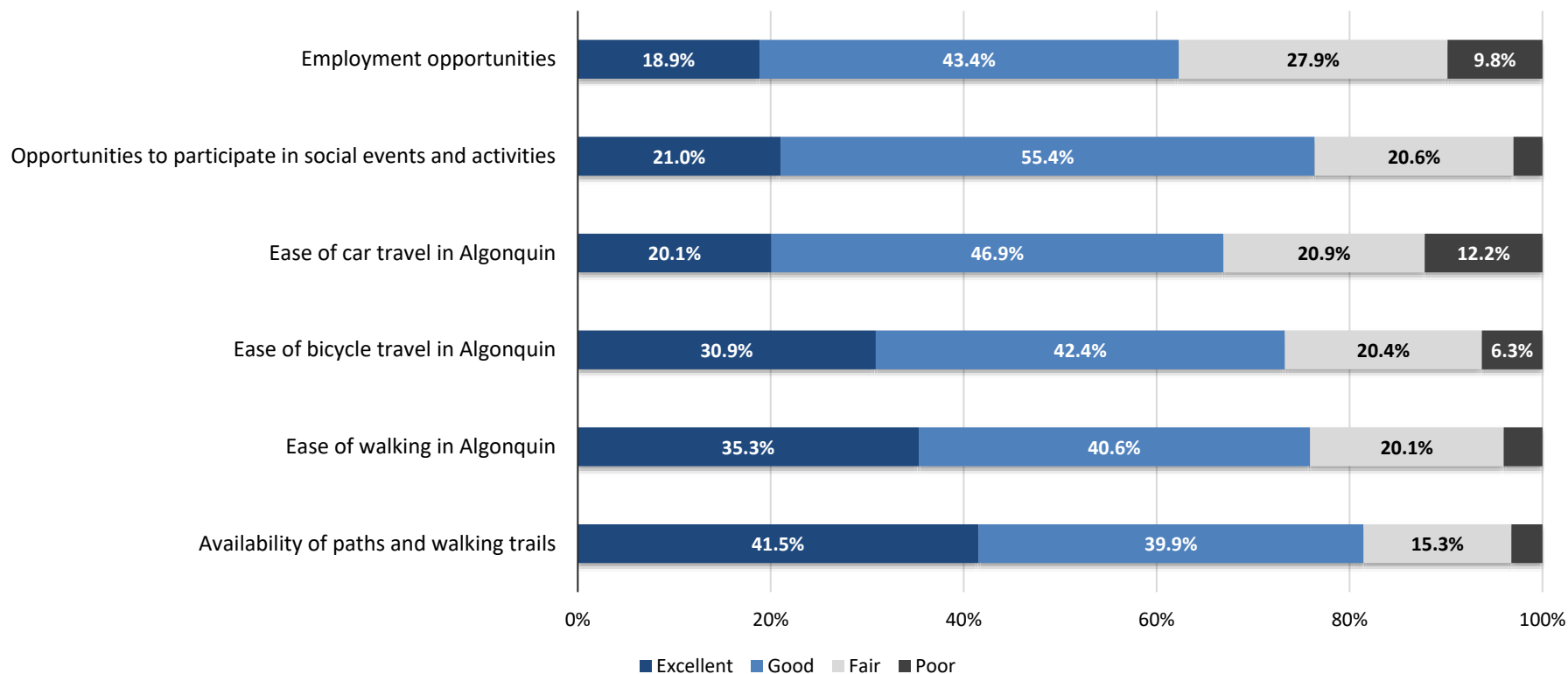


The chart above illustrates the second of four charts that quantify perceptions of quality of life in Algonquin. **90.3% of respondents rated the Cleanliness of Algonquin as positive.** In 2023, of 88.5% of respondents rated this measure positively.

An area of focus is Recreational Opportunities, which received a significant number of Fair (23.7%) and Poor (7.3%) ratings. This measure also received a significant number of Fair (24.7%) and Poor (4.1%) ratings in 2023. In 2020, the Village Board approved the Parks and Recreation Master Plan, designed to strategically improve recreational opportunities by addressing community needs identified through assessments and public input.

Quality of New Development saw a 6.2% increase in positive ratings compared to 2023. Highlights include the NorthPoint Algonquin Commons redevelopment on Randall Road and The Enclave, featuring Cooper's Hawk, Portillo's, and Raising Cane's. National homebuilders, including D.R. Horton, Lennar, and Pulte Homes, are nearing completion on subdivisions such as Trails of Woods Creek, Grand Reserve, and Westview Crossing, with Algonquin Meadows set to begin construction soon.

Quality of Life in Algonquin (Part 3)

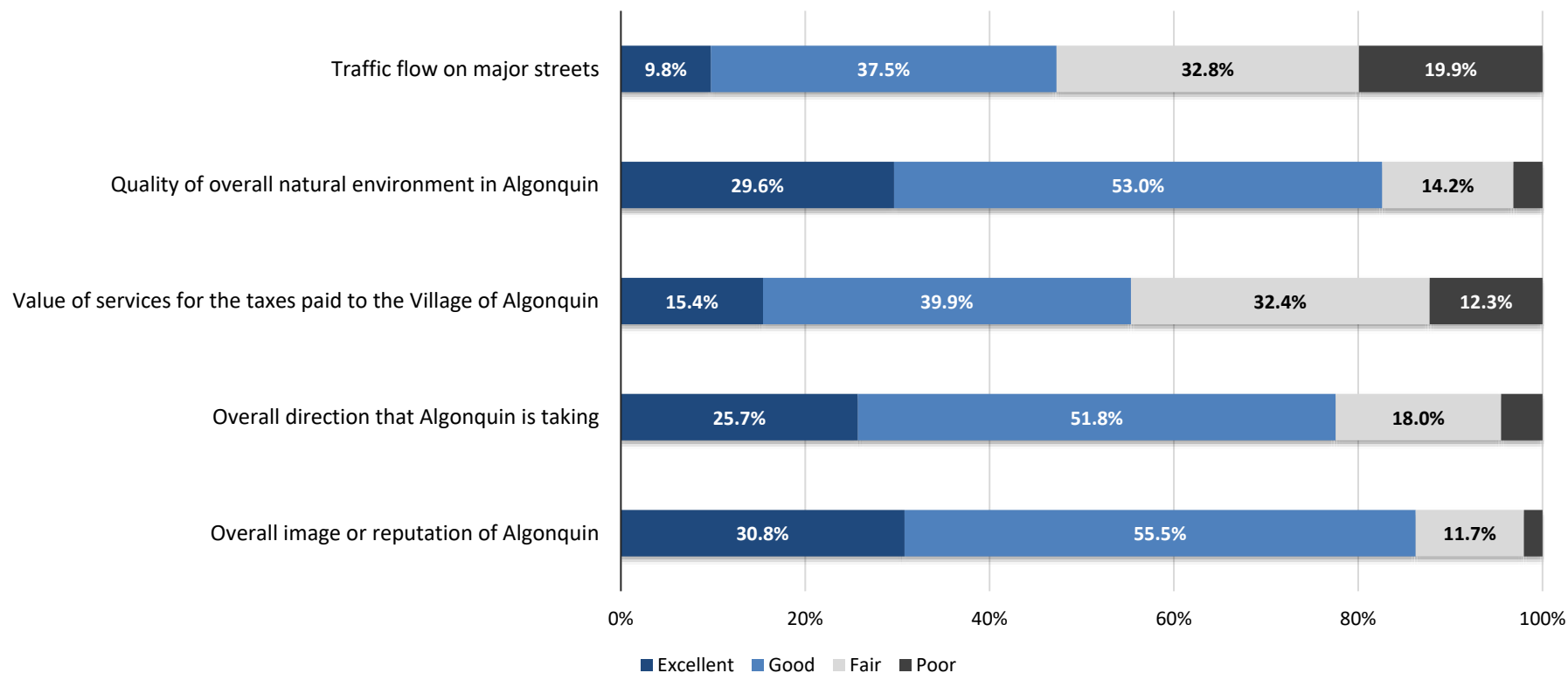


The chart above illustrates the third of four charts that quantify perceptions of quality of life in Algonquin. **81.5% of respondents rated the Availability of Paths and Walking Trails positively.** In 2023, 77.9% of respondents rated this measure positively.

An area to focus on is Ease of Car Travel, which received a significant number of Fair (20.9%) and Poor (12.2%) ratings. This measure also received a significant number of Fair (46.2%) and Poor (7.5%) ratings in 2023. In recent years, Ease of Car Travel has improved significantly with local roadway projects by the county and Village. This fiscal year, the Village allocated \$48.3 million for capital improvements, including \$20.1 million for street improvements.

Employment Opportunities in Algonquin increased by 16.1% compared to 2023, and has shown an 33.8% increase since the survey's inception. Recent and ongoing development projects, such as the Enclave (featuring Cooper’s Hawk, Portillo’s, Raising Cane’s, and Belle Tire) and NorthPoint’s Algonquin Corporate Center, are projected to add approximately 1,500 jobs to the local economy, with the NorthPoint development already contributing nearly 400 permanent and temporary jobs.

Quality of Life in Algonquin (Part 4)

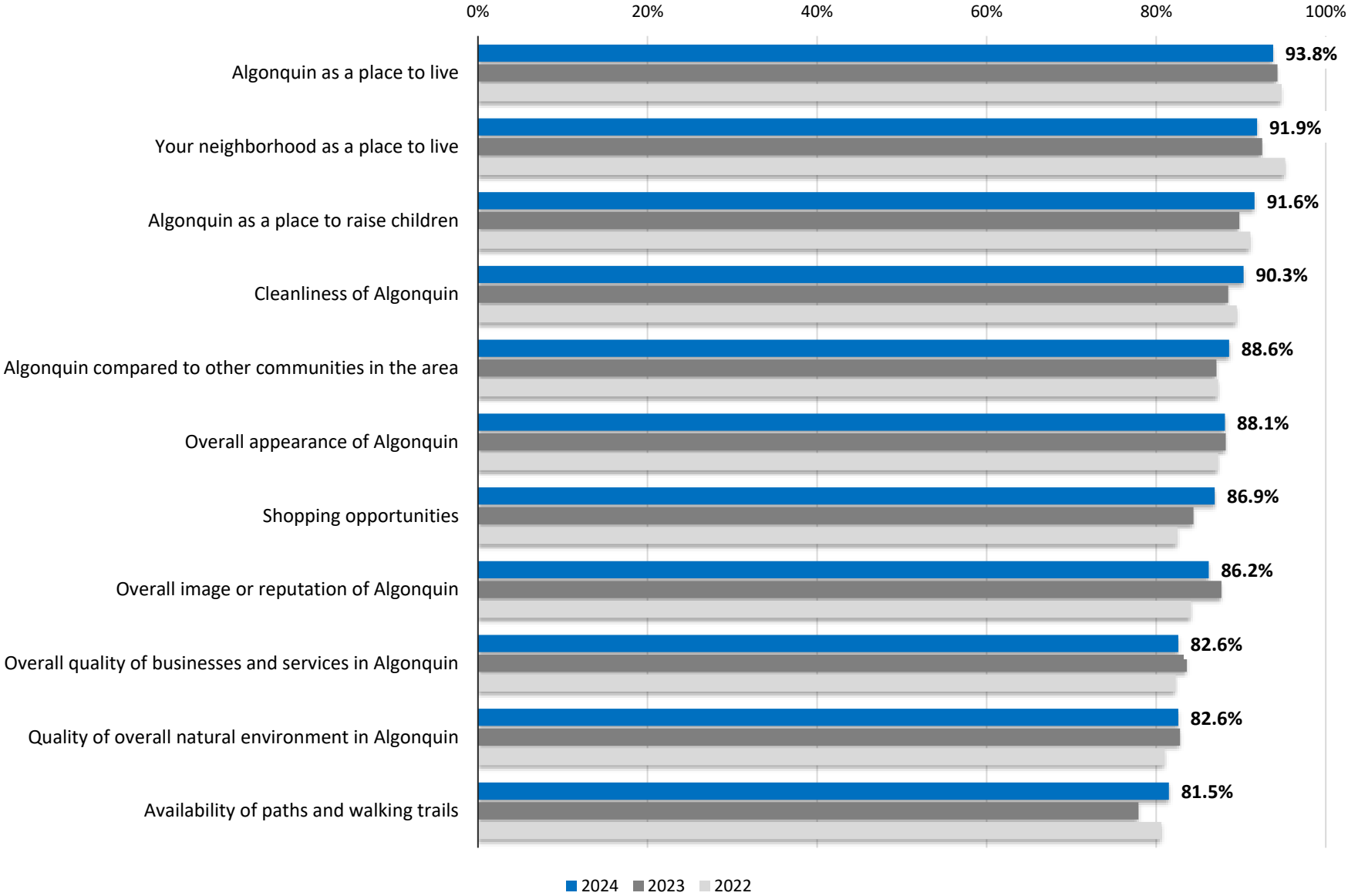


The chart above illustrates the last of four charts that quantify perceptions of quality of life in Algonquin. **86.2% of respondents rated the Overall Image or Reputation of Algonquin as positive.** In 2023, 87.7% of respondents rated this measure positively.

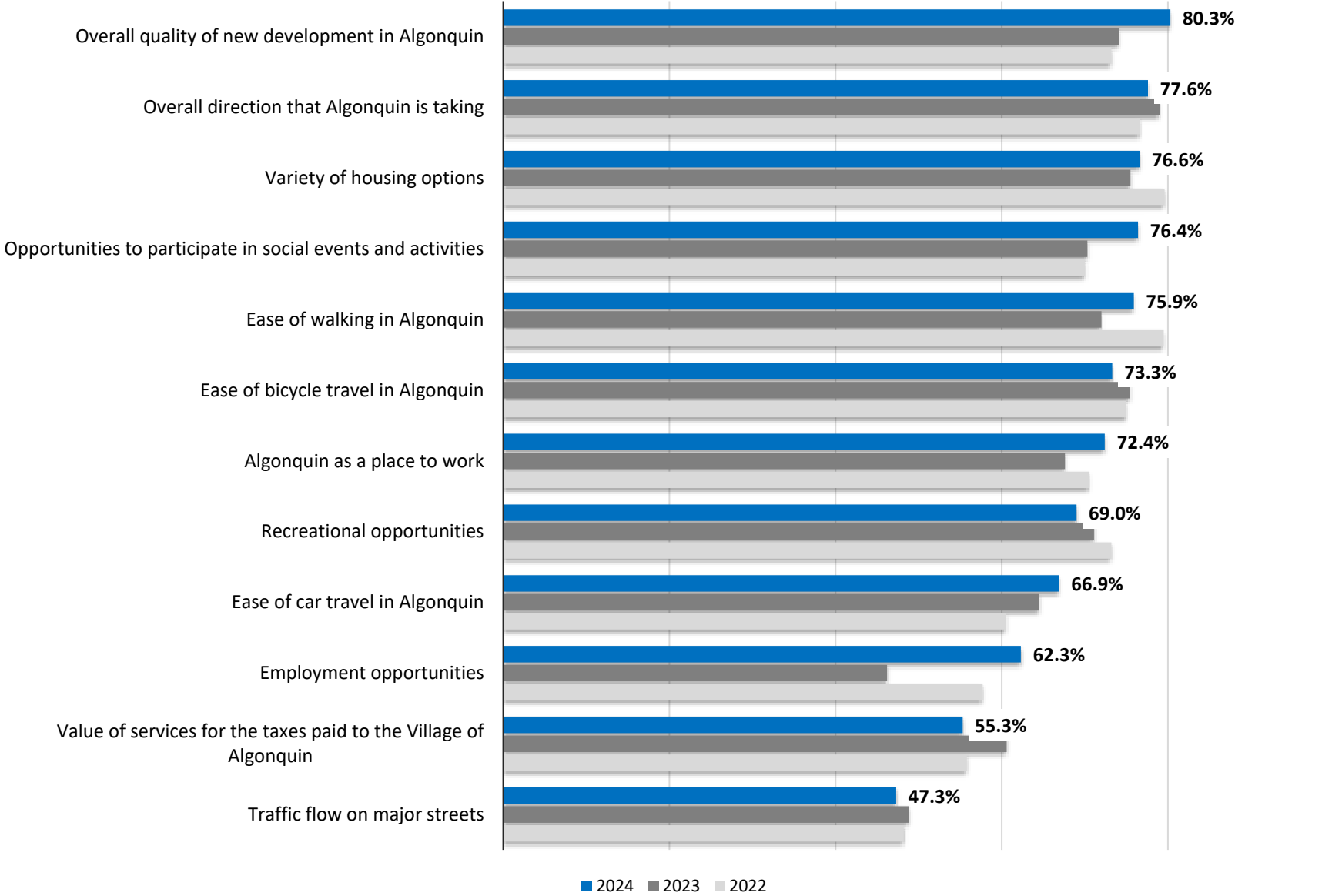
Traffic Flow on Major Streets remains an area of focus, which received a significant number of Fair (32.8%) and Poor (19.9%) ratings. This measure also received a significant number of Fair (31.6%) and Poor (19.6%) ratings in 2023. Before 2021, the average for this rating was 28.0%. However, recent years have seen increase of 20.6% due to the completion of roadway projects by external agencies and the Village.

The largest change in this section from 2023 to 2024, is Value of Services for the Taxes Paid to the Village of Algonquin (-5.3%), a decrease from 2023. The Village's portion of the property tax is approximately 6 percent, meaning the Village receives six cents for every dollar paid by residents. The remaining 94 percent is distributed among other taxing entities, including schools, fire protection, the county, and organizations like libraries, townships, conservation districts, and community colleges.

Quality of Life Year-to-Year Positive Rating Comparison: 2022 - 2024 (Part 1)

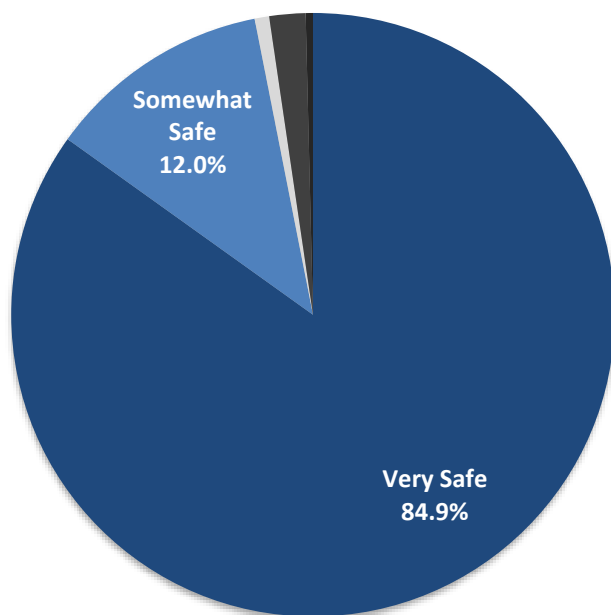


Quality of Life Year-to-Year Positive Rating Comparison: 2022 - 2024 (Part 2)



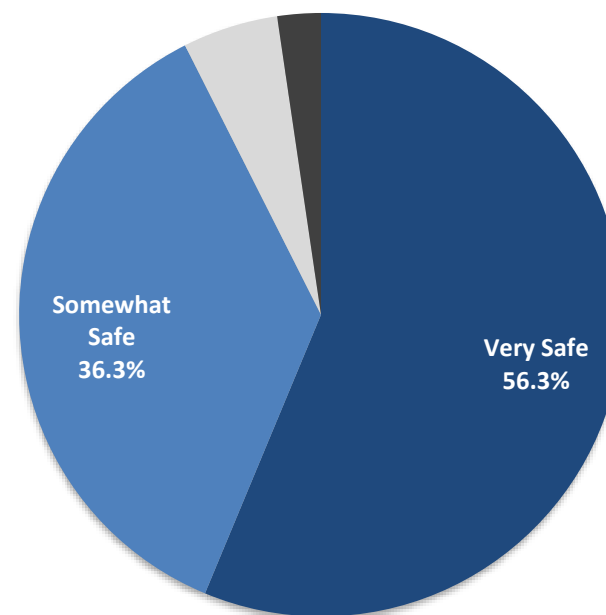
Public Safety: How Safe Do You Feel...

In your neighborhood during the day



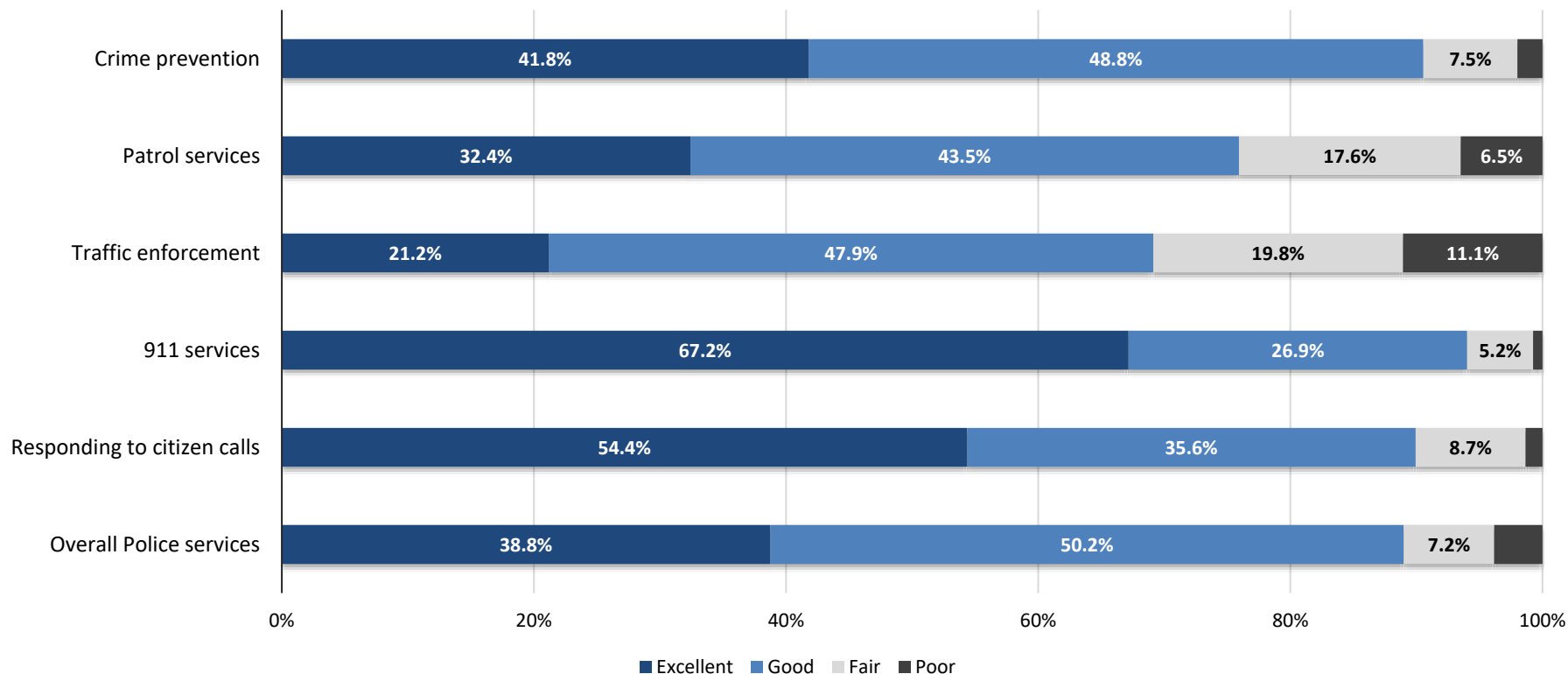
The above chart illustrates respondents' ratings as regarding how safe they feel in their neighborhood during the day. **Overall, 96.9% of respondents indicated that they feel either Very Safe or Somewhat Safe during the day.** Only 3.1% of residents reported feeling less than safe during the day.

In your neighborhood after dark



The above chart illustrates respondents' ratings on how safe they feel in their neighborhood after dark. **Overall, 92.6% of respondents indicated that they feel either Very Safe or Somewhat Safe after dark.** Around 7.4% of respondents state that they feel less than safe in their neighborhood after dark.

Quality Ratings: Police/Public Safety Summary

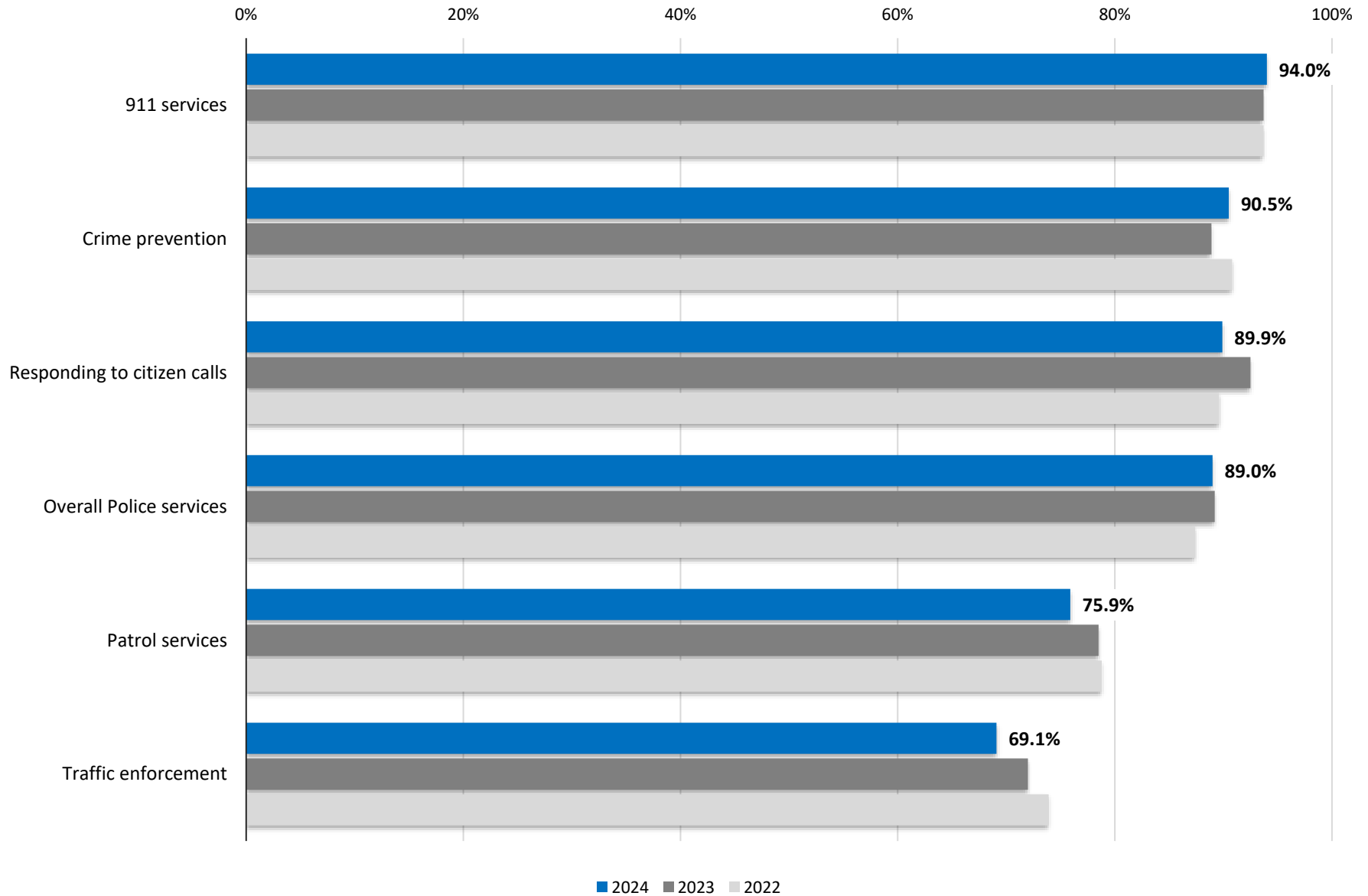


The chart above highlights quality ratings for Police and Public Safety Services. In 2024, **94.0% of respondents rated 911 Services positively**, a slight increase from 93.7% in 2023. Calls for service are most commonly received through the Southeast Emergency Communications (SEECOM) dispatch agency.

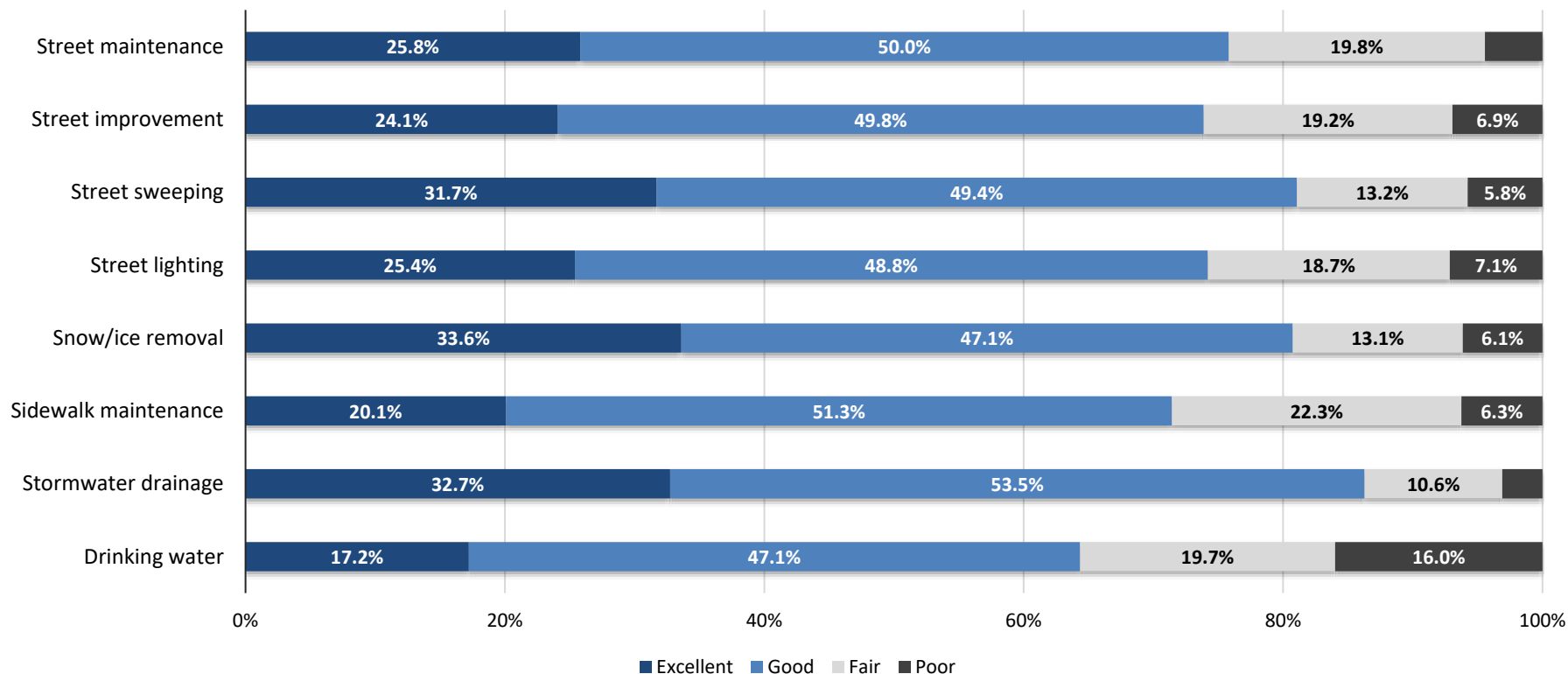
Traffic Enforcement remains a focus, with Fair (19.8%) and Poor (11.1%) ratings in 2024 compared to Fair (22.2%) and Poor (5.8%) in 2023. The Algonquin Police Department conducts holiday traffic campaigns supported by grants from the Illinois Department of Transportation and the National Highway Traffic Safety Administration. These campaigns aim to enhance safety and reduce traffic incidents during high-risk periods.

The most notable change in 2024 was a 5.3% decrease in satisfaction with Responding to Citizens' Calls. During the year, the Algonquin Police Department responded to 17,253 service calls. Ensuring effective responses and aligning services with community expectations presents an opportunity to maintain satisfaction with this service area.

Police/Public Safety Year-to-Year Positive Rating Comparison: 2022 - 2024



Quality Ratings: Public Works/Infrastructure Summary

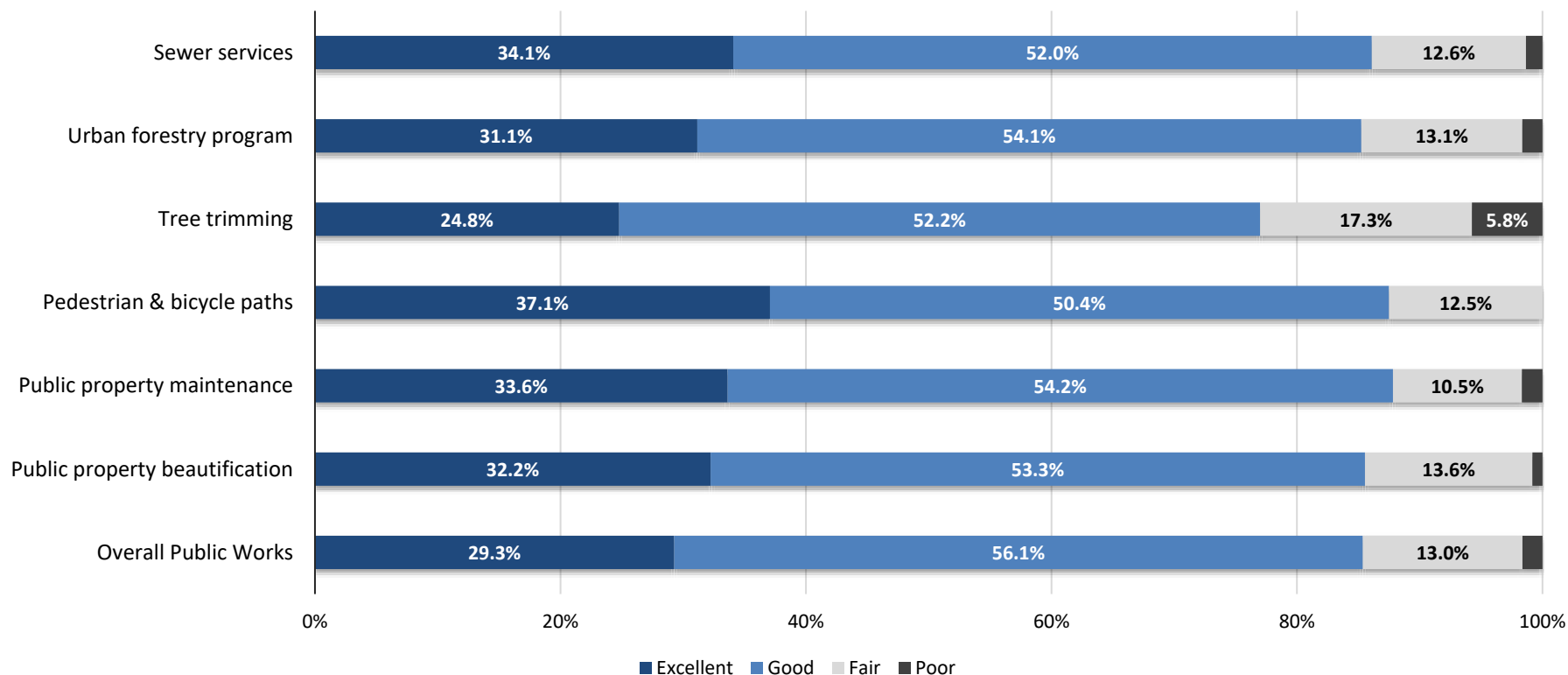


The chart above shows the first grouping of Public Works and Infrastructure Services. **Stormwater Drainage was rated positively by 86.3% of the respondents.** This measure received positive ratings from 83.2% of respondents in 2023.

Street Improvement remains an area of focus, receiving Fair (19.2%) and Poor (6.9%) responses, a change from the previous year with Fair (30.0%) and Poor (12.0%) ratings in 2023. Street Improvement remains an area of focus, receiving Fair (19.2%) and Poor (6.9%) responses, an improvement from the previous year's Fair (30.0%) and Poor (12.0%) ratings in 2023. The Village has taken a proactive approach to addressing roadways in disrepair using pavement condition analyses and full-depth reclamation processes to enhance long-term roadway performance.

The largest change from 2023 to 2024, in this section, is Drinking Water (+6.3%), an increase from 2023. The Village maintains the water distribution system through routine activities such as fire hydrant flushing and reconditioning water storage facilities. The Village of Algonquin provides annual water quality reports as required by the Safe Drinking Water Act, accessible at www.algonquin.org/waterquality.

Quality Ratings: Public Works/Infrastructure Summary (Part 2)

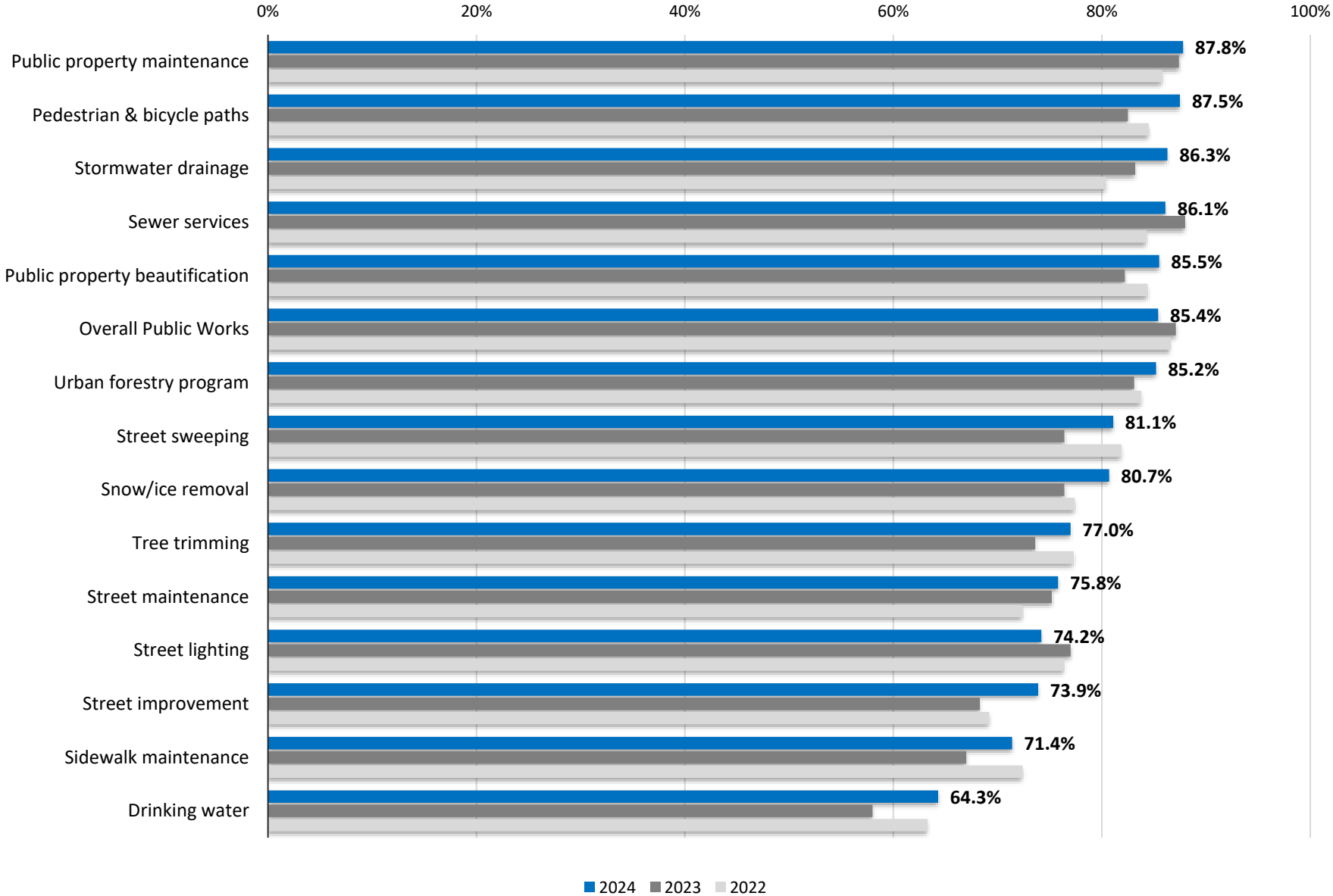


This chart shows the second grouping of Public Works and Infrastructure Services. **87.8% of respondents rated Public Property Maintenance positively.** In 2023, 87.4% of respondents rated this measure positively.

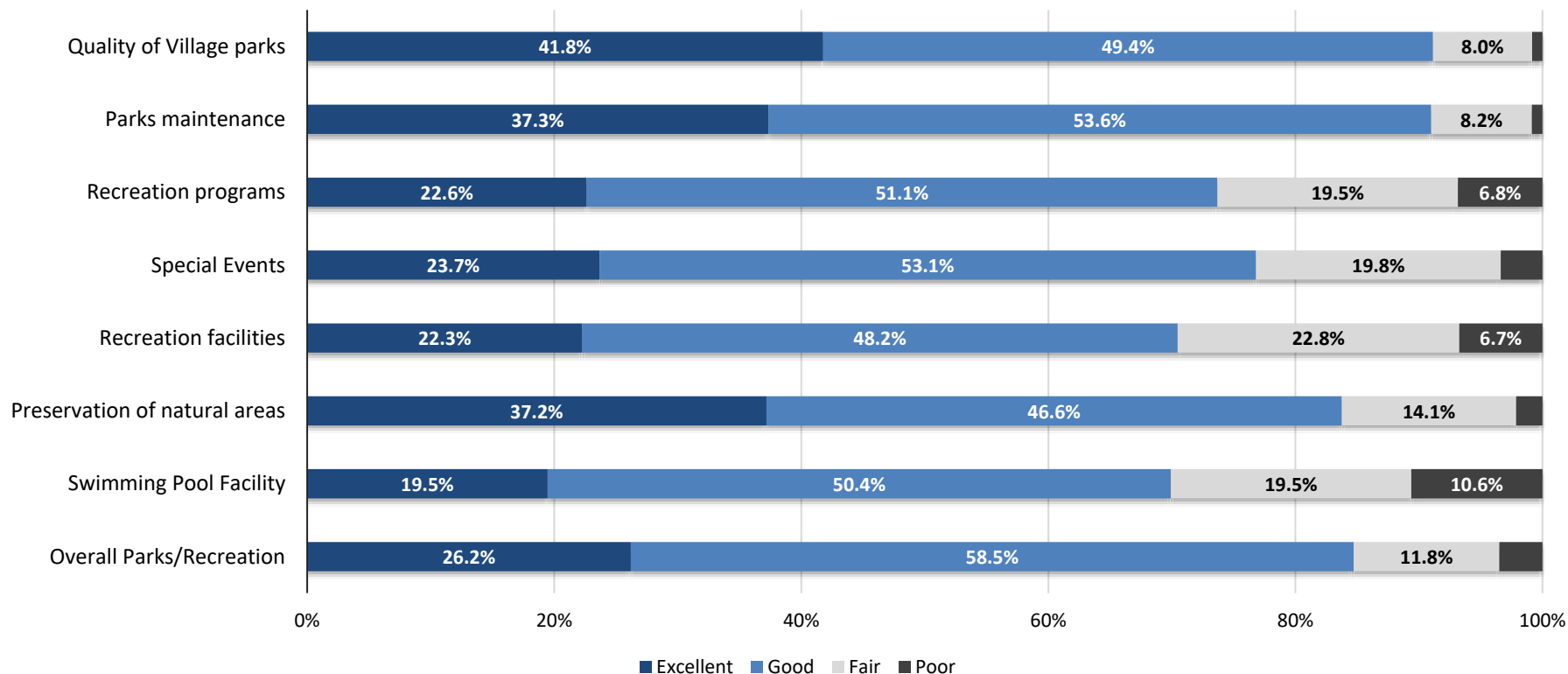
Tree Trimming remains an area of focus, which received a significant number of Fair (17.3%) and Poor (5.8%) responses. This measure also received a significant number of Fair (21.4%) and Poor (5.0%) ratings in 2023. In alignment with the Village's Urban Forestry Program and its commitment to accepted standards, certified arborists on staff perform and manage annual tree trimming to address resident requests and maintain Village-owned trees. This routine maintenance promotes tree health, improves safety by removing hazardous limbs, and enhances the overall aesthetics of the community.

Additionally, Pedestrian and Bike Paths saw the largest improvement in this section from 2023 to 2024, with a 5.0% increase. The Village, which maintains over 30 miles of pedestrian paths, has enhanced connectivity with projects like the Randall Road underpass and the Riverwalk in Old Town Algonquin, linking commercial districts, parks, and regional trails.

Public Works Year-to-Year Positive Rating Comparison: 2022 - 2024



Quality Ratings: Parks/Recreation

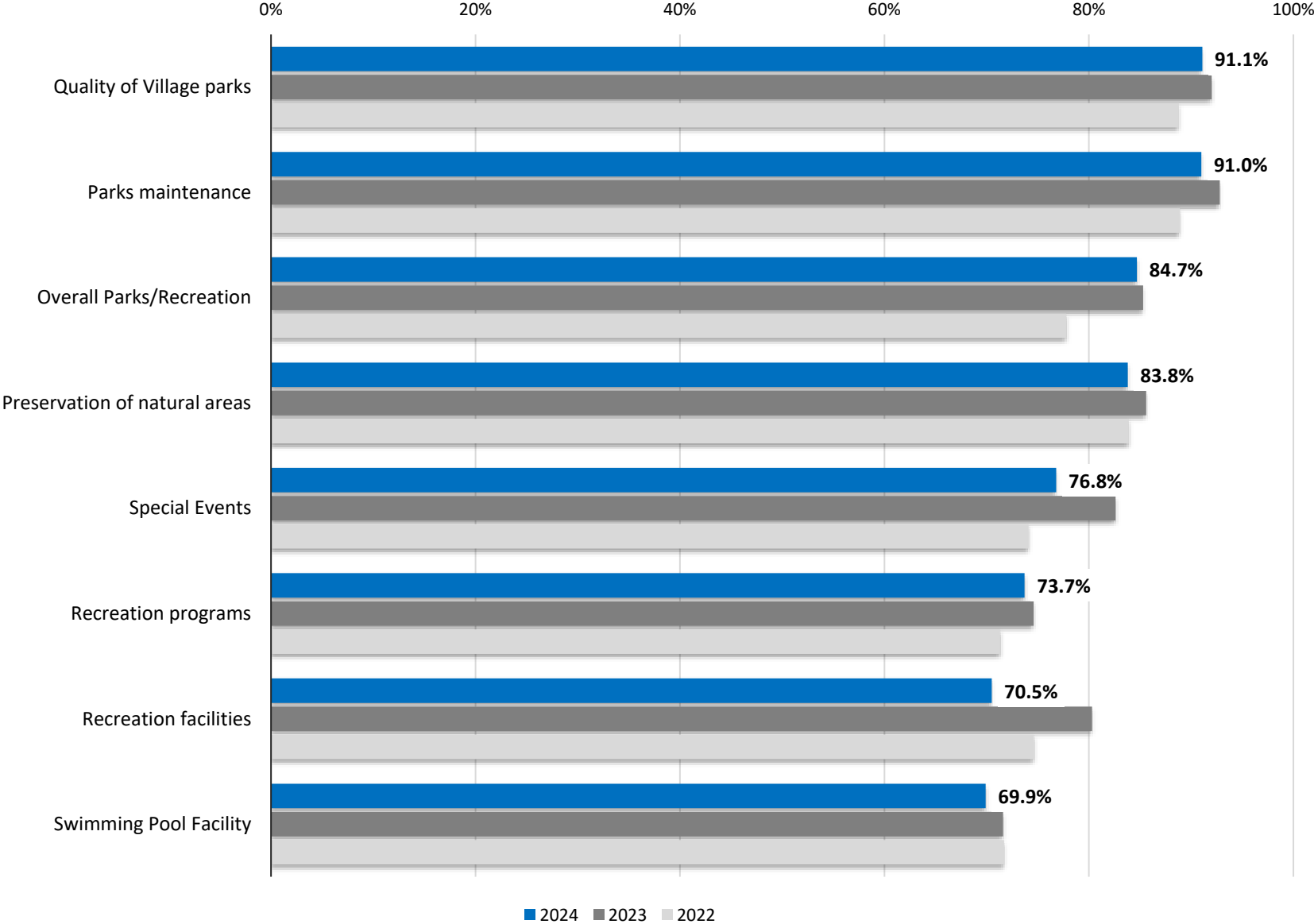


The chart above illustrates quality ratings related to Parks and Recreation Services. **Quality of Village Parks was rated the highest in this category with 91.1% of respondents rating it positive.** In 2023, 92.0% of respondents rated this measure positively. Significant progress was made during the year on the redevelopment of Presidential Park and Towne Park, as well as the completion of James B. Wood Park and Holder Memorial Park. Additionally, the Village initiated the Willoughby Farms Park Master Plan to guide redevelopment of the park.

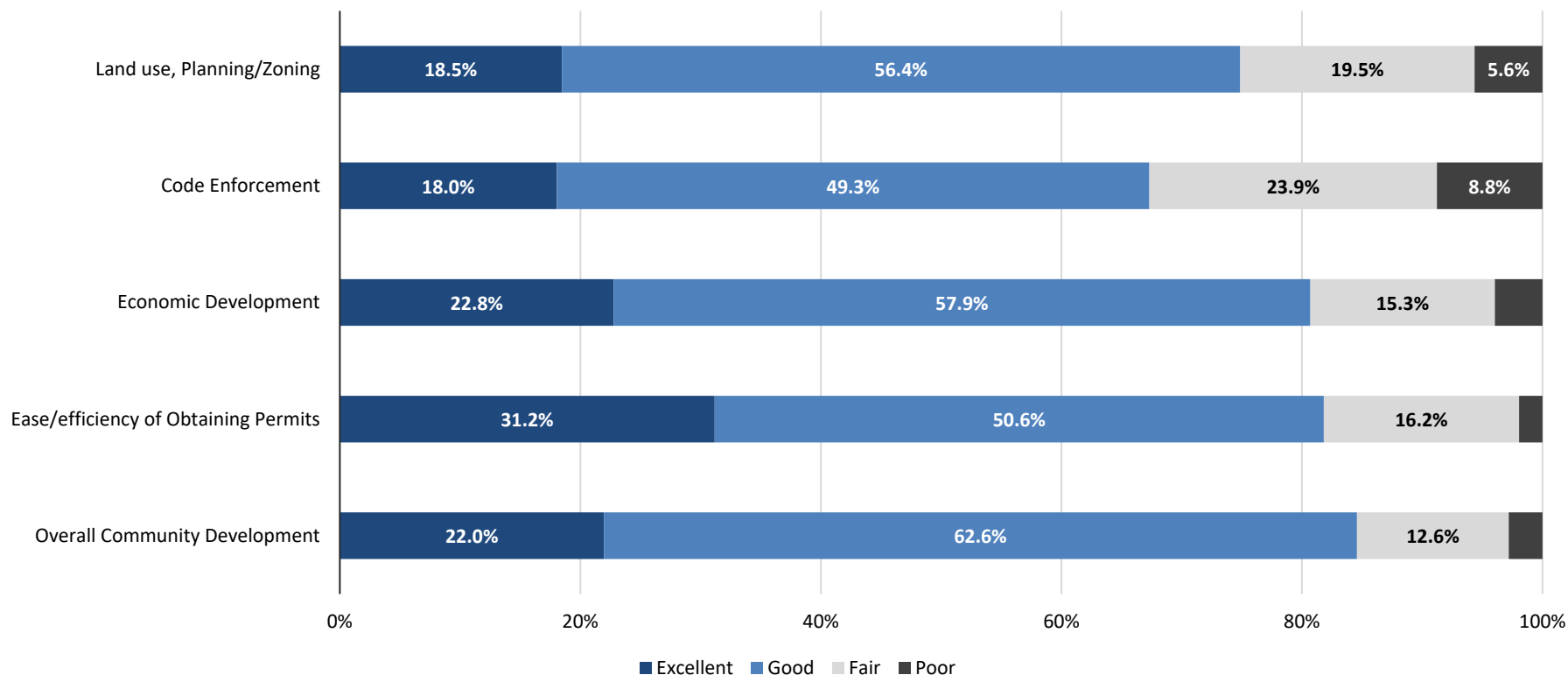
An area of focus is the Swimming Pool Facility, which received a significant number of Fair (19.5%) and Poor (10.6%) responses. Fewer respondents rated this measure as Fair (23.0%) or Poor (5.4%) in 2023. The Parks and Recreation Master Plan highlights the need for a long-term improvement plan for Lions Armstrong Memorial Pool. Recent satisfaction levels have been upheld through minor facility upgrades.

The largest change in this section from 2023 is Recreation Facilities, with a 9.8% decrease from the previous year. The Algonquin Recreation Department uses Historic Village Hall and other Village-owned spaces for programming and works with vendors who provide their own facilities.

Parks/Recreation Year-to-Year Positive Rating Comparison: 2022 - 2024



Quality Ratings: Community Development

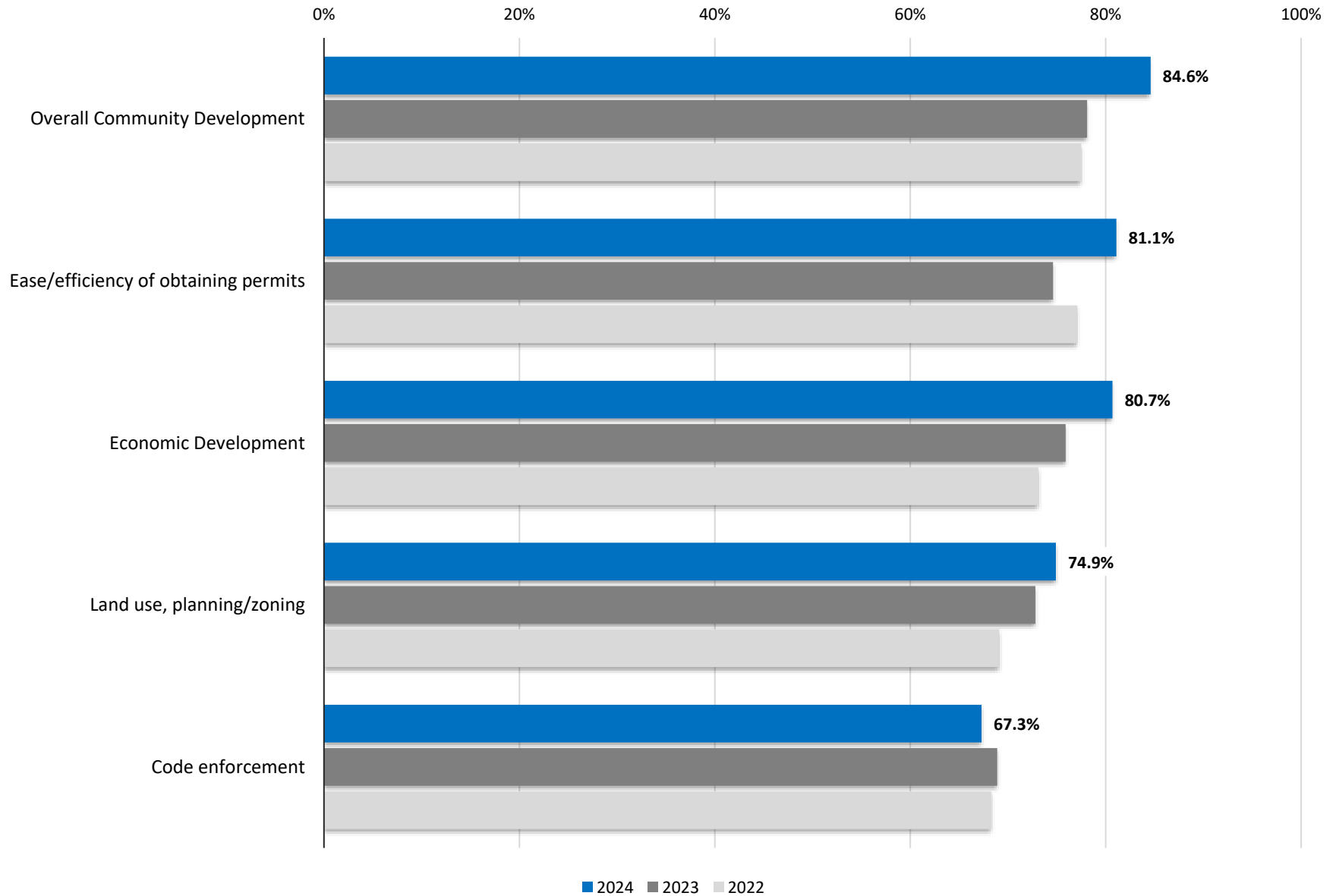


The chart above illustrates quality ratings related to Community Development Services. **Overall Community Development was the highest rated service in this category, rated positively by 84.6% of respondents.** In 2023, Overall Community Development was rated positively by 78.1% of respondents.

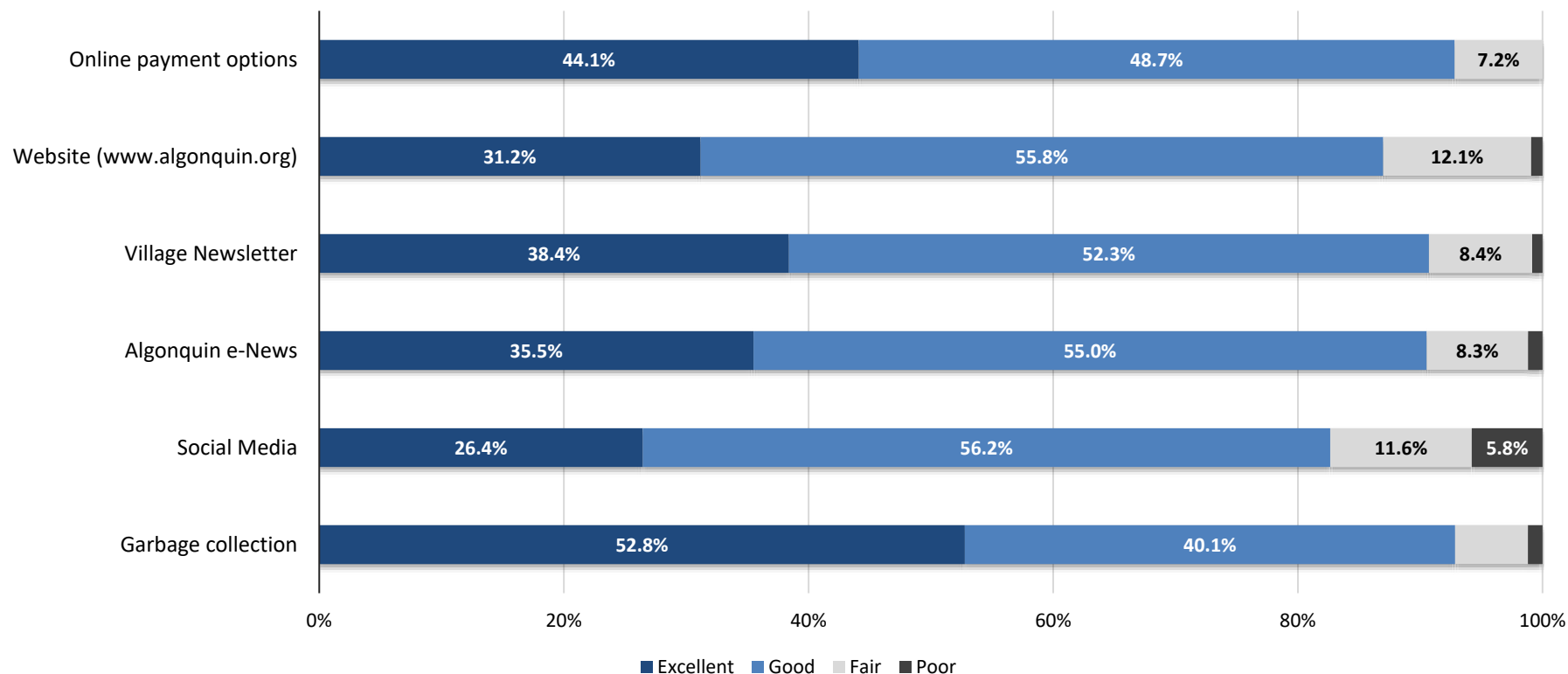
Code Enforcement remains an area to focus on, which received a significant number of Fair (23.9%) and Poor (8.8%) responses. This measure also received a large number of Fair (24.6%) and Poor (6.4%) ratings in 2023. Despite the number of Fair and Poor responses, 76.0% of respondents agree major code enforcement issues like run-down buildings, weed lots, and junk vehicles remain little to no problem in Algonquin.

The largest change from 2023 to 2024 in this section was Economic Development (+6.8%), reflecting an increase from the previous year. This growth was driven by significant commercial projects, including redevelopment efforts at Algonquin Commons and new businesses at key locations like The Enclave. The east side of the Fox River also saw increased activity, with several new developments contributing to the Village’s expanding commercial landscape.

Community Development Year-to-Year Positive Rating Comparison: 2022 - 2024



Quality Ratings: General Services

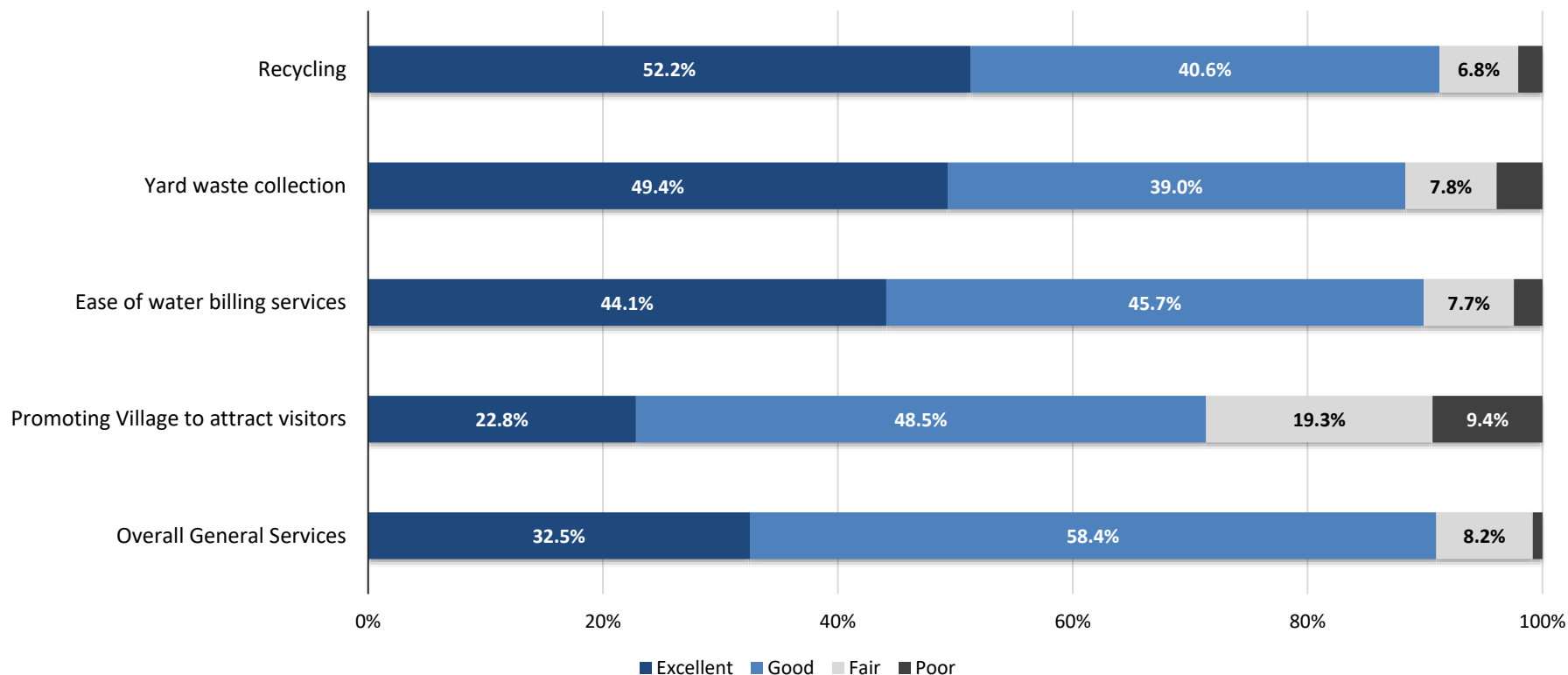


The chart above illustrates the first of two groupings of quality ratings related to General Services. **Garbage Collection received the highest rating in this section with 92.9% of respondents rating this as positive.** In 2023, 93.0% of respondents rated this measure positively. Garbage collection, along with Recycling and Yard Waste Collection services, are provided to Village residents by Groot. More information about these services can be found at www.algonquin.org/groot.

The lowest rated service, in this section, is Social Media (82.6%). Social Media received a number of Fair (11.6%) and Poor (5.8%) responses. This category also received a number of Fair (17.0%) and Poor (2.8%) responses last year. The Village shares relevant information on a number of active social media accounts, including Facebook, Instagram, X, Nextdoor, LinkedIn, and YouTube.

Algonquin e-News accounted for the largest change in this from 2023 to 2024 (+3.0%) in this section. The e-News is the Village's monthly email newsletter, sent to over 3,000 subscribers. It serves as a key communication tool by updating subscribers with on community announcements and events.

Quality Ratings: General Services (Part 2)

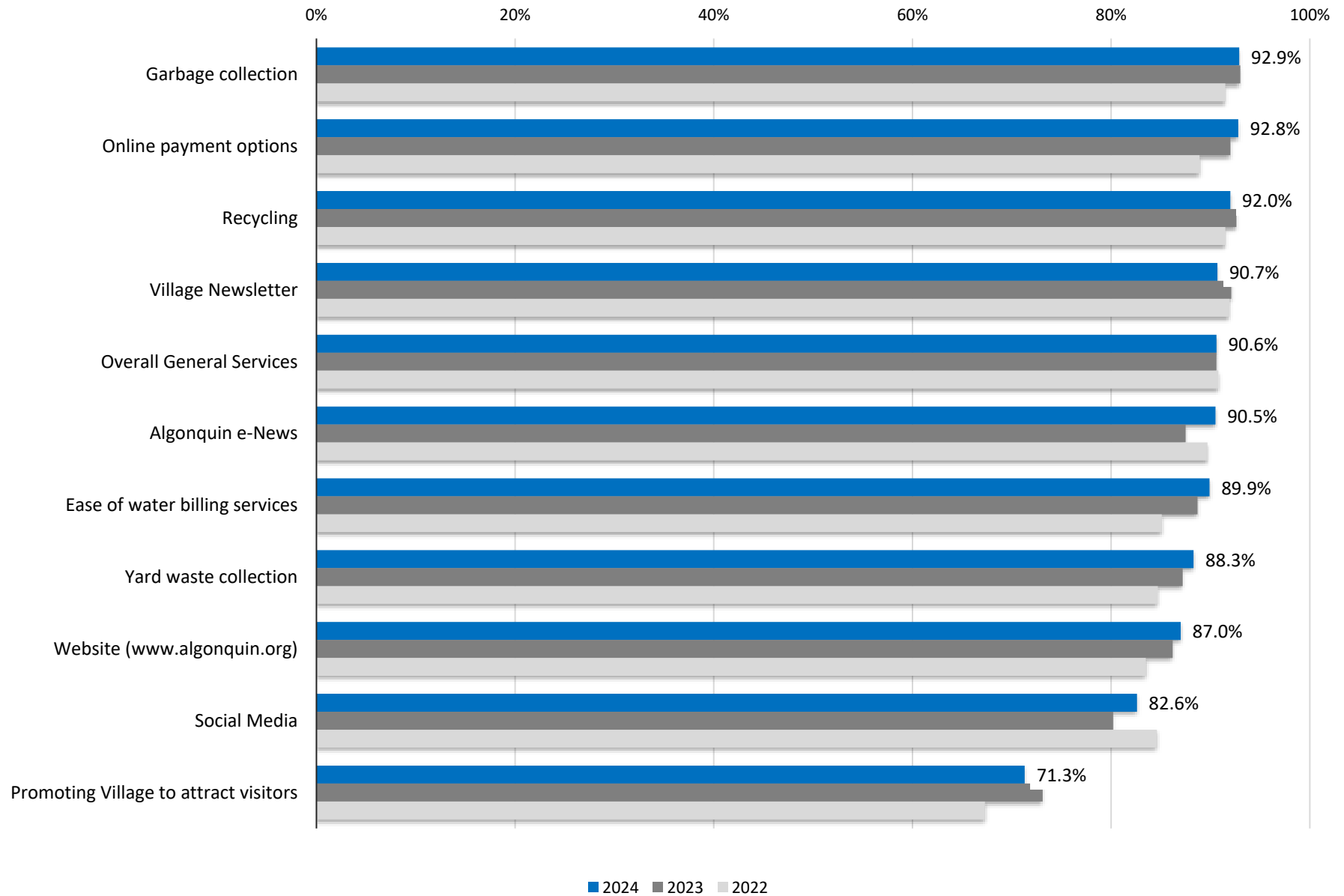


This chart shows the second grouping of General Services evaluated in the Algonquin Community Survey. **Recycling was rated positively by residents approximately 92.0% of the time.** In 2023, this measure received a positive rating by 92.6% of respondents.

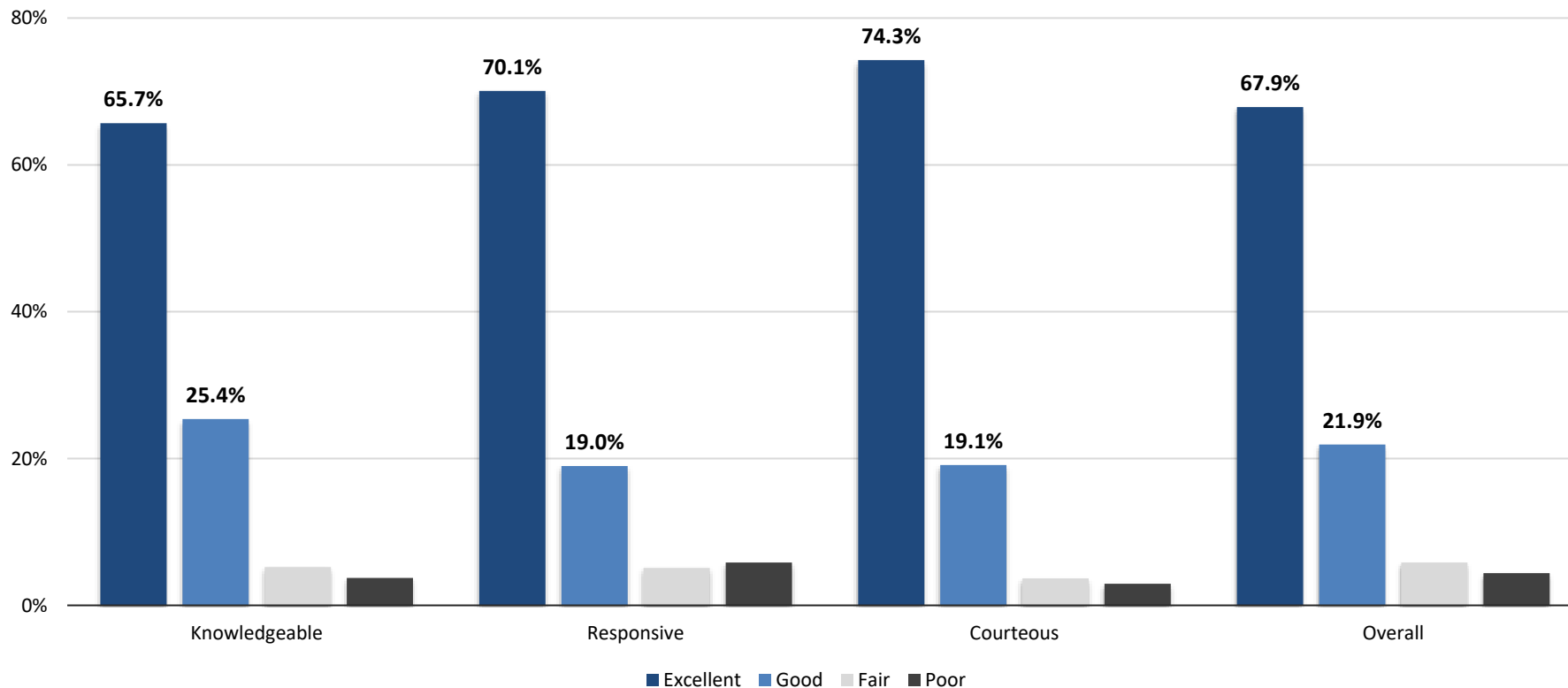
An area of focus continues to be Promoting the Village to Attract Visitors, which received a significant number of Fair (19.2%) and Poor (9.3%) responses. This measure also received a significant number of Fair (24.6%) and Poor (8.2%) ratings in 2023. The Village’s Communications Team actively engages the community through a variety of media channels, including social media platforms, newsletters, and the Village website, to keep residents informed about important announcements and service updates.

Moreover, the largest change observed in this section from 2022 to 2024 is in the category of Yard Waste Collection, which increased 3.6%. Yard Waste Collection is performed by Groot as part of the residential garbage and recycling collection services. This service runs annually from April through December. Through this program, approximately 1,250 tons of compostable material is collected and processed each year.

General Services Year-to-Year Positive Rating Comparison: 2022 - 2024



Village Employee Performance



This chart illustrates the performance ratings of Village employees based on feedback from residents who have interacted with staff. **Overall, employee interactions received Excellent or Good ratings across all four evaluation categories: Knowledgeable, Responsive, Courteous, and Overall.** The ratings, listed from highest to lowest, are as follows: Courteous (93.4%), Knowledgeable (91.1%), Overall (89.8%), and Responsive (89.1%).

Each department in the Village ensures that its staff is proficient in various areas related to the provided services. Residents and visitors are provided with multiple communication options, such as in-person, phone, email, social media, or the Village website, to express any comments or concerns they may have.



VILLAGE OF ALGONQUIN
GENERAL SERVICES ADMINISTRATION

– M E M O R A N D U M –

DATE: January 8, 2025

TO: Tim Schloneger, Village Manager

FROM: Michael Kumbera, Deputy Village Manager/Chief Financial Officer

SUBJECT: *Authorizing Financial Institutions as Designated Depositories*

As part of its treasury management activities, the Village of Algonquin maintains multiple bank and investment accounts across several financial institutions. Periodically, the Village Board designates official depositories where funds and monies belonging to the Village—under the custody of the Village Treasurer—as well as all monies collected by the Village, shall be securely held.

Attached is a Resolution identifying the nine (9) banks and financial institutions with which the Village actively conducts business.

Recommendation

Staff recommends that the Committee of the Whole forward this item to the Village Board for approval by Resolution at their meeting on January 21, 2025.

C: Amanda Lichtenberger, Deputy Chief Financial Officer

RESOLUTION NO. 2025-R-_____

**DESIGNATION OF DEPOSITORIES FOR FUNDS AND OTHER PUBLIC MONIES
IN THE CUSTODY OF THE VILLAGE OF ALGONQUIN**

WHEREAS, the investment of municipal funds is governed by the Public Funds Investment Act, 30 ILCS 235; and

WHEREAS, the Village of Algonquin ("Village") has established an investment policy to guide investment activities further to achieve safety, liquidity, and yield-rate of annual return; and

WHEREAS, the Public Funds Investment Act calls for the designation of depositories for funds and other public monies in the custody of the Village and sets certain requirements to be followed by financial institutions so designated; and

WHEREAS, the Village Treasurer requests the Board of Trustees to designate banks or other financial institutions, including brokered investments, in which the funds and monies of the Village may be deposited.

NOW, THEREFORE BE IT RESOLVED, by the Board of Trustees of the Village of Algonquin, Kane and McHenry Counties, Illinois, that the following named banks and other financial institutions are hereby designated as depositories for fund and other public monies in the custody of the Village:

- ALGONQUIN STATE BANK, N.A.
- BANK OF NEW YORK MELLON CORPORATION
- CHARLES SCHWAB CORPORATION
- HOME STATE BANCORP, INC
- ILLINOIS FUNDS
- ILLINOIS INSTITUTIONAL INVESTORS TRUST FUND
- ILLINOIS METROPOLITAN INVESTMENT FUND
- JP MORGAN CHASE BANK, N.A.
- MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION

BE IT FURTHER RESOLVED, before any funds are deposited into any of the designated depositories, a copy of the aforesaid depository financial statements will be placed on file.

PASSED AND APPROVED by the Board of Trustees for the Village of Algonquin on the _____ day of _____ 2025.

Aye:

Nay:

Absent:

Abstain:

(SEAL)

APPROVED:

Debby Sosine, Village President

ATTEST: _____

Fred Martin, Village Clerk



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: December 23, 2024

TO: Tim Schloneger, Village Manager

FROM: Michele Zimmerman, Assistant Public Works Director

SUBJECT: Storm Sewer Lining on Braewood Drive

This memorandum seeks approval of the attached proposal from National Power Rodding in the amount of \$38,500 for storm sewer pipe lining between 1440 and 1460 Braewood Drive. The project involves the rehabilitation of an aging and failing storm sewer pipe using trenchless technology to ensure an efficient and cost-effective repair.

Recent inspection during the Dixie Creek Reach 5 restoration project revealed that the pipe coming into the creek between 1440 and 1460 is partially corrugated metal and is separated and rusted through. The other portion of the pipe is concrete and had separated at the joints. These issues, if left unaddressed, could result in pipe failures, leading to potential flooding, property damage, and costly emergency repairs. Since the creek was recently restored this summer, we want to address this issue before the pipe fails and causes damage to the creek restoration project.

The proposed project involves lining the identified storm sewer pipes using cured-in-place pipe (CIPP) technology. This trenchless method involves inserting a resin-saturated liner into the existing pipe, which is then cured to form a new pipe within the old one. Due to the location of this pipe, this solution offers little disruption to the adjacent properties.

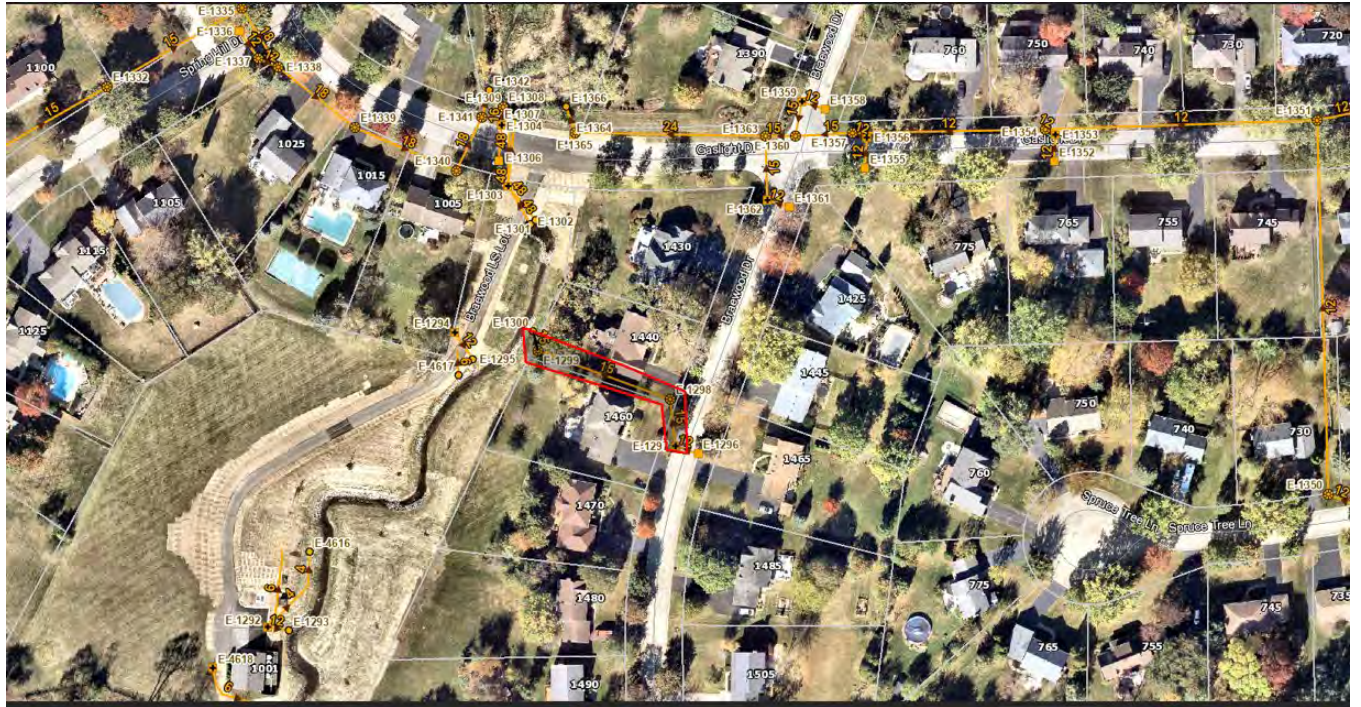
We have budgeted \$35,000 in the Street Improvement Fund to complete these types of repairs. The difference in the budgeted amount versus the proposal amount will be covered by the cost savings on The Edgewood Drive Retaining wall.

Summary

1. The storm sewer pipe between 1440 and 1460 Braewood Drive is failing.
2. Money is budgeted in the Street Improvement Fund to cover this type of repair.

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 storm sewer lining proposal in the amount of \$38,500 to National Power Rodding.

Location Map





NATIONAL POWER RODDING

A Carylton Company

Proposal: 25-47

2500 West Arthington Street
Chicago, IL 60612

p: (312) 666-7700

f: (312) 666-0748

www.nationalpowerrodding.com

November 20, 2024

PROPOSAL Submitted to: Village of Algonquin
110 Meyer Dr.
Algonquin, IL 60102
Ph: 847-658-2754 Email: mikeharris@algonquin.org

ATTENTION: Mike Harris

SUBJECT: STORM CIPP SEWER LINING

We propose to furnish the necessary labor, supervision and equipment to install sewer lining as outlined in the Scope of Work below.

SCOPE OF WORK

Preliminary cleaning and televising and CIPP lining of various locations and sized storm sewers located in Algonquin, IL.

PURCHASER WILL FURNISH

Water for our high velocity jetting equipment; any special permits or fees, access to all manholes and sewer lines; additional traffic control should it be necessary to provide more than standard traffic cones and truck-mounted arrow boards, at no additional charge to us.

PRICE

Charges for the above services will be total lump sum individually or as a bulk for reduced pricing if bulk cost is approved and all work is available to be completed under the same mobilization/demobilization period.

Lump sum quote for each individual location includes mobilization/demobilization for cleaning and televising prep crew for CIPP, separate mobilization/demobilization for CIPP lining crew, bypass pumping/dewatering if required, and CIPP lining material purchase and delivery. Due to various turns, bends, voids, cracks, slight offsets associated with these segments, NPR is to perform CIPP lining "as is". Owner to accept possibility of liner wrinkle/defect due to current condition of sewer at no cost to NPR.

INDIVIDUAL PRICING BREAKDOWN:

Location 1- 1312 Surrey CT approx. 150 LF of 12" storm sewer @ 7.5mm thickness (\$38,500.00 LS)

Location 2- 1315 Zange Dr approx. 220 LF of 12" easement storm sewer @ 7.5mm thickness (\$42,500.00 LS)

Location 3- 824 Surrey Ln approx. 75 LF of 24" storm sewer @ 12.0mm thickness (\$40,000.00 LS)

Location 4- (*POST POINT REPAIR BY OWNER) 1440 Braewood Dr approx. 180 LF of 15" storm sewer @ 7.5mm thickness (\$38,500.00 LS)

ACCEPTED this _____ day of _____, 20__

Name of Purchaser

By _____
Name and Title



NATIONAL POWER RODDING

A Carylton Company

BULK PRICING DISCOUNT (ALL WORK ACCEPTED AND TO BE COMPLETED UNDER ONE WORK ORDER)

- Locations 1-3 Only (10% discount @ \$12,000.00 = \$109,000.00 LS)
- Locations 1-4 (ALL) (15% discount @ \$23,925.00= \$135,575.00 LS)

Terms: Subject to terms and conditions on reverse side. All prices quoted are valid for 30 days from this proposal date.

If you find the above proposal satisfactory, please sign below, provide a purchase order number if applicable, initial General Terms and Conditions on back page, and return a signed of copy of both to us. To schedule the above services, please contact our office as soon as possible.

Purchase Order Number _____

Respectfully submitted,

NATIONAL POWER RODDING CORPORATION

Todd O. Shobayo
Project Manager

GENERAL TERMS AND CONDITIONS

General Conditions: These general conditions are incorporated by reference into the proposal and are part of the Agreement under which services are to be performed by the Contractor for the Customer. Contractor will follow Customer's instructions both verbal and written at all times.

Customer Provided Labor: Where the Customer provides labor for the Contractor, the Customer will indemnify the Contractor for liability, loss or expense for work related injuries to those laborers not provided by the Contractor. The Customer agrees to waive all rights of subrogation against the Contractor arising out of the work in this Agreement. The Customer agrees to comply with all local, state and federal regulations, including regulations governing issues pertaining to the environment, employee safety and health, public safety, and vehicular safety, such as those regulations enforced by the United States Occupational Safety and Health Administration, Environmental Protection Agency, Mine Safety and Health Administration and Department of Transportation. This includes all training of customer's employees and provision of suitable and safe equipment, as required by the applicable governmental regulations.

Customers Responsibilities: Customer will provide mechanical services. Operation and control of Customer's equipment is the Customer's responsibility. If Contractor cannot continue its work due to circumstance caused or allowed by Customer and of which Contractor was not apprised prior to starting the work, an hourly fee will be charged.

Non-Solicitation of National Power Rodding (NPR) Personnel: At no time while this Agreement is in effect nor within one (1) year immediately following completion of the Work shall Customer solicit directly or indirectly any employec or former employee of NPR who performed or supervised the Work, provided that Customer shall not be prevented from soliciting such employees through general advertisements not targeted at such employees.

Damage Limitations: Under no circumstances will the Contractor be responsible for indirect, incidental or consequential damages. The Contractor also is not responsible for the rendering of or failure to render architectural, engineering or surveying professional services.

Pre-existing Conditions: The Contractor will not be responsible for liability, loss or expense (including damage caused by the backup of basement sewers) where the primary cause of the claim or damage is pre-existing conditions including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of the Contractor's work. Customer is responsible for loss of service equipment caused by the pre-existing conditions at the job site.

Environmental Conditions: The debris is represented to Contractor to be non-hazardous, requiring no manifesting or special permitting. The Customer will be responsible for any additional costs or claims associated with the treatment, storage, disposal of the removed debris, or breach of the above representation, at any time during or after the completion of this project.

Indemnification: The Customer and the Contractor will each indemnify the other in proportion to relative fault for liability, loss and expense incurred by the other party resulting from a negligent act or omission in performance of work under this Agreement. The Customer also will indemnify Contractor for liability, loss and expense resulting from Contractor's services if the Contractor is acting at the direction or instruction of the Customer, or where the primary cause of any damages is due to information provided by the Customer.

Credit Policy: Regular Terms are Net 30 Days. If any invoice is not paid in accordance with its terms, the customer agrees that there shall be added thereto, and the customer agrees to pay to contractor, a late charge at the rate of 1.5% per month on the unpaid balance, plus all costs, including reasonable attorney fees, incurred by the contractor in collection of any invoice not paid in accordance with its terms.

Entire Agreement: This proposal together with any written documents which may be incorporated by specific reference herein constitutes the entire agreement between the parties and supersedes all previous communications between them, either oral or written. The waiver by Contractor of any term, condition or provision herein stated shall not be construed to be a waiver of any other term, condition or provision hereof.



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: January 14th, 2025

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

FROM: Brad Andresen, Village Ecologist / Horticulturist

SUBJECT: 2025-2027 Grounds Maintenance Services Agreement Approval

The contract for grounds maintenance services expired at the end of 2024. The Public Works Department has negotiated a renewal with our current contractor, Sebert Landscape, for a new three-year term covering the 2025, 2026, and 2027 growing seasons.

The Village has had a contract with Sebert Landscape for the past six years to provide grounds maintenance services. Their scope of work includes mowing of all turf grass areas and maintaining landscape beds on all Village-owned parcels, excluding the downtown streetscape beds. Sebert Landscape has consistently demonstrated professionalism, responsiveness, and an extensive understanding of our maintenance standards and the specific needs of the 175+ sites included in the contract.

The proposed annual cost for the 2025–2027 contract is \$431,524.00, reflecting an increase of \$61,275.00 compared to the previous term. This price adjustment accounts for:

- \$21,000 for additional tree mulch ring maintenance (improves existing lifespan and will help reduce tree replacement costs).
- \$13,000 for new sites added since the previous contract (unavoidable cost increase due to additional sites).
- \$10,500 for increased maintenance requirements at Towne and Presidential Parks (unavoidable cost due to park enhancements).
- \$16,500 for labor and material inflation over previous years (base cost increase).

The baseline price increase of \$16,500 represents an approximately increase of only 4.5% over the previous contract term, well below the increase anticipated based on inflation over the last several years. Notably, this proposed contract includes a flat rate for the three-year term with no annual cost increase if the Village elects to renew the contract in subsequent years.

Public works recommends approving the Sebert Landscape Vendor Services Agreement for \$431,524.00 annually starting in 2025. Sebert Landscape's proven performance, minimal base price increase, and familiarity with Algonquin sites will ensure uninterrupted and high-quality service.

Summary

1. The current contract for grounds maintenance contract with Sebert Landscape expired in 2024.
2. The Village has contracted with Sebert Landscape for the past six years.
3. Sebert has provided pricing that is very favorable and will be locked in for three years with no increase.
4. Sufficient funds are/will be available within the General Services and Water, Sewer, and Building Maintenance operating budgets to cover this cost.

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 2025 Grounds Maintenance Services Agreement in the amount of \$431,524.00 to Sebert Landscape and further to authorize the Village Manager or his designee to sign an extension of this contract for an additional two years at \$431,524.00/year.

VILLAGE OF ALGONQUIN PURCHASE ORDER - VENDOR (Services)

Effective Date: 04/01/2025

The Owner and Vendor enter into this Purchase Order Agreement as of the Effective Date set forth above and mutually agree to all the provisions of this Purchase Order, its Terms and Conditions and all attached Schedules. **The Agreement between the parties consists of: This Purchase Order and the attached Terms and Conditions; Schedule A – Scope of Work/Services; Schedule B – Contract Price; Schedule C – Insurance** No additional or contrary terms stated in the Vendor’s acknowledgment or other response shall be deemed a part of this Agreement.

Project: 2025-2027 Grounds Maintenance Services	Location: Various, see schedule A
Originating Department: Village of Algonquin Public Works	
Owner	Vendor
Name : Village of Algonquin Address: 2200 Harnish Drive Algonquin, IL 60102 Contact: Brad Andresen Phone: 847-658-1488 Email: bradleyandresen@algonquin.org	Name: Sebert Landscape Address: 1550 W. Bartlett Rd Bartlett, IL 60103 Contact: Shannon Hoban Phone: (815) 904-7062 Email: shannon@sebert.com

PREVAILING WAGE NOTICE: If this box is checked, this contract calls for the construction of a “public work,” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“the Act”). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current “prevailing rate of wages” (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department’s web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor’s website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

COST OF WORK: The Contract Price of the Work under this Agreement is: \$431,524.00
 Price as set forth in Schedule B

UNIT PRICE	UNIT OF MEASURE	DESCRIPTION/ITEMS	CONTRACT SUM EXTENSION
1		Algonquin East Mowing and Landscape Sites	\$240,137.00
1		Algonquin West Mowing and Landscape Sites	\$191,387.00
Total Contract Value			\$431,524.00

TERM/COMPLETION DATE: The effective date of this Agreement shall be as stated at the top of this page. The substantial completion date is November 15th, 2025 with the option to extend the completion date for two additional years upon agreement by both the Owner and Vendor.

ACCEPTANCE OF AGREEMENT: The parties, for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of all terms and provisions herein contained.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

VENDOR: Sebert Landscape

VILLAGE OF ALGONQUIN

By: Shannon Hoban
 Representative of Vendor authorized to execute Purchase Order Agreement

By: _____

Title: Regional Manager

Title: _____

Dated: December 6, 2024

Dated: _____

Revision Date: August 28, 2018

TERMS AND CONDITIONS

- 1. Acceptance of Agreement:** Acceptance of this Agreement is expressly limited to the terms hereof, and in the event that Vendor's acknowledgment or other response hereto states terms additional to or different from those set forth herein, this Agreement shall be deemed a notice of objection to such additional or different terms and rejection thereof. This Agreement may be accepted by the commencement of any Work hereunder, and in any event, shall be deemed accepted in its entirety by Vendor unless the Owner is notified to the contrary within ten (10) days from its date of issue.
- 2. Amendment, Modification or Substitution:** This Agreement contains the entire agreement between the parties. Any modification or rescission thereof must be in writing and signed by the Owner. No proposals or prior dealings of the parties or trade custom or course of conduct not expressed herein shall alter the interpretation or enforcement of this Agreement.
- 3. Familiarity with Plans; Qualifications:** Vendor acknowledges that it (a) has examined the site of the proposed Work and is familiar with the conditions surrounding same; and (b) has examined any and all applicable plans and drawings, and has studied and is aware of, and satisfied with, the requirements of the Contract Documents as they relate to Vendor's Services under this Agreement. Vendor represents to the Owner that it is fully experienced and properly qualified as an expert to perform the class of work or provide the products provided for herein, and that it is properly equipped, organized and financed to handle such work. Vendor shall finance its own operations hereunder, shall operate as an independent contractor and not as the agent of the Owner, and shall hold the Owner free and harmless from all liability, costs and charges by reason of any act or representations of Vendor, its agents or employees.
- 4. Safety:** Insofar as jobsite safety is concerned, the Vendor is solely responsible for its own and its employees' activities in the performance of the Work/Services under this Agreement, including on the jobsite, but this shall not be construed to relieve the Owner or any of the Owner's contractors (or their subcontractors) from their responsibilities for maintaining a safe jobsite. The Owner shall have no responsibility for Vendor's, or Vendor's subcontractors', methods of work performance, superintendence, sequencing, or safety in, on or about the jobsite.
- 5. Extras and Change Orders:** No claim by Vendor that any instructions, by drawing or otherwise, constitute a change in Vendor's performance hereunder, for which Vendor should be paid additional compensation shall be valid, unless prior to commencing such allegedly extra or changed performance, Vendor shall have received a written change order or amendment to this Agreement authorizing such performance signed on behalf of the Owner by a person having actual authority to do so.
- 6. Inspection and Acceptance:** The Owner shall have the right at all reasonable times to inspect all Work performed or furnished by Vendor. Notwithstanding any prior inspection or payment, all Work is subject to final acceptance by the Owner.
- 7. Term:** Unless otherwise terminated pursuant to the provisions of this Agreement, the term of this Agreement shall be for the Term shown on the front of the Agreement, if any, or upon completion of both Parties' obligations under this Agreement, except that any indemnity and warranty obligations shall survive the termination of this Agreement. This Agreement may be extended only upon the mutual written consent of the Parties.
- 8. Payment:** The Owner will make partial payments to the Vendor in accordance with **Schedule B** for services performed by the Vendor. Provided, however, in no event shall the Owner be obligated to pay Vendor any sum that exceeds the Contract Price absent a written change order executed by the Owner. Vendor shall invoice Owner monthly in the amount(s) and at the rate(s) set forth in the attached Schedule B. Each invoice shall detail the dates worked, Services performed, and, where applicable, reimbursable expenses reasonably and directly incurred for such Services. Vendor shall only be reimbursed for expenses shown on the attached Schedule. Reimbursement shall be at the amount shown on the attached Schedule, or if no amount is shown, at cost. Vendor shall invoice Owner for all Reimbursable Expenses, where applicable, due and owing together with an itemization of such (including receipts). Invoices in compliance with this Agreement shall be paid by the Owner to Vendor within 30 days after Owner's receipt of the invoice. The amount(s) and rate(s) set forth on the attached Schedule include all anticipated costs of providing the Services. No additional costs of any kind may be incurred without the prior written consent of Owner. This project is tax exempt; the Village's tax-exempt number is **E 9995 0855 05**. To the extent the terms of this paragraph differs from the terms of Schedule B, the terms of Schedule B take precedence.
- 9. Vendor Warranty:** Vendor warrants to perform the Services to the best of its ability and in a diligent and conscientious manner and to devote appropriate time, energies and skill to those duties called for hereunder during the term of this Agreement and in connection with the performance of such duties. All Services performed by Vendor pursuant to this Agreement shall be performed in accordance with all applicable federal, state and local laws, rules and regulations. In addition to any warranties specified in the Scope of Work in Schedule A, Vendor shall transfer all product warranties to the Owner along with all documentation issued by the manufacturer for any goods to be provided under this Agreement. Vendor warrants that the title to the goods to be provided under this Agreement is good and its transfer is rightful. The Vendor expressly warrants that all goods shall be merchantable and that, in addition to all warranties that may be prescribed by law, the goods shall conform to specifications, drawings, and other description and shall be free from defects in materials and workmanship and design.

10. Insurance:

10.1 Vendor shall at all times maintain business automobile, commercial liability and workers compensation insurance covering its work and all obligations under this Purchase Order, and shall name the Owner as an additional insured on its insurance policies for Vendor operations under this Agreement. Liability insurance limits shall be in any such amounts and include such coverages as set forth on **Schedule C (Insurance Requirements)** attached to this Agreement. Vendor shall furnish the Owner with a certificate of insurance and such other required documentation (including, but not limited to, a copy of all or part of the policy if request by the Village) at the time of execution of this Agreement and thereafter on an annual basis on the anniversary date of this Agreement or at any other time as the Owner deems necessary to establish compliance with this provision.

10.2 If required by Owner, Vendor shall furnish and pay for surety bonds and with surety or sureties satisfactory to Owner, guaranteeing the full performance of all of the conditions and terms hereof and guaranteeing that Vendor shall promptly pay for all labor, materials, supplies, tools, equipment and other charges or costs of Vendor in connection with the Work. Such performance and payment bond shall be an amount determined by Owner.

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

11. Indemnity:

11.1 Vendor hereby agrees to indemnify, and hold the Owner, its directors, officers, employees, agents, successors and assigns (the "Indemnitees") harmless from any and all claims, demands, liability, loss, damage, fines, penalties, attorney's fees and litigation expenses (collectively "Loss") arising out of injury to, including the death of, persons and/or damage to property, to the extent caused by the negligent acts or omissions of Vendor, or those working at Vendor's direction.

11.2 In any and all claims against the Owner or any of its agents or employees, by any employee of Vendor, the indemnification obligation under this paragraph shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for Vendor under workers compensation acts, disability benefits acts or employee benefit acts, or other applicable law. Vendor assumes the entire liability for its own negligence, and as part of this Agreement, waives all defenses available to Vendor as an employer which limit the amount of Vendor's liability to the Owner to the amount of Vendor's liability under any workers compensation, disability benefits or employee benefit acts.

11.3 In addition to any indemnification obligations under this Agreement, Vendor acknowledges that should any items or work furnished hereunder prove defective, including damage to Owner supplied or constructed items, equipment or machinery, or if Vendor is charged with any violation of any state or federal laws or regulations, the Owner shall be entitled to recover damages for breach of this Agreement, including but not limited to consequential damages, penalties, taxes or assessments (including punitive damages), costs and attorneys' fees.

12. Termination; Force Majeure: In the event of a termination pursuant to the terms of this Agreement, Vendor shall be paid for all services performed through the date of termination, based on the percentage of services completed. In no event shall the Vendor be entitled to any additional compensation or damages in connection with a termination hereunder. Provided, neither party shall be liable to the other for breach or delay in the performance of its obligations hereunder caused by any act or occurrence beyond its reasonable control, including, but not limited to, fires, strikes, Acts of God.

13. Remedies: Vendor shall, for the duration of this Agreement, at the discretion of the Owner and at the expense of Vendor, undertake or re-do any and all faulty or imperfect Services furnished or performed by Vendor thereunder. In the event Vendor fails to perform under this Agreement, it will be in default and the Owner may furnish or perform the same and recover from Vendor the cost and expense directly or indirectly resulting there from, including all consequential damages but not limited to the cost or expense of providing such services, inspections, testings and reasonable attorneys fees as a result of a default. The foregoing remedies shall be available in addition to all other remedies available to the Owner. Vendor may terminate this Agreement or suspend performance hereunder for a breach by Owner.

14. Compliance With Laws: During the performance hereunder, Vendor agrees to give all notices and comply with all Laws and Regulations of the United States and/or the State of Illinois along with all local laws applicable to the performance of the Work, including but not limited to those Laws and Regulations regarding the payment of prevailing wages, non-discrimination laws, employment of Illinois workers, labor, wage and collective bargaining. Except where otherwise expressly required by applicable Laws and Regulations, the Owner shall not be responsible for monitoring Vendor's compliance with any Laws or Regulations. Unless otherwise specifically provided in this Agreement, Vendor shall comply with Laws or Regulations directly regulating Vendor Services and the Owner shall comply with all Laws or Regulations imposed upon it. In the event that, after the date hereof, (i) a change in Federal, State, or local law or ordinance; (ii) orders or judgments of any Federal, State or local court, administrative agency or governmental body; or (iii) a change in permit conditions or requirements increases Vendor's cost of performance hereunder, Vendor shall be entitled to compensation for such documented increased costs, but no profit thereon.

15. Notices: All notices, demands, requests or other communications which may be or are required to be given, served, or sent by any party to any other party pursuant to this Agreement shall be in writing and shall be hand delivered, or sent by courier, or via facsimile with confirmation to the addresses shown on the Purchase Order.

16. Records, Reports and Information: Vendor agrees to furnish Owner with reports and information regarding the Services performed under this Agreement, at such times as Owner may reasonably request, making full disclosure of efforts made by Vendor and the results thereof. Vendor agrees to maintain records, documents, and other evidence which will accurately show the time spent and Services performed under this Agreement for a minimum period of five (5) years after completion of the Services, and such records shall be subject to audit by Owner upon reasonable advance notice to Vendor on a mutually agreed date and time.

17. Tobacco Use: Vendor, and its agents or employees, shall refrain from smoking, or the use of any tobacco, on any Village property, both indoors and outdoors, in Village-owned vehicles, and in privately-owned vehicles parked on campus property at any time, including non-working hours. Leaving the remains of tobacco products or any other related waste product on Village property is further prohibited.

18. Assignment: Neither party shall assign this Agreement without written consent of the other, except that Vendor may assign performance or collection to a directly controlled affiliate without Owner's consent.

19. Limitation of Liability; Third Party Liability: In no event shall the parties be liable for special, incidental or consequential damages (including without limitation loss of use, time or data, inconvenience, commercial loss, lost profits or savings) to the full extent such may be disclaimed by law. Neither this Agreement nor any subcontract is intended to give rise to recognize any third-party beneficiary to this Agreement.

20. Waiver: Either party's failure to insist in any one or more instances, upon the strict performance of any provision hereof or to exercise any right hereunder shall not be deemed to be a waiver or relinquishment of the future performance of any such provision or the future exercise of such right, but the obligation of Vendor and Owner with respect to such future performance shall continue in full force and effect.

21. Controlling Law, Severability: The validity of this Agreement or any of its provisions and the sufficiency of any performance thereunder shall be determined under the laws of Illinois. Venue shall be in McHenry County, Illinois. The Owner is entitled recover its reasonable attorneys' fees incurred in enforcing the terms of this Agreement. If any provision or requirement of this Agreement is declared or found to be unenforceable, that balance of this Agreement shall be interpreted and enforced as if the unenforceable provision or requirement was never a part hereof.

This is **SCHEDULE A**, consisting of 279 pages,
referred to in and part of the **Village of Algonquin
Purchase Agreement (Vendor/Services)**
No. _____ effective April 1st, 2025

Attached the Proposal or Scope of Work/Services here

VOA: _____

_____ : _____



Village of Algonquin

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REQUEST FOR PROPOSAL

The Village of Algonquin is seeking proposals for Grounds Maintenance Services at the Village of Algonquin Public Works Department, 110 Mitchard Way., Algonquin, IL. 60102. Proposals must be received no later than 3 p.m. on Friday, November 15th, 2024. Proposals will be reviewed no later than Friday, November 22nd, 2024, at which time the Village will consider awarding the work to the least costly of the three most qualified (as determined by the Village) proposers. The Village may, at its discretion, award all, some, or none of the work. Additionally, several different contractors may be chosen and assigned individual sites based upon bid pricing and qualifications. Services shall begin no later than Tuesday, April 1st, 2025.

INFORMATION TO PROPOSERS

- 1) Proposals, to receive consideration, **MUST** be received prior to the time specified in the request. Proposals received after the specified hour will not be accepted. Mailed proposals which are delivered after the specified hour will not be accepted regardless of postmarked time on the envelope.
- 2) Unless otherwise specified, providers **MUST** use the proposal form furnished by the Village. Failure to do so may cause proposal to be rejected. Removal of any part of the proposal may invalidate the proposal.
- 3) Proposals having any erasures or corrections **MUST** be initialed by the provider in ink. Proposals must be signed in ink. All quotations shall be typewritten or printed in ink. A digital version of the proposal sheet will be provided upon request.
- 4) Proposal **MUST** include the location and description of the proposer's permanent place of business.
- 5) Proposal **MUST** provide five (5) references where similar services have been performed in comparable economic scope. "Municipal" references are to be provided if able.
- 6) Proposals should include additional evidence tending to show that the proposer is adequately prepared to fulfill the contract. This shall include the typical number of employees assigned to the work each day of the week, and the typical equipment compliment provided each day.
- 7) Proposals **MUST** include a signed copy of the Non-Collusion Certification from (included in specifications)
- 8) Mandatory Pre-Bid Meeting to be held at the Algonquin Public Works Facility at gam on XXXX.

Prices And Services to Be Firm: Proposers warrant by virtue of proposal that prices, terms, and conditions quoted in the proposal will be firm for acceptance for a period of ninety (90) days from the date of proposal opening, unless otherwise agreed to by the Village or the proposer collectively.

Signature Required: All quotations and proposals **MUST** be signed by an officer or employee having authority to bind the company or firm by his signature.

Variations To Specifications: For purposes of evaluation, the proposer **MUST** indicate any variations from the Village's specifications terms, and/or conditions, no matter how slight. If variations are not stated in the proposal, it will be assumed that the product or service fully complies with the Village's specifications, terms, and conditions.

Taxes: The Village of Algonquin is exempt from the payment of Illinois Sales Taxes. Current Tax-Exempt Certificate to be provided upon request.

Signed Proposal Considered an Offer: The signed proposal shall be considered an offer on the part of the proposer, which offer shall be deemed accepted upon the approval of the Village of Algonquin, and in case of a default on the part of the proposer or contractor after such acceptance, the Village of Algonquin may take such action, as it deems appropriate including legal action for damages or specific performance.



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Prices For the Work: The Village shall pay and the contractor shall receive the prices stipulated in the proposal made a part thereof as full compensation for everything preformed and furnished and for all risks and obligations undertaken by the contractor under and as required by the contract.

Payment Of Invoices: Once a month, except hereinafter provided, the contractor shall submit to the Village, an invoice for payment for the months' work performed. The Village will make payments to the contractor within 30 calendar days after the approval by the Village of the contractor payment request. No payment shall constitute an acceptance of any work not in accordance with the contractor documents.

Failure To Complete Work on Time: This contract is not assignable by contractor, provided, however, subcontracting is allowed as specified herein. If the contractor shall assign this contract or abandon the work or shall neglect or refuse to comply with the instructions of the Village relative thereto or shall fail in any manner to comply with the specifications or stipulations herein contained or if at any time the Village shall be of the option that the work is unnecessarily delayed and will not be finished within the prescribed time, or that unnecessary inconvenience is being imposed upon the public or unnecessary expense is being incurred by the Village for inspection and supervision, the Village shall notify the contractor to that effect. If the contractor does not, within forty-eight (48) hours thereafter, take such measures as will in the judgement of the Village insure the satisfactory completion of the work within the prescribed time or prevent unnecessary inconvenience to the public or prevent unnecessary expense to the Village, the Village may put on the necessary forces, at the cost of the contractor, to correct such delay or the Village may declare the contractor to be in default and terminate the contract as provided for herein.

Change Orders: The Village of Algonquin reserves the right to issue change orders that modify the scope, frequency, or areas to be maintained under the original contract. Upon receipt of a change order, the contractor must submit a response within 10 business days, including any impacts on cost or schedule. The Village will review and approve any proposed adjustments before finalizing the change. Once approved, the contractor is responsible for implementing the changes within the revised timeline and completing any additional work as outlined. All cost adjustments will be based on the agreed-upon prices and documented in the final change order. All change orders to be communicated in writing.

STANDARD BOND REQUIREMENTS

Performance Bond: The successful bidder shall furnish a performance bond equal to the amount of the contract for the year, acceptable to the Village, within 14 calendar days after notification of the contract award. Such performance bond shall be issued by a surety company licensed to do business in the State of Illinois with a general rating of A minus or better in Best's Insurance Guide.

Liability, Insurance, Licenses and Permits: The contractor will assume the full duty, obligation, and expense of obtaining all necessary licenses, permits, and insurance when required. The contractor shall be liable for any damages or loss to the Village occasioned by negligence of the proposer (or his agents or any person the provider has designated in the completion of services as a result of this proposal). Contractor shall provide the Village of Algonquin a certificate of insurance naming the Village as an additional insured as outlined below. Contractor is to maintain this coverage from the commencement of work until completion. The cost of this insurance shall be paid by the contractor. Minimum insurance required of all contractors and vendors is noted below in the "Purchase Order Insurance Requirements" section.

Hold Harmless: Contractor agrees to indemnify, save harmless, and defend the Village of Algonquin, its agents, servants, and employees from any and all lawsuits, claims, demand, liabilities, losses, or expenses which may arise or which may be alleged to have arisen out of or in connection with the work covered by this contract.

Reservations, Rejections, And Award: The Village of Algonquin reserves the right to accept or reject any or all proposals or parts of proposals, to waive irregularities and technicalities, and reserves the right to award the contract for services or equipment to the provider the Village deems will best serve its interests.

Specifications: Any omission of detail specifications stated herein that would render the materials/services/equipment inappropriate for use as specified will not relieve the provider from responsibility.



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Equal Opportunity Clause: In the event of the proposer or contractor's non-compliance with any provision of the Equal Employment Opportunity Clause, the Illinois Fair Employment Practices Commission Rules and Regulations for Public Contracts, the contractor may be declared non-responsible and, therefore, ineligible for future contracts or subcontracts with the Village of Algonquin.

Anti-Collusion Statement: The signed proposer shall not divulge, discuss, or compare his proposal with other proposers and shall not collude with any other proposer or parties.

Freedom of Information Act (FOIA): The Village is required by Public Act 96-542 to comply with freedom of information requests (FOIA) within five (5) business days of a record request. All contractors used by the village may be in possession of records covered by this act and therefore will be required to provide the village with those records upon request and within the time frame of the Act.

Pre-Proposal Questions: Any questions regarding proposals should be directed to the Ecologist / Horticulturist, Brad Andresen at bradleyandresen@algonquin.org or (847) 658-1488.

GROUNDS MAINTENANCE SERVICES SPECIFICATIONS

Contract Term: The specified weekly site maintenance services for 2025 are to be performed between April 1st and November 15th. Upon agreement of both parties, after the conclusion of one successful season of provision of service, the contract may be extended up to two additional years at rates as submitted on the proposal.

Working Hours: Contractors must complete all operations involving powered equipment between the hours of 7:00 AM and 8:00 PM, Monday through Saturday, and between 8:30 AM and 8:00 PM on Sunday, except in the case of urgent necessity as determined by the Director of Public Works. No work shall be performed on New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, or Christmas Day unless the Public Works Director has given written permission for such work.

Unsatisfactory Performance: The Village shall notify the contractor of any unsatisfactory performance. The contractor shall have 48 hours to correct the problem. The Village reserves the right to terminate the contract on fifteen (15) days written notice if the contractor fails to meet the specifications of this proposal at the sole discretion of the Village.

Contractor Representative: The contractor shall provide a representative, available by telephone, during regular business hours. The point of contact shall have authority to make decisions binding the contractor as it relates to this proposal.

Missed/Skipped Services: The Village reserves the right to notify the contractor when it determines mowing is not necessary. Should there be instances where weekly services are cancelled; the contractor shall prorate the billing to reflect the services not performed.

Reports: Contractor shall provide a detailed monthly (or more often if requested) service report outlining services and billing for the services provided for each area during that previous month. Reports shall include as a minimum: summary of routine mowing and landscaping services, dead or damaged plantings (by area), chemicals applied (including chemical MSDS sheets, application rates, and applicator name and license number).

Employees: Contractor shall maintain all necessary licenses to perform the work as required. All employees shall be properly supervised and uniformed at all times.

Equipment and Vehicles: Mowing equipment shall be maintained in good condition with blades sharpened to ensure a neat, clean cut. Equipment shall not be refueled or otherwise maintained in grassy areas. Equipment shall be moved to a hard surface for servicing and any spills cleaned up immediately. All guards, shields, and safety mechanisms must be in place and utilized to protect workers and the public. Mowing/trimming must be performed in a manner that any debris is thrown away from nearby persons or property. Grass clippings or debris will not be discharged on to private property or onto any roadway.

References: The contractor shall provide a minimum of five (5) references, preferably related municipal contracts, with the company/ client name, address, contact person, and phone number. In addition, include a brief description of the services and dates of services provided.



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The Gem of the Fox River Valley

DESCRIPTION OF SERVICES

The contractor shall provide all personnel, equipment, tools, supervision, and other items and services necessary to ensure that grounds maintenance is performed in a manner that will maintain a healthy, clean, and professionally landscaped appearance.

General Requirements

- 1) Mowing shall be provided as directed for each area unless it is determined by the Village that mowing is not necessary, i.e., during extreme dry periods. The Village will contact the contractor no later than noon the work day prior to cancel scheduled mowing services.
- 2) All mowing equipment used on this contract shall be equipped with stone deflector shields. All areas shall be cleared of debris prior to mowing. No litter of any type shall be mowed so as to detract from the site. Additionally, litter shall be removed from landscaped areas during each mowing. Contractor must clean up the site again if any debris is hit or created by mowers. Litter, light branches, and twigs shall be removed and legally disposed of by contractor (not in Village litter receptacles). Contractor shall notify the Village of any large branches or trees down to arrange for removal by the Village.
- 3) Contractor shall work to avoid site damage with equipment. Problems such as scalping, gouging, tire damage (from turning or creating ruts in wet soil), damage to landscaping or other site amenities, will not be tolerated. Contractor shall immediately repair any damages caused as a result of performing work related to the contract.
- 4) All grass clipping or landscape debris shall be removed (swept or blown) from all adjacent or surrounding paved areas, i.e., sidewalks, bike paths, asphalt areas, drainage structures, flared end sections, etc., during or after mowing and trimming. The contractor shall not discharge, windrow, or leave grass clippings in, on, or around mulched landscape areas, individual trees, bodies of water, or other non-lawn areas.
- 5) Grass and weeds shall be trimmed around trees, shrubs, buildings, fences, poles, posts, fire hydrants, boulders, and other fixed objects or obstacles. Trimming height shall match surrounding area grass heights and shall be trimmed concurrent with mowing. Repairs of damage to any item by the action of string trimming will be the responsibility of the contractor. Plants whose health is most likely compromised by string trimming activities will be replaced, in kind, by the contractor within seven (7) days, or at an appropriate planting time as determined by the Village.
- 6) Extra caution shall be implemented when mowing on roadways, berms, and rights-of-way to eliminate and prevent damages to residential fencing and landscaping. Residential fencing and landscaping damages resulting from mowing and trimming activities shall be repaired, to match pre-existing conditions, by the contractor at the contractor's expense. Damages determined to be caused by the contractor, which the contractor refuses to repair, shall be caused to be repaired by the Village and costs charged to the contractor.
- 7) The contractor will be responsible for providing any and all work zone safety and traffic control devices. Traffic control safety shall comply with the Manual on Uniform Traffic Control Devices, latest edition.
- 8) The contractor shall supply the Village representative a standard weekly and seasonal schedule before the first service. Schedule should denote all tasks, including mowing and those tasks noted below.

Public Works • 110 Mitchard Way • Algonquin, Illinois 60102-2442 • 847/658-2754 •

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Village of Algonquin

The Gem of the Fox River Valley

BID SHEET ITEM SPECIFICATIONS

Fine Mowing

- 1) All turf areas will be mowed evenly to maintain a height of two and one half to three (2.5 to 3) inches. This shall be interpreted to mean weekly maintenance, except in those weeks where service is cancelled due to lack of growth. Grass must be cut evenly so that no ridges remain in the finished cut. Grass clippings will not need to be picked up provided mowing practices do not create excessive clippings. Should excessive clippings be present they shall be removed from the site at no additional cost. Excessive clippings shall be defined as grass clippings that rest on the surface of newly mown turf, causing the formation of matting or bunching of clippings.
- 2) Complete edging of the grass adjacent to all sidewalks, curbs, or other asphalt or concrete surfaces shall be performed during the months of May, July, and September.
- 3) Approximately thirty (30) mowing cycles expected per growing season.

Field Mowing

- 1) All turf areas will be mowed evenly at eight (8) inches down to a height of four (4) inches. This shall be interpreted to mean every four (4) to six (6) weeks, dependent upon seasonal growth. Grass must be cut evenly so than no ridges remain in the finished cut. Grass clippings will not need to be picked up.
- 2) Approximately eight (8) mowing cycles expected per growing season.

Fall Clean Up

- 1) The contractor will be responsible for removing all accumulated leaves from subject properties and hauling them off site for proper disposal. This work shall commence on the first work day in October and continue through the last work day in November. Work shall be performed weekly during the eight (8) week time period.

Spring Clean Up/Bed Preparation/Mulching

- 1) The contractor will be responsible for raking and policing grounds subject to this contract in the spring to remove debris, branches, and other items that have accumulated on the lawn areas throughout the winter. This work shall be accomplished prior to the first lawn mowing o the year.
- 2) Ground covers and perennial planter areas will be cleaned of debris in early spring. Ornamental grasses and perennial plants shall be cut to crown level at this time as well. Applicable perennials shall be trimmed and removed at the plant crown in the fall.
- 3) Premium shredded hard wood mulch shall be installed. It shall be placed in all landscaped areas within the first two weeks of the mowing season. Individual trees with existing mulch rings shall receive this mulch as well. Tree mulch rings will be maintained at a minimum diameter of four feet. Mulched areas shall receive no more or less than two inches of mulch. Mulched areas shall not be greater than six (6) inches higher than the existing site grade. Mulch shall not be placed against the trucks or stems of any woody plant (no volcano mulching).

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Village of Algonquin

The Gem of the Fox River Valley

Bed Maintenance

- 1) Shrubs, ornamental trees, and other plants (not deciduous shade trees) shall be maintained according to industry standards. They shall be pruned as required to maintain natural growth characteristics. Shrubs and plants shall be trimmed and pruned to enhance the beauty and health of the plant. Hedges shall be maintained to their natural height and shape. Ground covers to be trimmed two (2) times per season.
- 2) Shrubs and plants located at building structures shall be maintained a minimum of three horizontal inches from the exterior walls of said structures.
- 3) Deciduous and flowering shrubs shall be properly pruned and thinned immediately after the blossoms have cured, with top pruning restricted to shaping the terminal growth, removal of interfering branches and control of the height of the plant.
- 4) Hedges, both evergreen and deciduous, shall be trimmed (sheared) two (2) times per season during the months of June and August.
- 5) The contractor shall notify the Village of suspected or observed insect infestations when the observation is first noticed.
- 6) Landscaped beds and tree rings shall be kept weed free and be serviced not less than monthly. Service shall include clean up, weeding, and edging as needed. Bed-edging shall be done by hand or mechanical device and will provide an aesthetically pleasing, smooth, workmanlike edge. Care shall be taken not to damage tree and shrub root structures during edging process. Pre-emergent weed control may be used in some bed areas, but must be discussed with, and approved by the Village Ecologist / Horticulturist.

Core Aeration

- 1) During the week of September 1st with the exception of the Ganek Municipal Center, which shall take place two (2) times per year; once during the week of April 15th and once during the week of September 1st Core aeration will be performed with equipment specifically designed for this task. Aeration shall be performed when the soil is moist.

Weed-Whip Areas

- 1) Contractor to cut vegetation in these areas down to a height of approximately 8". These areas are unsuitable for mowers and therefore should be cut using hand-held string trimmers. These areas should be maintained monthly during the growing season and approximately six (6) cuttings are expected each growing season.

Tree Mulch Ring Maintenance

- 1) All tree mulch rings within unit shall be edged and mulched once each growing season. Tree ring edging shall be done by hand or mechanical device and will provide an aesthetically pleasing, smooth, workmanlike edge. Care shall be taken not to damage tree and shrub root structures during edging process. Tree mulch rings will be maintained at a minimum diameter of four feet. Mulched areas shall receive no more or less than two inches of mulch. Mulched areas shall not be greater than six (6) inches higher than the existing site grade. Mulch shall not be placed against the trunks or stems of any woody plant (no volcano mulching).



Village of Algonquin

The Gem of the Fox River Valley

Ordinance Violation Mowing

- 1) The contractor shall provide a set hourly wage for the mowing of properties that in violation of the Village ordinance. Before mowing any properties in violation, an estimate of hours must be submitted to Community Development for approval. These properties are to be mowed within three business days of approval of the estimate. The Village reserves the right to use other vendors for this service based on cost and responsiveness.
- 2) Ordinance Violation Mowing shall not take crews away from weekly maintenance services or negatively impact the performance of the other tasks called out within these specifications.

Any questions relative to this document should be addressed to:

Brad Andresen

Village of Algonquin Ecologist / Horticulturist

(847) 658-1488 | bradleyandresen@algonquin.org

This is **SCHEDULE B**, consisting of 8 pages,
referred to in and part of the **Village of Algonquin
Purchase Agreement (Vendor/Services)**
No. _____ effective April 1st, 2025

Attach the Contract Price sheet here

VOA: _____

_____ : _____

Task			Fine Mowing	Field Mowing	Weed Whip Areas	Fall Clean Up	Spring Clean Up/ Bed Preparation/ Mulching	Tree Mulch Ring Maintenance	Bed Maintenance	Core Aeration	Maintenance of Non-Turf Areas		Mulch: Premium or Wood Chips
	Cycles/Year		32	8	6	8	1	1	32	1	32	Annual Site Total	
Location - East	Site #	Acres	***SHADED AREAS SHALL NOT BE QUOTED***										
Cross Box 39 #39 - 1620 Glacier Pkwy	LS-002	0.02				\$ 40.00	\$ 120.00		\$ 55.00		\$ 25.00	\$ 240.00	Wood Chips
Cross Box 37 #37 - 735 Tanglewood Dr	LS-069	0.02				\$ 40.00	\$ 120.00		\$ 55.00		\$ 25.00	\$ 240.00	Wood Chips
Village Entrance Sign Landscape Route 31 S. of Klasen Rd.	LS-085	0.03					\$ 95.00		\$ 45.00			\$ 140.00	Wood Chips
Village Entrance Sign Landscape Algonquin Rd. W. of Route 25	LS-205	0.02					\$ 95.00		\$ 45.00			\$ 140.00	Wood Chips
Harper Ct. Culvert Landscaping Both side of Harper near 925 Harper	LS-392-395	0.05				\$ 320.00	\$ 680.00		\$ 175.00			\$ 1,175.00	Wood Chips
Compton Dr. Islands Sandbloom Rd. E. Too Lake Plumleigh Way	M-002	1.45	\$ 1,400.00			\$ 740.00	\$ 7,605.00	\$ 1,680.00	\$ 1,118.00		\$ 75.00	\$ 12,618.00	Wood Chips
Algonquin Lakes Subdivision See Maps	M-004	1.83	\$ 3,182.00								\$ 170.00	\$ 3,352.00	
Algonquin Lakes Open Space See Maps	M-005	3.02	\$ 2,886.00			\$ 240.00	\$ 740.00		\$ 1,035.00		\$ 100.00	\$ 5,001.00	Wood Chips
Algonquin Lakes Park Trail 700 Lake Plumleigh Way	M-007	1.60	\$ 1,766.00								\$ 196.00	\$ 1,962.00	
Sandbloom Rd. ROW Both sides from Hickory Ln. to Village Limit	M-009	4.95	\$ 4,618.00		\$ 125.00						\$ 75.00	\$ 4,818.00	
Well #6 901 Sandbloom Rd.	M-010	0.05	\$ 420.00									\$ 420.00	
Well #7 2000 Sandbloom Rd.	M-011	1.02	\$ 1,200.00			\$ 200.00	\$ 480.00		\$ 168.00		\$ 45.00	\$ 2,093.00	Wood Chips
Algonquin Shores Lift Station 525 Lonidaw Trail	M-012	0.16	\$ 420.00			\$ 230.00	\$ 372.00		\$ 168.00		\$ 75.00	\$ 1,265.00	Wood Chips
Riverwoods Bike Path 1620 Riverwood Dr	M-013	0.06	\$ 395.00								\$ 25.00	\$ 420.00	
Riverwood Lot Lot S. of 1430 Riverwood Dr.	M-014	0.15	\$ 532.00			\$ 128.00		\$ 48.00			\$ 25.00	\$ 733.00	Wood Chips
Souwanas Trl. ROW Both sides Souwanas to Ocoola	M-015	2.11	\$ 1,750.00								\$ 45.00	\$ 1,795.00	
Water Treatment Plant #1 1010 Souwanis Tr.	M-016	0.33	\$ 896.00			\$ 336.00	\$ 380.00	\$ -	\$ 112.00		\$ 45.00	\$ 1,769.00	Wood Chips
Snapper Field / Lions Pool 599 Longwood Dr	M-017	3.40	\$ 3,400.00			\$ 342.00	\$ 1,142.00	\$ -	\$ 255.00	\$ 280.00	\$ 92.00	\$ 5,511.00	Premium
Schuett St. ROW S. Side Ocoola to 395 Schuett St.	M-019	0.21	\$ 750.00									\$ 750.00	
Longwood ROW Longwood Dr West side 62 S. to School	M-021	0.43	\$ 1,500.00								\$ 75.00	\$ 1,575.00	
Woodview Ln Island Island in front of 18 Woodview Ln.	M-022	0.26	\$ 985.00					\$ 144.00				\$ 1,129.00	
Countryside Booster 900 Wesley Rd.	M-023	0.28	\$ 400.00			\$ 252.00	\$ 430.00		\$ 45.00		\$ 45.00	\$ 1,172.00	Wood Chips
Countryside Detention ROW 101 Countryside Dr.	M-024	0.18	\$ 720.00								\$ 100.00	\$ 820.00	

Holder Park 1040 Timberwood Ln.	M-025	5.42	\$ 3,600.00			\$ 342.00	\$ 2,500.00	\$ 144.00	\$ 300.00		\$ 70.00	\$ 6,956.00	Wood Chips
Blue Ridge Detention 1050 Blue Ridge Pkwy.	M-026	2.94	\$ 1,820.00			\$ 40.00	\$ 120.00	\$ 240.00	\$ 240.00		\$ 45.00	\$ 2,505.00	Wood Chips
2021 Tahoe Easement 2021 Tahoe Pkwy.	M-027	0.10	\$ 420.00									\$ 420.00	
Bob Smith Park (Yellowstone Park) 1420 Yellowstone Parkway	M-028	2.31	\$ 2,640.00			\$ 768.00	\$ 2,658.00	\$ -	\$ 160.00		\$ 25.00	\$ 6,251.00	Wood Chips
Transportation Corridor Ave. to Lake Cook Rd. Highland	M-029	13.56		\$ 2,100.00								\$ 2,100.00	
Highland Ave ROW - Field mowing	M-030	0.90		\$ 350.00								\$ 350.00	
Highland Ave. ROW	M-031	4.03	\$ 5,148.00				\$ 580.00		\$ 1,754.00		\$ 50.00	\$ 7,532.00	Wood Chips
Presidential Park 700 Highland Ave.	M-032	12.40	\$ 7,540.00			\$ 2,540.00	\$ 3,112.00	\$ -	\$ 1,445.00	\$ 1,120.00	\$ 120.00	\$ 15,877.00	Premium
River Rd. N. ROW Algonquin Rd. to 14 River Rd. N.	M-036	0.11	\$ 850.00								\$ 100.00	\$ 950.00	
River Rd. S. ROW W. Side S. of 62 to First House	M-039	0.11	\$ 700.00								\$ 50.00	\$ 750.00	
Oceola Lot 806 Oceola Dr.	M-040	0.12	\$ 420.00									\$ 420.00	
Pioneer Rd Natural Area NW ROW fromCermak Rd. to Wildwood Rd.	M-042	0.12	\$ 420.00									\$ 420.00	
Pioneer Park 1250 Getzelman Terrace	M-044	0.67	\$ 1,100.00			\$ 152.00	\$ 424.00	\$ -	\$ 100.00		\$ 45.00	\$ 1,821.00	Wood Chips
Klasen Rd ROW Both Sides from Rt31 To City Limit	M-045	2.50	\$ 4,160.00									\$ 4,160.00	
Rte 31 Bypass North ROW Rt 62 to North Boundry	M-047	6.10	\$ 8,000.00								\$ 120.00	\$ 8,120.00	
Rte 31 Bypass North Islands Rt 62 to North Boundry	M-049	2.26	\$ 2,655.00								\$ 50.00	\$ 2,705.00	
Gun Range Rt 31 and Meyer Gravel Pit Access Rd	M-050	0.63	\$ 1,568.00									\$ 1,568.00	
Cary Road Booster Station 1091 Cary Rd. at Beachway Dr.	M-053	0.34	\$ 400.00			\$ 200.00	\$ 200.00		\$ 75.00		\$ 45.00	\$ 920.00	Wood Chips
Cemetery Weed Whip Area (Cross Box 28) #28 - NW Corner of Cary Rd & Geringer Rd	M-054	0.03		\$ 150.00	\$ 40.00	\$ 120.00		\$ 55.00			\$ 25.00	\$ 390.00	Wood Chips
Arrowhead Dr./Ash St. N. Side from Elm St. to 625 Ash St.	M-055	0.58	\$ 420.00									\$ 420.00	
N Main St. 506 & 521 North to Rt 31	M-057	1.43	\$ 960.00			\$ 352.00	\$ 796.00	\$ 480.00	\$ 849.00		\$ 75.00	\$ 3,512.00	Premium
Main Street N Vacant Lot N Main St- Between 409 & 321	M-058	0.20	\$ 2,448.00									\$ 2,448.00	
Riverfront Park 201 Harrison St N.	M-059	0.71	\$ 2,100.00			\$ 288.00	\$ 5,163.00	\$ -	\$ 480.00	\$ 70.00	\$ 75.00	\$ 8,176.00	Premium
Algonquin Rd Vacant Lots 20 S Harrison St.	M-060	0.80	\$ 1,610.00									\$ 1,610.00	
Cornish Park 101 Harrison St S.	M-061	1.99	\$ 2,880.00			\$ 342.00	\$ 4,892.00	\$ -	\$ 400.00	\$ 140.00	\$ 75.00	\$ 8,729.00	Premium
Harrison & Washington Parking Lot Corner of Washington St and Harriston St S	M-062	0.10	\$ 750.00								\$ 50.00	\$ 800.00	

Historic Village Hall 2 S. Main St.	M-063	0.19	\$ 1,270.00			\$ 528.00	\$ 2,084.00	\$ -	\$ 1,282.00	\$ 150.00	\$ 75.00	\$ 5,389.00	Premium
Towne Park 100 Jefferson St.	M-064	4.61	\$ 5,522.00			\$ 1,380.00	\$ 5,810.00	\$ -	\$ 1,400.00	\$ 350.00	\$ 100.00	\$ 14,562.00	Premium
IL Route 31 South ROW Rt 62 South to Edgewood Dr	M-065	2.67	\$ 3,360.00									\$ 3,360.00	
Railroad St ROW	M-066	0.66	\$ 400.00					\$ 438.00			\$ 50.00	\$ 888.00	Wood Chips
MCCD Trailhead at Main St. N. of 609 S. Route 31	M-067	0.36	\$ 280.00			\$ 120.00	\$ 648.00	\$ -	\$ 120.00	\$ 70.00	\$ 60.00	\$ 1,298.00	Premium
LaFox River Dr Pedestrian Bridge 604 LaFox River Dr	M-068	0.28	\$ 110.00			\$ 55.00	\$ 700.00	\$ -	\$ 75.00		\$ 50.00	\$ 990.00	Wood Chips
Legion Dr. ROW Both Sides Huntington Dr. to Home	M-071	0.15	\$ 1,250.00									\$ 1,250.00	
Huntington Dr. ROW From Rt 31 to Circle Dr.	M-073	0.66	\$ 450.00			\$ 280.00	\$ 1,021.00		\$ 252.00		\$ 75.00	\$ 2,078.00	Wood Chips
Hill Climb Park 801 Circle Dr.	M-074	3.89	\$ 4,500.00	\$ 50.00		\$ 1,064.00	\$ 4,920.00	\$ -	\$ 1,035.00	\$ 300.00	\$ 75.00	\$ 11,944.00	Premium
Old Town Lift Station LaFox River Dr. and Center St.	M-077	0.09	\$ 609.00			\$ 40.00	\$ 595.00	\$ -	\$ 130.00		\$ 75.00	\$ 1,449.00	Wood Chips
Fox River Dr ROW Ratray Dr, Hayes Rd, and Fox River Dr	M-078	0.80	\$ 2,370.00					\$ 200.00			\$ 25.00	\$ 2,595.00	Wood Chips
Waste Water Treatment Plant 125 Wilbrandt St.	M-079	2.40	\$ 4,395.00			\$ 508.00	\$ 2,460.00	\$ 625.00	\$ 680.00		\$ 100.00	\$ 8,768.00	Wood Chips
Hillside Booster Station 1330 Hillside Dr.	M-080	0.09	\$ 420.00			\$ 270.00	\$ 270.00		\$ 180.00		\$ 80.00	\$ 1,220.00	Wood Chips
Edgewood Dr ROW Both Sides Hanson Rd. to Rte. 31	M-082	1.36	\$ 3,570.00			\$ 80.00	\$ 240.00		\$ 110.00		\$ 95.00	\$ 4,095.00	Wood Chips
Cardinal Dr. ROW , W side of Cardinal from Edgewood to across from 1211 Cardinal	M-083	0.11	\$ 896.00									\$ 896.00	
5615 Edgewood Dr	M-085	0.99	\$ 2,025.00								\$ 50.00	\$ 2,075.00	
Surrey Ln Preserve 1020 Surrey Ln.	M-086	0.40	\$ 940.00					\$ 150.00				\$ 1,090.00	Wood Chips
Public Works 110 Mitchard Way	M-088	1.88	\$ 4,400.00			\$ 556.00	\$ 5,056.00	\$ -	\$ 675.00	\$ 140.00	\$ 152.00	\$ 10,979.00	Premium
Armstrong St ROW and Bike Trail 901 Armstrong St to MCCD Prairie Path	M-089	0.73	\$ 1,550.00									\$ 1,550.00	
Huntington Booster 700 Huntington Dr.	M-090	0.60	\$ 995.00			\$ 260.00	\$ 260.00	\$ 318.00	\$ 260.00		\$ 80.00	\$ 2,173.00	Wood Chips
Harnish Rive ROW and Open Space Harnish Dr. at Eagle Ridge	M-092	1.14	\$ 1,350.00					\$ 110.00			\$ 45.00	\$ 1,505.00	Wood Chips
Harper Dr ROW and Bike Trail	M-093	0.21	\$ 896.00					\$ 80.00			\$ 45.00	\$ 1,021.00	Wood Chips
Stoneybrook Park 1200 Huntington Dr. North	M-094	0.78	\$ 2,140.00			\$ 343.00	\$ 490.00	\$ -	\$ 442.00	\$ 100.00	\$ 175.00	\$ 3,690.00	Wood Chips
Glenwood Ct Sidewalk South of 385 Glenwood Ct	M-095	0.02	\$ 435.00			\$ 90.00	\$ 308.00		\$ 180.00		\$ 40.00	\$ 1,053.00	Wood Chips
Jaycee Park 1295 Parkwood Cir.	M-096	1.19	\$ 2,016.00			\$ 114.00	\$ 450.00	\$ 70.00	\$ 120.00		\$ 40.00	\$ 2,810.00	Wood Chips
Parkview Terrace W ROW Between 1300 Parkview & 1240 Fairmont Ct	M-097	0.11	\$ 1,350.00					\$ 75.00				\$ 1,425.00	Wood Chips

Gaslight Park 700 Terrace Dr.	M-098	3.90	\$ 4,100.00			\$ 342.00	\$ 2,042.00	\$ -	\$ 277.00		\$ 100.00	\$ 6,861.00	Wood Chips
Russet Rd ROW Fine Between Indigo Dr and Rt 25	M-174	0.30	\$ 1,128.00									\$ 1,128.00	
Riverwalk Main St to Fox River	M-196	0.04	\$ 420.00			\$ 140.00	\$ 1,012.00		\$ 290.00	\$ 50.00	\$ 40.00	\$ 1,952.00	Premium
Souwanas Dead End West dead end of Souwanas Dr	M-199	0.12	\$ 910.00					\$ 60.00			\$ 25.00	\$ 995.00	Wood Chips
TOTAL ACRES (mowing)		112.81											
EAST - Per Cycle Cost (8 monthly billing cycles)			\$ 16,735.75	\$ 306.25	\$ 40.63	\$ 1,762.75	\$ 7,648.75	\$ 607.75	\$ 2,080.25	\$ 346.25	\$ 488.75	\$ 30,017.13	
EAST - Total Cost			\$ 133,886.00	\$ 2,450.00	\$ 325.00	\$ 14,102.00	\$ 61,190.00	\$ 4,862.00	\$ 16,642.00	\$ 2,770.00	\$ 3,910.00	\$ 240,137.00	

Ordinance Violation Mowing Hourly Rate:	\$ 60.00
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**VILLAGE OF ALGONQUIN
LANDSCAPE MAINTENANCE CONTRACT PROPOSAL**

It is understood that this proposal form, when signed by both parties shall constitute a contract for the period of time commencing on April 1, 2025, and terminating on November 15th, 2025. Subsequent season contracts shall be for the period of April 1 to November 15 of each year, should the parties agree to extend the contract for up to an additional two years. It is also understood that either party may cancel the whole or any part of this contract with the delivery of fifteen (15) days written notice to the other party. All proposed prices shall remain in effect for the entirety of said season.

It is further understood that the Village of Algonquin reserves the right to waive any formality in or to reject in whole or part any proposal or all proposals.

The undersigned having examined all proposal documents, and having visited all proposal site locations, is aware of all conditions affecting the professional landscape maintenance services requested and agrees to deliver said specified services for the length of the contract period for the proposal prices, as submitted.

Proposers Information (Company name, address, phone number, primary contact information, email address)

Proposer (Authorized Signature)

Village Agent (Authorized Signature)

Date

Task			Fine Mowing	Field Mowing	Weed Whip Areas	Fall Clean Up	Spring Clean Up/Bed Preparation /Mulching	Tree Mulch Ring Maintenance	Bed Maintenance	Core Aeration	Maintenance of Non-Turf Areas		Mulch: Premium or Wood Chips
	Cycles		32	6	6	8	1	1	32	1	32	Annual Site Total	
Location - West	Site #	Acres	***SHADED AREAS SHALL NOT BE QUOTED***										
Cross Box 16 #16 - 1037 Interloch Ct	LS-409	0.02				\$ 50.00	\$ 120.00		\$ 65.00		\$ 25.00	\$ 260.00	Wood Chips
Cross Box 22 #22 - 1500 Huntington Dr N	LS-413	0.02				\$ 50.00	\$ 120.00		\$ 65.00		\$ 25.00	\$ 260.00	Wood Chips
Cross Box 21 #21 - Harnish N side, 75' E of Sawmill Ln	LS-445	0.02				\$ 50.00	\$ 120.00		\$ 65.00		\$ 25.00	\$ 260.00	Wood Chips
Cross Box 12 #12 - SW Corner of Stonegate & White Oak	LS-454	0.02				\$ 50.00	\$ 120.00		\$ 65.00		\$ 25.00	\$ 260.00	Wood Chips
Cross Box 13 #13 - 1720 Stone Ridge Ln	LS-459	0.02				\$ 50.00	\$ 120.00		\$ 65.00		\$ 25.00	\$ 260.00	Wood Chips
Brittany Hills L.S. 1470 Southridge Tr.	LS-467	0.01					\$ 316.00	\$ -	\$ 75.00		\$ 25.00	\$ 416.00	Wood Chips
Village Entrance Sign Randall Rd. at Grandview Dr.	LS-469	0.01					\$ 127.00		\$ 64.00			\$ 191.00	Wood Chips
Broadmore Dr. Islands E. of Randall Rd. to Stonegate Rd	LS-470-472	0.06					\$ 789.00		\$ 80.00			\$ 869.00	Wood Chips
Bunker Hill Roadway Landscape At Fairway View Dr. (4 Corners)	LS-515-519	0.02					\$ 425.00		\$ 100.00			\$ 525.00	Wood Chips
Cross Box 4 #4 - 721 Greensview Dr	LS-520	0.02				\$ 50.00	\$ 120.00		\$ 65.00		\$ 25.00	\$ 260.00	Wood Chips
Bunker Hill Roadway Landscape 3551 Bunker Hill Dr. (Both Sides)	LS-529-530	0.01					\$ 225.00		\$ 100.00			\$ 325.00	Wood Chips
Bunker Hill Roadway Landscape 3681 Bunker Hill Dr. (Both Sides)	LS-531-532	0.01					\$ 225.00		\$ 100.00			\$ 325.00	Wood Chips
Bunker Hill Island 3841 Bunker Hill Dr.	LS-535	0.01					\$ 225.00		\$ 110.00			\$ 335.00	Wood Chips
Village Entrance Sign Landscape Algonquin Rd. W. of Wentworth Dr.	LS-549	0.05					\$ 200.00		\$ 110.00		\$ 35.00	\$ 345.00	Wood Chips
Hanson Rd. ROW (Both Sides) County Line Rd. to Huntington Dr.	M-099	6.13	\$ 2,500.00		\$ 60.00		\$ 245.00		\$ 100.00		\$ 50.00	\$ 2,955.00	Wood Chips
Hanson Road Tower 740 Hanson Rd.	M-101	0.15	\$ 456.00			\$ 144.00	\$ 285.00	\$ 45.00	\$ 110.00		\$ 25.00	\$ 1,065.00	Wood Chips
Lawndale Park Preserve S.W. Corner @ Hansen Rd.	M-102	0.56	\$ 515.00				\$ 240.00		\$ 110.00			\$ 865.00	Wood Chips
Braewood Lift Station 1100 Gaslight Dr.	M-103	2.15	\$ 2,520.00				\$ 150.00		\$ 120.00			\$ 2,790.00	Wood Chips
Lawndale Park Lawndale and Kensington	M-104	2.26	\$ 2,420.00				\$ 192.00	\$ 600.00	\$ 95.00		\$ 50.00	\$ 3,357.00	Wood Chips
Wynnfield Dr. ROW N. Side 1530 E. to First Residence	M-106	0.13	\$ 650.00									\$ 650.00	
Stone Ridge Ln ROW 1461 Wynnfield Dr	M-107	0.09	\$ 573.00		\$ 100.00	\$ 200.00	\$ 120.00	\$ 120.00	\$ 192.00		\$ 25.00	\$ 1,330.00	Wood Chips
Notting Hill ROW At Wynnfield	M-109	0.19	\$ 585.00					\$ 200.00				\$ 785.00	
Water Treatment Plant #2 1461 Wynnfield Dr.	M-110	0.96	\$ 1,895.00			\$ 228.00	\$ 600.00	\$ -	\$ 192.00	\$ 75.00	\$ 45.00	\$ 3,035.00	Wood Chips

Jacobs Tower 2600 Bunker Hill Dr.	M-141	0.36	\$ 515.00			\$ 192.00	\$ 481.00	\$ 100.00	\$ 210.00		\$ 50.00	\$ 1,548.00	Wood Chips
County Line Rd. Island West of Randall Rd.at Access Rd.	M-143	0.03	\$ 370.00									\$ 370.00	
Corporate Pkwy. Islands and ROW Islands W. of Randall Rd. to Dead End	M-144	1.39	\$ 1,104.00			\$ 288.00	\$ 2,712.00	\$ 850.00	\$ 425.00		\$ 50.00	\$ 5,429.00	Wood Chips
Pondview Park Pondview at Eineke Ln.	M-145	1.05	\$ 1,382.00					\$ 240.00				\$ 1,622.00	
Eineke Ct ROW	M-146	0.14	\$ 519.00					\$ 120.00				\$ 639.00	
Grand Reserve Prairie Bike Path between Eineke Blvd and Harnish Dr	M-147	0.74	\$ 1,555.00					\$ 200.00				\$ 1,755.00	
Harnish Dr ROW West Side Between 2790 and 2900 Harnish Dr	M-148	0.53	\$ 730.00					\$ 600.00				\$ 1,330.00	
Grand Reserve L.S. 2870 Harnish Dr.	M-149	0.18	\$ 720.00			\$ 168.00	\$ 290.00		\$ 140.00		\$ 25.00	\$ 1,343.00	Wood Chips
Woods Creek Trail South	M-150	1.34	\$ 2,765.00									\$ 2,765.00	
Spella Park Lower 2610 Harnish Dr	M-151	4.61	\$ 3,120.00			\$ 288.00	\$ 325.00	\$ 240.00	\$ 300.00	\$ 192.00	\$ 50.00	\$ 4,515.00	Wood Chips
Spella Park Upper Fairway View Dr. at Wintergreen Terr.	M-152	4.06	\$ 2,640.00			\$ 576.00	\$ 4,845.00	\$ -	\$ 950.00	\$ 192.00	\$ 75.00	\$ 9,278.00	Wood Chips
Spella Park Fen Trail From Spella Park to 990 Par Drive	M-153	0.51	\$ 615.00									\$ 615.00	
Woods Creek Ln ROW and Open Space Woods Creek Ln.	M-154	1.58	\$ 1,210.00					\$ 280.00				\$ 1,490.00	
Woods Creek Trail Central	M-155	0.39	\$ 323.00									\$ 323.00	
Bunker Hill Dr ROW and Open Space Bunker Hill Dr. at Woods Creek	M-156	2.46	\$ 2,611.00					\$ 1,350.00				\$ 3,961.00	
Woods Creek Trail North Path North to Brookside Dr.	M-157	0.85	\$ 1,944.00				\$ 2,750.00		\$ 325.00		\$ 45.00	\$ 5,064.00	Wood Chips
Woods creek Lift Station 3045 W. Algonquin Rd.	M-158	0.13	\$ 691.00			\$ 96.00	\$ 285.00	\$ -	\$ 125.00		\$ 30.00	\$ 1,227.00	Wood Chips
Brookside Ave ROW South of Brookside Ave and Nottingham Dr	M-159	0.29	\$ 946.00			\$ 100.00	\$ 225.00	\$ 480.00	\$ 200.00			\$ 1,951.00	Wood Chips
Fairway View Path Fairway View Dr to Brookside Ave	M-161	0.30	\$ 403.00						\$ 125.00		\$ 30.00	\$ 558.00	
Fairway View ROW	M-162	0.37	\$ 342.00					\$ 100.00				\$ 442.00	
Trails of Woods Creek Open Space	M-163	2.11	\$ 1,824.00					\$ 120.00				\$ 1,944.00	
Trails of Woods Creek Trail	M-164	0.56	\$ 1,008.00									\$ 1,008.00	
James B. Wood Park 3711 Persimmon Dr & Goldenrod Dr. Entrance	M-165	5.08	\$ 3,686.00			\$ 480.00	\$ 1,012.00	\$ -	\$ 450.00		\$ 50.00	\$ 5,678.00	Wood Chips
Wintergreen Ter ROW Between 3660 & 3671 Wintergreen Ter.	M-167	0.19	\$ 605.00									\$ 605.00	
Kelliher Park 800 Square Barn Rd	M-168	11.52	\$ 9,456.00			\$ 576.00	\$ 2,568.00	\$ -	\$ 850.00		\$ 50.00	\$ 13,500.00	Wood Chips

Well #13 901 Square Barn Rd.	M-169	0.30	\$ 403.00									\$ 403.00	
Lakewood Tower 640 Acedemic Drive	M-170	0.69	\$ 312.00			\$ 212.00		\$ 258.00			\$ 50.00	\$ 832.00	
Water Treatment Plant #3 1000 Square Barn Rd.	M-171	6.11	\$ 5,069.00			\$ 292.00	\$ 875.00	\$ -	\$ 300.00		\$ 50.00	\$ 6,586.00	Wood Chips
Square Barn Rd. ROW W. Side from 1000 Academic Dr. to 19900 Sq. Bn. Rd.	M-172	0.42		\$ 350.00								\$ 350.00	
Well #15 39W180 Huntley Rd.	M-173	0.38	\$ 720.00			\$ 320.00	\$ -	\$ 168.00			\$ 45.00	\$ 1,253.00	Wood Chips
Sussex Ln Between 600 and 601 Sussex Ln	M-191	0.03	\$ 379.00									\$ 379.00	
Huntley Rd and Broadsmore Dr ROW	M-195	3.49	\$ 2,856.00			\$ 288.00	\$ 625.00	\$ 1,340.00	\$ 185.00			\$ 5,294.00	Wood Chips
Carmax Natural Area 2401 Hunting Dr N	M-197	0.18	\$ 379.00									\$ 379.00	
Millbrook Dr ROW South of Millbrook and Harnish Dr	M-198	0.63	\$ 955.00					\$ 800.00				\$ 1,755.00	
TOTAL ACRES		107.82											
WEST - Per Cycle Cost (8 monthly biling cycles)			\$ 14,953.63	\$ 43.75	\$ 32.50	\$ 960.88	\$ 4,192.88	\$ 2,071.88	\$ 1,312.75	\$ 143.88	\$ 211.25	\$ 23,923.38	
WEST - Total Cost			\$ 119,629.00	\$ 350.00	\$ 260.00	\$ 7,687.00	\$ 33,543.00	\$ 16,575.00	\$ 10,502.00	\$ 1,151.00	\$ 1,690.00	\$ 191,387.00	

Ordinance Violation Mowing Hourly Rate: \$ 60.00

**VILLAGE OF ALGONQUIN
LANDSCAPE MAINTENANCE CONTRACT PROPOSAL**

It is understood that this proposal form, when signed by both parties shall constitute a contract for the period of time commencing on April 1, 2025, and terminating on November 15th, 2025. Subsequent season contracts shall be for the period of April 1 to November 15 of each year, should the parties agree to extend the contract for up to an additional two years. It is also understood that either party may cancel the whole or any part of this contract with the delivery of fifteen (15) days written notice to the other party. All proposed prices shall remain in effect for the entirety of said season.

It is further understood that the Village of Algonquin reserves the right to waive any formality in or to reject in whole or part any proposal or all proposals.

The undersigned having examined all proposal documents, and having visited all proposal site locations, is aware of all conditions affecting the professional landscape maintenance services requested and agrees to deliver said specified services for the length of the contract period for the proposal prices, as submitted.

Proposers Information (Company name, address, phone number, primary contact information, email address)

Proposer (Authorized Signature) Village Agent (Authorized Signature) Date

Insurance Requirements – Vendor/Services

Required Insurance:

Limits of liability for the insurance required under the Agreement are as follows or as otherwise agreed to in writing by the Owner and the Vendor:

1. **Workers Compensation.** Vendor shall provide workers compensation insurance for all its employees providing services under this Agreement in accordance with applicable law.
2. **Commercial General Liability.** Vendor shall provide commercial general liability insurance to cover the liabilities of Vendor, its Affiliates, independent contractors, and subcontractors, arising out of the Vendor's performance of this Agreement with limits of one million dollars (\$1,000,000) for each claim, one million dollars (\$1,000,000) products aggregate and two million dollars (\$2,000,000) general aggregate which may be provided through umbrella coverage. This insurance, including insurance provided under the commercial umbrella, if any, shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to, or maintained by, Owner
 - a. Vendor shall provide evidence of said insurance, in the form of an insurance certificate, within thirty (30) days from the date hereof.
 - b. Additional Insured. Such insurance shall name Owner as an additional insured and such coverage shall be primary and non-contributing with respect to the Owner's coverage.
 - c. Waiver of Subrogation. Vendor waives all rights against Owner and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the commercial general liability or commercial umbrella liability insurance maintained pursuant this Agreement.
 - d. Continuing CGL Coverage. Vendor shall maintain commercial general liability insurance for at least 3 years following the earlier termination or the completion of this Agreement or the completion of the Work under this Agreement and all authorized extensions thereof.
3. **Business Automobile Insurance.** Vendor shall provide business auto liability insurance to cover the liabilities of Vendor, its Affiliates, independent contractors, and subcontractors, arising out of Vendor's performance of this Agreement with limits of one million dollars (\$1,000,000) for each claim, one million dollars (\$1,000,000) products aggregate and two million dollars (\$2,000,000) general aggregate which may be provided through umbrella coverage. Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos). Vendor waives all rights against Owner and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the business auto liability or commercial umbrella liability insurance obtained by Vendor this Agreement or under any applicable auto physical damage coverage.

Evidence of Insurance.

1. Vendor shall furnish Owner with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, stating compliance with the insurance requirements set forth above.
2. Failure of Owner to demand such certificate or other evidence of compliance with these insurance requirements or failure of Owner to identify a deficiency from evidence that is provided shall not be construed as a waiver of Vendor's obligation to maintain such insurance.

VOA: _____

_____: _____

3. Owner shall have the right, but not the obligation, to prohibit Vendor or any of its independent contractors or subcontractors from entering the Project site or performing work required under this Agreement until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Owner.
4. Failure to maintain the insurance required in this Schedule shall constitute an event of default under this Agreement and shall allow Owner to immediately terminate this Agreement at Owner's option.
5. If Vendor fails to maintain the insurance as set forth herein, Owner shall have the right, but not the obligation, to purchase said insurance at Vendor's expense.
6. With respect to insurance maintained after final payment in compliance with a requirement above, an additional certificate(s) evidencing such coverage shall be promptly provided to Owner when requested.
7. Vendor shall provide Owner with 30 days written notice prior to the cancellation or material change of any insurance required under this Agreement.
8. Vendor shall provide certified copies of all insurance policies required above within 10 days of Owner's written request for said copies.

General Insurance Provisions

1. **No Representation of Coverage Adequacy.** By requiring the insurance as set out in this Schedule, Owner does not represent that coverage and limits will necessarily be adequate to protect Vendor, and such coverage and limits shall not be deemed as a limitation on Vendor's liability under the indemnities provided to Owner in this Agreement, or any other provision of the Contract Documents.
2. **Cross-Liability Coverage.** If Vendor's liability policies do not contain the standard separation of insureds provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.
3. The insurance requirements set out in this Schedule are independent from other obligations of Vendor under this Agreement and apply whether or not required by any other provision of this Agreement.
4. **Independent Contractor/Subcontractor's Insurance.** Vendor shall cause each independent contractor and subcontractor employed by Vendor to purchase and maintain insurance of the type specified in this Schedule. When requested by Owner, Vendor shall furnish to Owner copies of certificates of insurance evidencing coverage for each independent contractor or subcontractor.

VOA: _____

_____: _____



VILLAGE OF ALGONQUIN
PUBLIC WORKS DEPARTMENT

– M E M O R A N D U M –

DATE: January 14, 2025

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

FROM: Brad Andresen, Village Ecologist/Horticulturist

SUBJECT: 2025-2027 Downtown Streetscape Landscape Maintenance

The Village has contracted with Yellowstone Landscape for multiple years to conduct the annual maintenance of the downtown planting beds, urns, and hanging baskets. This work includes maintenance, fertilization, spring cleanup, fall cleanup, pruning, and annual plant rotations within the downtown area. This is a separate contract from the village-wide landscaping contract due to the white-glove service required for the downtown area. Yellowstone installed the plantings over the course of the downtown renovations, and the contract has not been bid since then.

With the Downtown Streetscape work nearing completion, staff requested pricing from other white-glove landscaping vendors to ensure the best possible pricing. In January of this year, Public Works received quotes from Ringers Landscaping and Yellowstone Landscape for the 2025 growing season maintenance and annual plant installations within the Downtown.

Company	2025 Maintenance Price
Ringers Landscaping	\$143,398.00
Yellowstone Landscape	\$143,332.00

Yellowstone Landscape provided the lowest proposal at \$143,332. This proposal includes pricing for 2026 and 2027 as well, if the contract is elected to be renewed, in the amounts of \$147,632.00 and \$152,060.00, respectively. The 2024 contract totaled \$134,088, reflecting a 6.9% increase in this proposal, however, this proposal includes an expanded scope of work, covering the maintenance of new landscape beds along Washington and South Harrison Streets, as well as additional summer annual hanging baskets.

Public Works has been very happy with the quality of work completed on the downtown landscape maintenance by Yellowstone in previous years and believes they deliver a quality product at a competitive price.

Summary

1. The current contract for the Downtown Landscape Maintenance contract with Yellowstone Landscape expires on 4/30/2025.
2. The Village solicited competitive pricing from contractors.
3. Yellowstone Landscape provided pricing that is very favorable for the next three years.
4. Sufficient funds are/will be available within the General Services operating budget to cover this cost.

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 Downtown Streetscape Landscape Maintenance contract for the 2025 growing season to Yellowstone Landscape for \$143,332.00. Additionally, it is further requested to authorize the Village Manager or his designee to sign an extension of this contract for an additional two years at \$147,632.00 in 2026 and \$152,060.00 in 2027 if deemed appropriate at the time.

VILLAGE OF ALGONQUIN PURCHASE ORDER - VENDOR (Services)

Effective Date: 05/01/2025

The Owner and Vendor enter into this Purchase Order Agreement as of the Effective Date set forth above and mutually agree to all the provisions of this Purchase Order, its Terms and Conditions and all attached Schedules. **The Agreement between the parties consists of: This Purchase Order and the attached Terms and Conditions; Schedule A – Contract Price; Schedule C – Insurance.** No additional or contrary terms stated in the Vendor’s acknowledgment or other response shall be deemed a part of this Agreement.

Project: Downtown Streetscape Landscape Maintenance Contract 2025	Location: Downtown Algonquin: Main Street, North Harrison St, Riverwalk, Washington St, and South Harrison
Originating Department: Village of Algonquin Public Works	
Owner	Vendor
Name : Village of Algonquin Address: 2200 Harnish Drive Algonquin, IL 60102 Contact: Brad Andresen Phone: 847-658-1488 Email: bradleyandresen@algonquin.org	Name: Yellowstone Landscape Address: 3235 North State Street PO Box 849 Bunnell, FL 32110 Contact: Logan Lowry Phone: (847) 722-6898 Email: llowry@yellowstonelandscape.com

PREVAILING WAGE NOTICE: If this box is checked, this contract calls for the construction of a “public work,” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“the Act”). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current “prevailing rate of wages” (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department’s web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor’s website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

COST OF WORK: The Contract Price of the Work under this Agreement is:
 Price as set forth in Schedule A

UNIT PRICE	UNIT OF MEASURE	DESCRIPTION/ITEMS	CONTRACT SUM EXTENSION
See Sch A		Downtown Streetscape Landscape Maintenance 2025	\$143,332.00

TERM/COMPLETION DATE: The effective date of this Agreement shall be as stated at the top of this page. The substantial completion date, if any, is April 30th, 2026 with the option to extend the completion date for two additional years upon agreement by both the Owner and Vendor.

ACCEPTANCE OF AGREEMENT: The parties, for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of all terms and provisions herein contained.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

VENDOR:

VILLAGE OF ALGONQUIN

By: _____
Representative of Vendor authorized to execute Purchase Order Agreement

By: _____

Title: _____

Title: Village President

Dated: _____

Dated: _____

TERMS AND CONDITIONS

- 1. Acceptance of Agreement:** Acceptance of this Agreement is expressly limited to the terms hereof, and in the event that Vendor's acknowledgment or other response hereto states terms additional to or different from those set forth herein, this Agreement shall be deemed a notice of objection to such additional or different terms and rejection thereof. This Agreement may be accepted by the commencement of any Work hereunder, and in any event, shall be deemed accepted in its entirety by Vendor unless the Owner is notified to the contrary within ten (10) days from its date of issue.
- 2. Amendment, Modification or Substitution:** This Agreement contains the entire agreement between the parties. Any modification or rescission thereof must be in writing and signed by the Owner. No proposals or prior dealings of the parties or trade custom or course of conduct not expressed herein shall alter the interpretation or enforcement of this Agreement.
- 3. Familiarity with Plans; Qualifications:** Vendor acknowledges that it (a) has examined the site of the proposed Work and is familiar with the conditions surrounding same; and (b) has examined any and all applicable plans and drawings, and has studied and is aware of, and satisfied with, the requirements of the Contract Documents as they relate to Vendor's Services under this Agreement. Vendor represents to the Owner that it is fully experienced and properly qualified as an expert to perform the class of work or provide the products provided for herein, and that it is properly equipped, organized and financed to handle such work. Vendor shall finance its own operations hereunder, shall operate as an independent contractor and not as the agent of the Owner, and shall hold the Owner free and harmless from all liability, costs and charges by reason of any act or representations of Vendor, its agents or employees.
- 4. Safety:** Insofar as jobsite safety is concerned, the Vendor is solely responsible for its own and its employees' activities in the performance of the Work/Services under this Agreement, including on the jobsite, but this shall not be construed to relieve the Owner or any of the Owner's contractors (or their subcontractors) from their responsibilities for maintaining a safe jobsite. The Owner shall have no responsibility for Vendor's, or Vendor's subcontractors', methods of work performance, superintendence, sequencing, or safety in, on or about the jobsite.
- 5. Extras and Change Orders:** No claim by Vendor that any instructions, by drawing or otherwise, constitute a change in Vendor's performance hereunder, for which Vendor should be paid additional compensation shall be valid, unless prior to commencing such allegedly extra or changed performance, Vendor shall have received a written change order or amendment to this Agreement authorizing such performance signed on behalf of the Owner by a person having actual authority to do so.
- 6. Inspection and Acceptance:** The Owner shall have the right at all reasonable times to inspect all Work performed or furnished by Vendor. Notwithstanding any prior inspection or payment, all Work is subject to final acceptance by the Owner.
- 7. Term:** Unless otherwise terminated pursuant to the provisions of this Agreement, the term of this Agreement shall be for the Term shown on the front of the Agreement, if any, or upon completion of both Parties' obligations under this Agreement, except that any indemnity and warranty obligations shall survive the termination of this Agreement. This Agreement may be extended only upon the mutual written consent of the Parties.
- 8. Payment:** The Owner will make partial payments to the Vendor in accordance with **Schedule B** for services performed by the Vendor. Provided, however, in no event shall the Owner be obligated to pay Vendor any sum that exceeds the Contract Price absent a written change order executed by the Owner. Vendor shall invoice Owner monthly in the amount(s) and at the rate(s) set forth in the attached Schedule B. Each invoice shall detail the dates worked, Services performed, and, where applicable, reimbursable expenses reasonably and directly incurred for such Services. Vendor shall only be reimbursed for expenses shown on the attached Schedule. Reimbursement shall be at the amount shown on the attached Schedule, or if no amount is shown, at cost. Vendor shall invoice Owner for all Reimbursable Expenses, where applicable, due and owing together with an itemization of such (including receipts). Invoices in compliance with this Agreement shall be paid by the Owner to Vendor within 30 days after Owner's receipt of the invoice. The amount(s) and rate(s) set forth on the attached Schedule include all anticipated costs of providing the Services. No additional costs of any kind may be incurred without the prior written consent of Owner. This project is tax exempt; the Village's tax-exempt number is **E 9995 0855 05**. To the extent the terms of this paragraph differs from the terms of Schedule B, the terms of Schedule B take precedence.
- 9. Vendor Warranty:** Vendor warrants to perform the Services to the best of its ability and in a diligent and conscientious manner and to devote appropriate time, energies and skill to those duties called for hereunder during the term of this Agreement and in connection with the performance of such duties. All Services performed by Vendor pursuant to this Agreement shall be performed in accordance with all applicable federal, state and local laws, rules and regulations. In addition to any warranties specified in the Scope of Work in Schedule A, Vendor shall transfer all product warranties to the Owner along with all documentation issued by the manufacturer for any goods to be provided under this Agreement. Vendor warrants that the title to the goods to be provided under this Agreement is good and its transfer is rightful. The Vendor expressly warrants that all goods shall be merchantable and that, in addition to all warranties that may be prescribed by law, the goods shall conform to specifications, drawings, and other description and shall be free from defects in materials and workmanship and design.

10. Insurance:

10.1 Vendor shall at all times maintain business automobile, commercial liability and workers compensation insurance covering its work and all obligations under this Purchase Order, and shall name the Owner as an additional insured on its insurance policies for Vendor operations under this Agreement. Liability insurance limits shall be in any such amounts and include such coverages as set forth on **Schedule C (Insurance Requirements)** attached to this Agreement. Vendor shall furnish the Owner with a certificate of insurance and such other required documentation (including, but not limited to, a copy of all or part of the policy if request by the Village) at the time of execution of this Agreement and thereafter on an annual basis on the anniversary date of this Agreement or at any other time as the Owner deems necessary to establish compliance with this provision.

10.2 If required by Owner, Vendor shall furnish and pay for surety bonds and with surety or sureties satisfactory to Owner, guaranteeing the full performance of all of the conditions and terms hereof and guaranteeing that Vendor shall promptly pay for all labor, materials, supplies, tools, equipment and other charges or costs of Vendor in connection with the Work. Such performance and payment bond shall be an amount determined by Owner.

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

11. Indemnity:

11.1 Vendor hereby agrees to indemnify, and hold the Owner, its directors, officers, employees, agents, successors and assigns (the "Indemnitees") harmless from any and all claims, demands, liability, loss, damage, fines, penalties, attorney's fees and litigation expenses (collectively "Loss") arising out of injury to, including the death of, persons and/or damage to property, to the extent caused by the negligent acts or omissions of Vendor, or those working at Vendor's direction.

11.2 In any and all claims against the Owner or any of its agents or employees, by any employee of Vendor, the indemnification obligation under this paragraph shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for Vendor under workers compensation acts, disability benefits acts or employee benefit acts, or other applicable law. Vendor assumes the entire liability for its own negligence, and as part of this Agreement, waives all defenses available to Vendor as an employer which limit the amount of Vendor's liability to the Owner to the amount of Vendor's liability under any workers compensation, disability benefits or employee benefit acts.

11.3 In addition to any indemnification obligations under this Agreement, Vendor acknowledges that should any items or work furnished hereunder prove defective, including damage to Owner supplied or constructed items, equipment or machinery, or if Vendor is charged with any violation of any state or federal laws or regulations, the Owner shall be entitled to recover damages for breach of this Agreement, including but not limited to consequential damages, penalties, taxes or assessments (including punitive damages), costs and attorneys' fees.

12. Termination; Force Majeure: In the event of a termination pursuant to the terms of this Agreement, Vendor shall be paid for all services performed through the date of termination, based on the percentage of services completed. In no event shall the Vendor be entitled to any additional compensation or damages in connection with a termination hereunder. Provided, neither party shall be liable to the other for breach or delay in the performance of its obligations hereunder caused by any act or occurrence beyond its reasonable control, including, but not limited to, fires, strikes, Acts of God.

13. Remedies: Vendor shall, for the duration of this Agreement, at the discretion of the Owner and at the expense of Vendor, undertake or re-do any and all faulty or imperfect Services furnished or performed by Vendor thereunder. In the event Vendor fails to perform under this Agreement, it will be in default and the Owner may furnish or perform the same and recover from Vendor the cost and expense directly or indirectly resulting there from, including all consequential damages but not limited to the cost or expense of providing such services, inspections, testings and reasonable attorneys fees as a result of a default. The foregoing remedies shall be available in addition to all other remedies available to the Owner. Vendor may terminate this Agreement or suspend performance hereunder for a breach by Owner.

14. Compliance With Laws: During the performance hereunder, Vendor agrees to give all notices and comply with all Laws and Regulations of the United States and/or the State of Illinois along with all local laws applicable to the performance of the Work, including but not limited to those Laws and Regulations regarding the payment of prevailing wages, non-discrimination laws, employment of Illinois workers, labor, wage and collective bargaining. Except where otherwise expressly required by applicable Laws and Regulations, the Owner shall not be responsible for monitoring Vendor's compliance with any Laws or Regulations. Unless otherwise specifically provided in this Agreement, Vendor shall comply with Laws or Regulations directly regulating Vendor Services and the Owner shall comply with all Laws or Regulations imposed upon it. In the event that, after the date hereof, (i) a change in Federal, State, or local law or ordinance; (ii) orders or judgments of any Federal, State or local court, administrative agency or governmental body; or (iii) a change in permit conditions or requirements increases Vendor's cost of performance hereunder, Vendor shall be entitled to compensation for such documented increased costs, but no profit thereon.

15. Notices: All notices, demands, requests or other communications which may be or are required to be given, served, or sent by any party to any other party pursuant to this Agreement shall be in writing and shall be hand delivered, or sent by courier, or via facsimile with confirmation to the addresses shown on the Purchase Order.

16. Records, Reports and Information: Vendor agrees to furnish Owner with reports and information regarding the Services performed under this Agreement, at such times as Owner may reasonably request, making full disclosure of efforts made by Vendor and the results thereof. Vendor agrees to maintain records, documents, and other evidence which will accurately show the time spent and Services performed under this Agreement for a minimum period of five (5) years after completion of the Services, and such records shall be subject to audit by Owner upon reasonable advance notice to Vendor on a mutually agreed date and time.

17. Tobacco Use: Vendor, and its agents or employees, shall refrain from smoking, or the use of any tobacco, on any Village property, both indoors and outdoors, in Village-owned vehicles, and in privately-owned vehicles parked on campus property at any time, including non-working hours. Leaving the remains of tobacco products or any other related waste product on Village property is further prohibited.

18. Assignment: Neither party shall assign this Agreement without written consent of the other, except that Vendor may assign performance or collection to a directly controlled affiliate without Owner's consent.

19. Limitation of Liability; Third Party Liability: In no event shall the parties be liable for special, incidental or consequential damages (including without limitation loss of use, time or data, inconvenience, commercial loss, lost profits or savings) to the full extent such may be disclaimed by law. Neither this Agreement nor any subcontract is intended to give rise to recognize any third-party beneficiary to this Agreement.

20. Waiver: Either party's failure to insist in any one or more instances, upon the strict performance of any provision hereof or to exercise any right hereunder shall not be deemed to be a waiver or relinquishment of the future performance of any such provision or the future exercise of such right, but the obligation of Vendor and Owner with respect to such future performance shall continue in full force and effect.

21. Controlling Law, Severability: The validity of this Agreement or any of its provisions and the sufficiency of any performance thereunder shall be determined under the laws of Illinois. Venue shall be in McHenry County, Illinois. The Owner is entitled recover its reasonable attorneys' fees incurred in enforcing the terms of this Agreement. If any provision or requirement of this Agreement is declared or found to be unenforceable, that balance of this Agreement shall be interpreted and enforced as if the unenforceable provision or requirement was never a part hereof.

This is **SCHEDULE A**, consisting of 27 pages, referred to in and part of the **Village of Algonquin Purchase Agreement (Vendor/Services)**
No. effective , 20

Attached the Proposal or Scope of Work/Services here

VOA:

 :

Village of Algonquin

Landscape Maintenance Contract 2025

Wednesday, January 9, 2025





Date: 1/9/2025
 Village of Algonquin
 110 Meyer Dr.
 Algonquin, IL 60102

Village of Algonquin
 Vince Kilcullen
 110 Meyer Dr.
 Algonquin, IL 60102
 Phone: 847-658-2754 ext. 4411
 Email: vkilcullen@algonquin.org

Prepared By: Logan Lowry
 Email: llowry@yellowstonelandscape.com
 Phone: 824-722-6898
 Fax: 847-205-9157
 Opp# 373141

Landscape Maintenance Contract 2025

<u>Description</u>	<u>Qty</u>	<u>Unit \$</u>	<u>Total \$</u>
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Recurring Maintenance

<u>Recurring Maintenance</u>	28	\$1,880.00	\$52,640.00
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Provide watering to seasonal plant material as needed through out the landscape season to provide premium flower displaces
 The removal of incidental trash, sticks, and debris from turf areas is included in this service. Additional charges will apply for excessive litter we must remove before performing the included operations. Examples of excessive litter include areas near dumpsters where trash escapes, filled trash bags next to dumpsters, loose packing materials, oversize items like discarded tires/furniture and discarded tobacco products. Excess grass clippings will be removed from turf areas, and blown off walks and curbs. Specialized mulching blades may be utilized to control excess clippings during times of extreme growth or consistent leaf debris. If clippings need to be removed from turf areas or bagged, this service will be proposed separately or expressly written into the contract. Mowing equipment will be kept in proper condition. Blades will be sharpened regularly to prevent the tearing of turf. Turf areas near signs, fences, and other obstructions will be trimmed with a line trimmer. Trimming near parked vehicles or any type of permanent glass may not be completed for liability purposes. Power edging of curbs, drives, and walks will be performed if turf is consistently growing onto the hard surfaces. Weed Control. Remove by hand or mechanically unwanted, existing, annual and/or perennial plants. Apply herbicides at the contractor's discretion in an attempt to permanently kill invasive weed growth. Expansion joints and crevices in hardscaped areas are included in this service unless expressly written otherwise. Weed control for pavement and concrete surfaces in poor condition may be separately proposed and result in additional costs to the client. Clean-Up. After each

maintenance visit, areas including turf, planting beds, and hard surfaces near either of the previously mentioned will be left clean and debris hauled away. This service does not include extensive cleaning of stained hardscapes or any permanent structures.

PreEmerge

<u>Bed Pre-emergent</u>	1	\$85.00	\$85.00
Apply a granular, pre-emergent herbicide to all applicable plant beds to help prevent targeted annual and perennial weeds.			

Bed Fertilization

<u>Bed Fertilization</u>	1	\$215.00	\$215.00
Apply a balanced, slow-release fertilizer in all applicable plant beds in spring.			

Clean-ups

<u>Spring Cleanup</u>	1	\$1,688.00	\$1,688.00
Remove litter and landscape debris from turf, planting beds, and all other applicable, exterior areas. Cut back all designated perennial and shrubs to appropriate heights according to proper horticultural practices. Haul away debris.			

<u>Fall Cleanup</u>	1	\$1,385.00	\$1,385.00
Remove leaf debris from all applicable turf, planting bed, and hardscape areas. Cut back designated perennials to appropriate height. Haul away debris.			

Pruning

<u>Pruning Shrubs, Groundcovers and Perennials</u>	2	\$945.00	\$1,890.00
Prune designated shrubs, groundcovers, and perennials to maintain proper shape and promote new growth. Plant material will be pruned at the time most beneficial to its flowering and growth habits. Pruning efforts will be focused on the current year's growth, but at times old wood may be removed at the contractor's discretion. Rejuvenation and/or structural pruning is not included in this service and will be proposed separately. Clean work area and haul away debris.			

Spring Seasonal Rotation

<u>Seasonal Annuals - Spring Planters & Urns</u>	20	\$325.00	\$6,500.00
Furnish and install spring flowers in 20 urns			

Summer Seasonal Rotations

<u>Seasonal Annuals - Summer Hanging Baskets</u>	1	\$26,360.00	\$26,360.00
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Furnish and install summer annuals in (40) large Downtown hanging baskets & (114) #10 pots at Riverfront light poles.

<u>Seasonal Annuals - Summer Planters & Urns</u>	20	\$260.00	\$5,200.00
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Furnish and install Summer flowers in 20 urns

Winter Seasonal Rotations

<u>Seasonal Annuals - Winter Décor Hanging Baskets</u>	40	\$435.00	\$17,400.00
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Furnish and install winter decor in (40) large Downtown hanging baskets

<u>Seasonal Annuals - Winter Décor Planters & Urns</u>	20	\$375.00	\$7,500.00
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Furnish and install winter décor in 20 urns

Seasonal Annuals - Fall Planters & Urns	20	\$5,800.00	\$5,800.00
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Furnish and install Fall annuals in 20 Urns along S Main St.

Seasonal Annuals - Fall Bridge Planters	4	\$440.00	\$1,760.00
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Furnish & install Fall decor in 4 raised planters on downtown bridge.

Seasonal Annuals - Spring Bridge Planters	4	\$675.00	\$2,700.00
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Furnish & install Spring Flowers in 4 raised planter on bridge

Seasonal Annuals - Summer Bridge Planters	4	\$595.00	\$2,380.00
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Furnish & install Summer flowers in 4 raised planters on bridge

Seasonal Annuals - Winter Bridge Planters	4	\$912.00	\$3,648.00
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Furnish and install a specified arrangement of winter décor in 4 raised planting containers. Clean work area and haul away debris.

Mulch - Hardwood	1	\$103.00	\$6,180.00
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Furnish and install shredded, hardwood mulch to all designated planting beds. Clean work area and haul away debris.

Total Contract Amount

\$143,332.00

Terms & Conditions

This AGREEMENT is made by and between YELLOWSTONE LANDSCAPE, an Illinois corporation (hereinafter referred to as "Contractor") and Village of Algonquin (hereinafter referred to as "Client").

WITNESSETH

WHEREAS, Contractor is engaged in the business of landscape maintenance and related services and desires to furnish services to Client during the Contract Period as set forth below; and

WHEREAS, Client maintains and administers the property commonly known as Village of Algonquin, located in Algonquin, Illinois (hereafter referred to as the "Property") and;

WHEREAS, Client desires to avail itself of the services performed by Contractor on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants herein contained, the parties hereto agree as follows:

1. Landscaping Services

1.01 Specifications for Landscape Work

A detailed list of specifications of the services to be performed under this Agreement (referred to as the "Landscape Work") is attached hereto as Exhibit A and by this reference is made a part hereof.

1.02 Scope of Work

The scope of the Landscape Work and related pricing will be reviewed and mutually adjusted as needed to reflect any changes due to construction and alteration projects.

2. Relationship, Maintenance Periods, Compensation and Billing.

2.01 Relationship

Contractor shall perform all services under this Agreement as an independent contractor and not as an employee, agent, joint venture or partner of Client. Neither Contractor nor Client has any authority to assume or create any obligation or responsibility, expressly or impliedly, on behalf of or in the name of the other party, or to bind the other party in any manner.

2.02 Landscape Maintenance Periods

Landscape Maintenance Period Each Year of the Contract: April 1 through November 30.

2.03 Compensation

(a) Base Maintenance Compensation

Contractor shall receive as and for its base compensation for the Landscape Work set forth in this Agreement the sum of \$117,799.00 , as itemized in the Maintenance Schedule attached hereto as Exhibit B. The base compensation shall be paid in monthly installments as outlined in the Payment Schedule for services, in accordance with section 2.04 below.

2.04 **Billing**

On the 1st of the month commencing April 1 and continuing through November 1 of each year of the Contract Period, Contractor shall present to Client its invoices for base monthly compensation (as provided in section 2.03 (a)). In addition, Contractor shall present Client its invoices for any and all additional services performed during the Contract Period (as provided in section 2.03 (b)). Such additional services shall be invoiced upon completion of the services or upon partial completion as mutually agreed by Contractor and Client. Client shall pay all of Contractor's invoices in a full within fifteen (15) days after receipt. Invoices not paid within the term of this contract will be subject to a 1 ½ % monthly finance charge (late fee).

3. **Insurance**

3.01 **Coverage to be Obtained by Contractor**

Contractor will carry the following minimum insurance coverage during the Contract Period:

Worker's Compensation: Statutory limits.

General Liability: \$1,000,000 per occurrence. (Includes products and completed operations.)
\$2,000,000 aggregate. (Includes products and completed operations)

Automobile: \$1,000,000 C.S.L.

Umbrella: \$5,000,000

4. **Termination**

4.01 **Termination by Client**

(a) Client may terminate this Agreement by giving not less than thirty (30) days prior written notice to Contractor stating that termination is being made under the provisions of this section 4.01, describing the specific causes for termination as provided below, and specifying the effective date of termination, if:

1. Contractor should repeatedly refuse or fail to supply properly skilled workmen or equipment or materials of the proper quality or quantity to perform the services specified in this Agreement;
2. Contractor should fail in any material respect to perform said services with sufficient promptness and diligence;
3. Contractor should disregard law, ordinances, governmental rules or regulations related to the performance of services under this Agreement; or
4. Contractor should repeatedly disregard instructions of Client or its authorized representative which are consistent with this Agreement;

provided, however, that the notice of termination shall be null and void if Contractor substantially corrects the causes for termination described in Client's written notice of termination within thirty (30) days after Contractor's receipt of such notice.

(b) In the event of termination by Client in accordance with section 4.01(a), Contractor shall be entitled to receive payment under this Agreement for all Landscape Work and additional services

performed through the termination date. Such payment shall be made pursuant to invoice to the Client from Contractor no later than fifteen (15) days after the termination date.

4.02 Termination by Contractor

Contractor may terminate this Agreement by giving not less than thirty (30) days prior written notice to Client stating that termination is being made under the provisions of this section and specifying the effective date of termination, if Client fails to make a payment due Contractor within thirty (30) days after its due date as set forth in paragraph 2.04. The rights and remedies of Contractor set forth in the Article shall not be exclusive and are in addition to all other rights and remedies of the Contractor.

5. Governing Laws

This Agreement shall be governed by the laws of the State of Illinois.

6. Contract Documents; Entire Agreement

The Contract Documents constitute and set forth the entire agreement between Client and Contractor and supersede all prior agreements, understandings and representations, whether oral or written, relating to the subject matter of this Agreement.

7. Notices

- (a) Any notice to be given to Client hereunder shall be given by mailing same by United States mail, certified or registered mail, and addressed as follows:

Village of Algonquin
110 Meyer Dr.
Algonquin, IL 60102

- (b) Any notice to be given to Contractor hereunder shall be given by mailing same by United States mail, certified or registered mail, and addressed as follows:

YELLOWSTONE LANDSCAPE
1869 Techny Road
Northbrook, IL 60025

IN WITNESS, WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives (named below).

TREE DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree or anticipate extreme weather events that could contribute to failure. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborists services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



2025 BASE PAYMENT SCHEDULE

SCHEDULE	PRICE
April	\$0.00
May	\$17,916.50
June	\$17,916.50
July	\$17,916.50
August	\$17,916.50
September	\$17,916.50
October	\$17,916.50
November	\$17,916.50
December	\$17,916.50
January	\$0.00
February	\$0.00
March	\$0.00
<hr/>	
	\$143,332.00

2026 BASE PAYMENT SCHEDULE

SCHEDULE	PRICE
April	\$0.00
May	\$18,454.00
June	\$18,454.00
July	\$18,454.00
August	\$18,454.00
September	\$18,454.00
October	\$18,454.00
November	\$18,454.00
December	\$18,454.00
January	\$0.00
February	\$0.00
March	\$0.00
<hr/>	
	\$147,632.00

2027 BASE PAYMENT SCHEDULE

SCHEDULE	PRICE
April	\$0.00
May	\$19,007.50
June	\$19,007.50
July	\$19,007.50
August	\$19,007.50
September	\$19,007.50
October	\$19,007.50
November	\$19,007.50
December	\$19,007.50
January	\$0.00
February	\$0.00
March	\$0.00
<hr/>	
	\$152,060.00

Agreement of Services

Entered this Date of Proposal: January 9, 2025

Yellowstone Landscape
3235 North State Street
PO Box 849
Bunnell, FL 32110

Between

AND

Village of Algonquin
110 Meyer Dr.
Algonquin, IL 60102

2025

Total contract amount: **\$143,332.00**

Owner/ Agent

Yellowstone Landscape
3235 North State Street
PO Box 849
Bunnell, FL 32110

Company: _____

Address: _____

City: _____ **St.** _____ **Zip:** _____

Signature: *Logan Lowry*

Printed Name: Logan Lowry

By: **Yellowstone Landscape**

Date: January 8th 2025

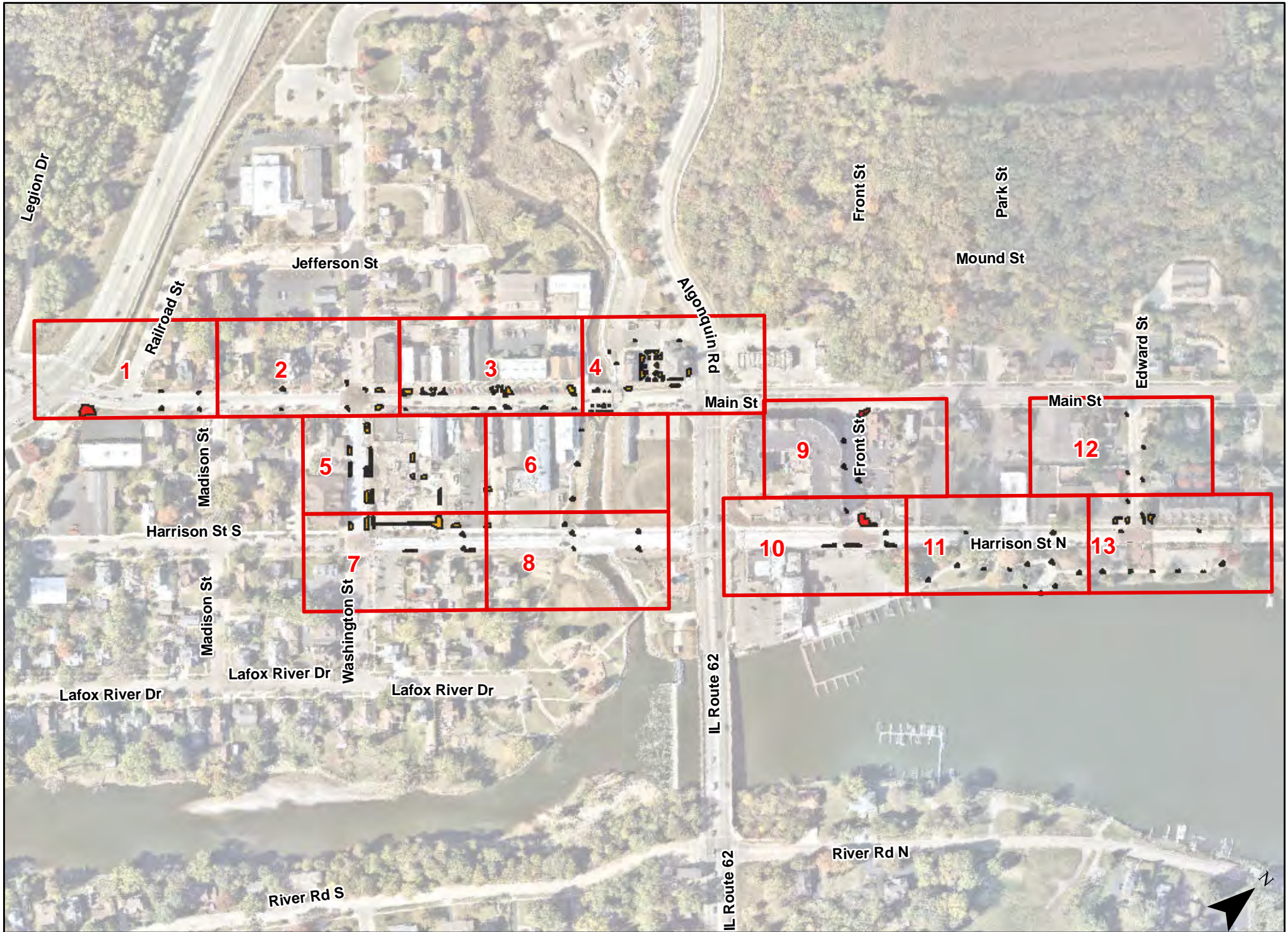
Signature: _____

Printed Name: _____

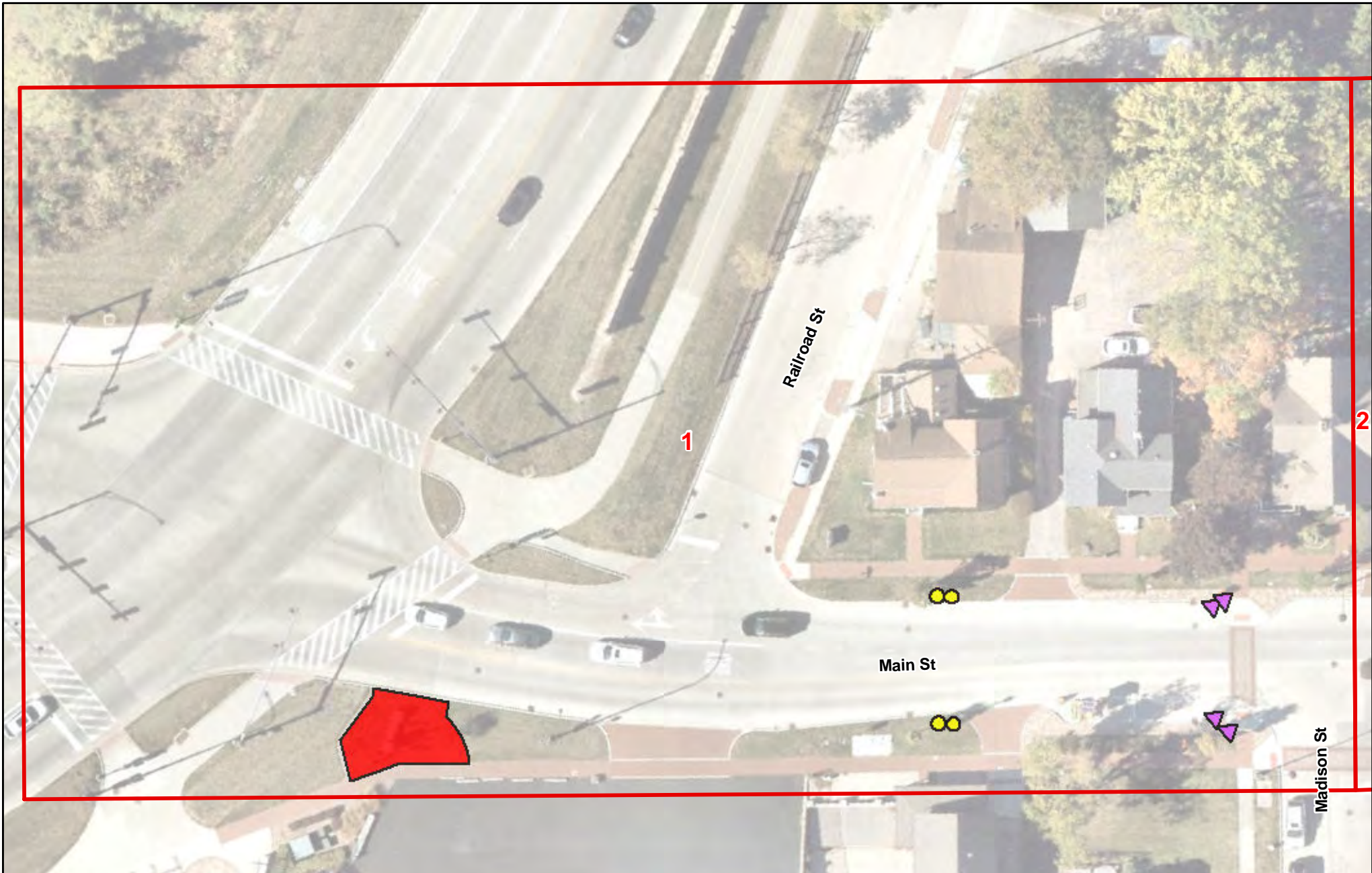
PO Number: _____

Date: _____

2025 Algonquin Streetscape Landscape Maintenance



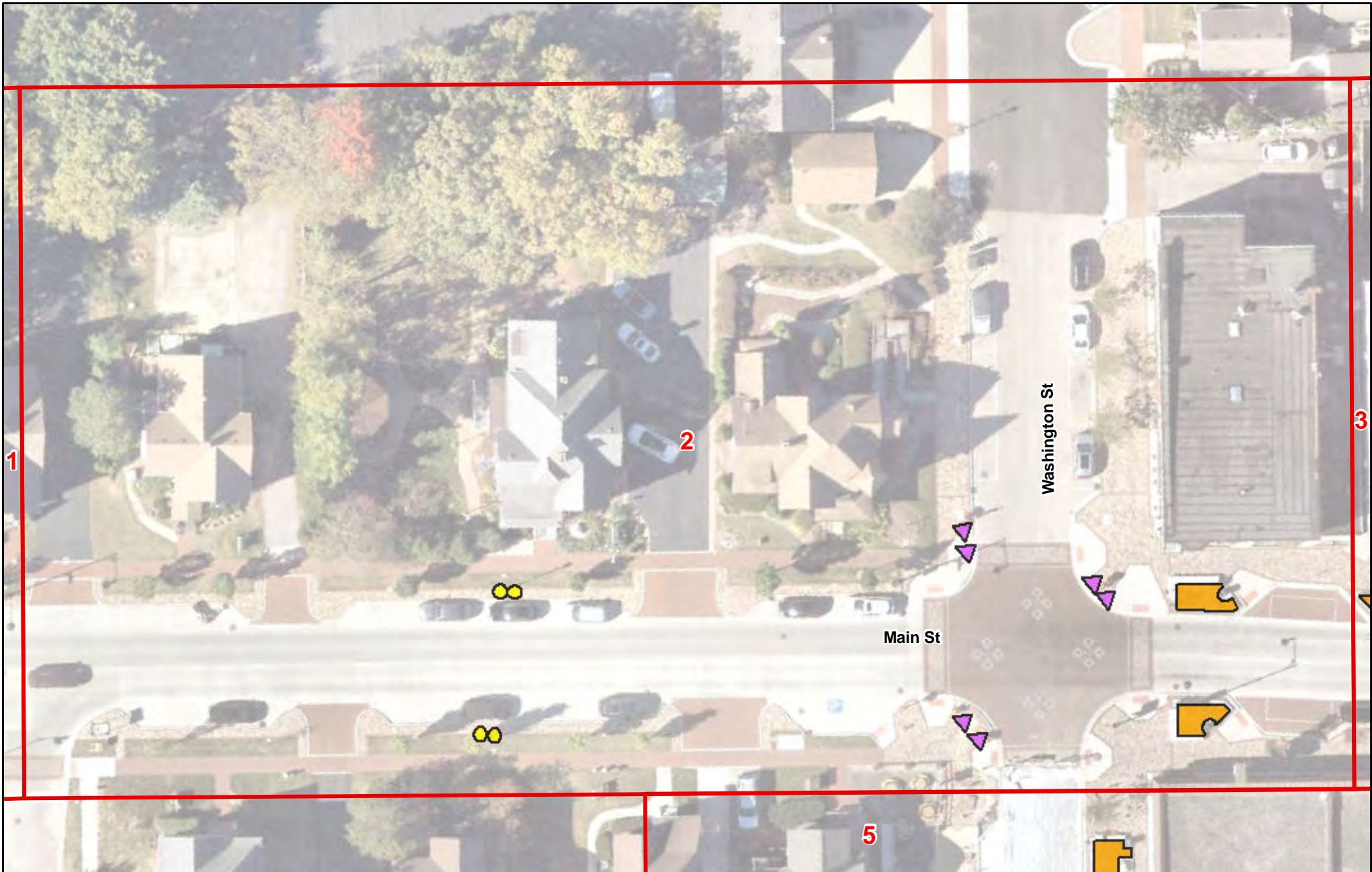
2025 Algonquin Streetscape Landscape Maintenance



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|---|---|---|
|  Hanging Basket - Small |  Bed, Raised |  Bed, At Grade |
|  Hanging Basket - Large |  Planter Box |  Pot/Urn |



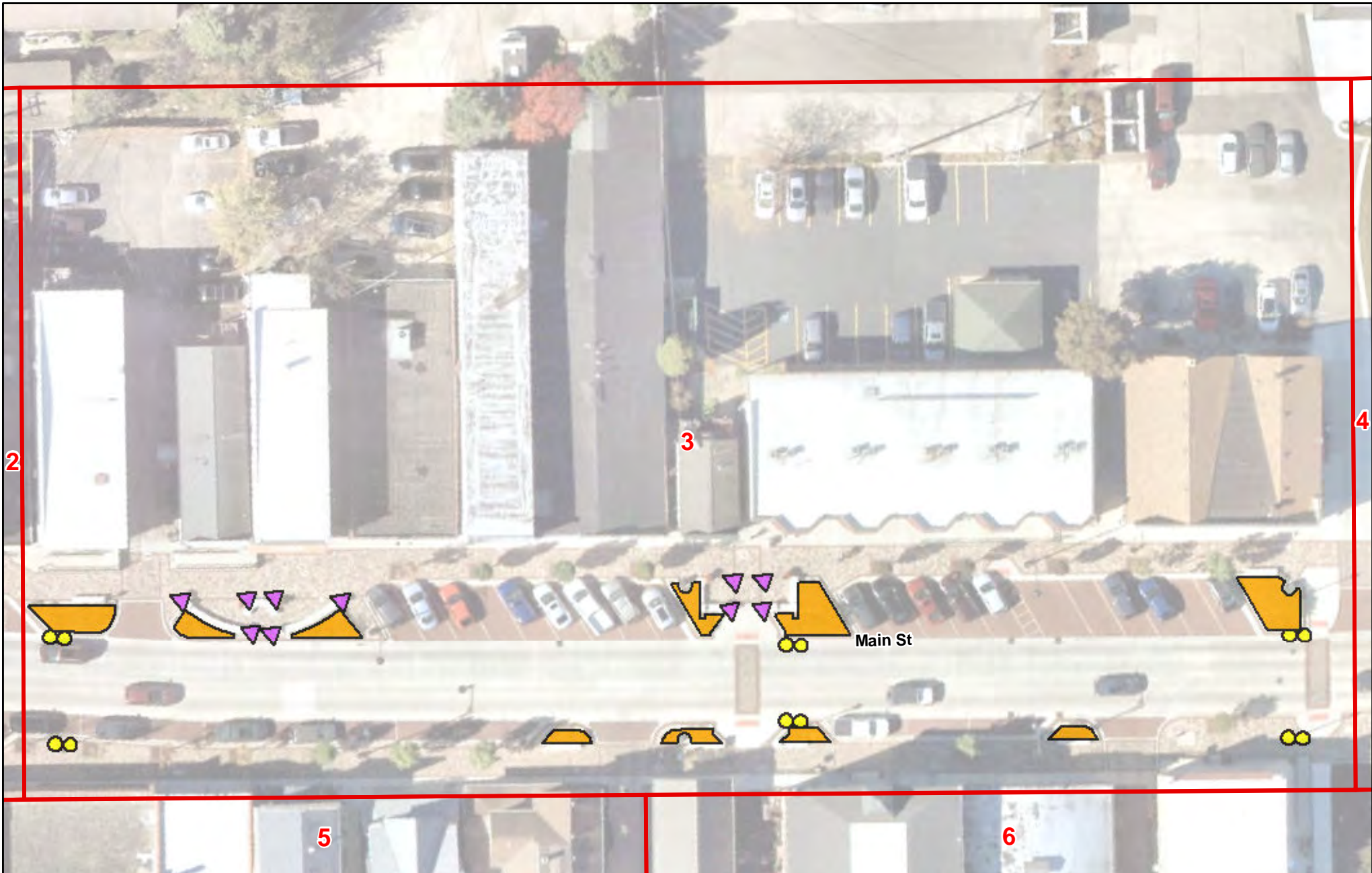
2025 Algonquin Streetscape Landscape Maintenance



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|  Hanging Basket - Small |  Bed, Raised |  Bed, At Grade |
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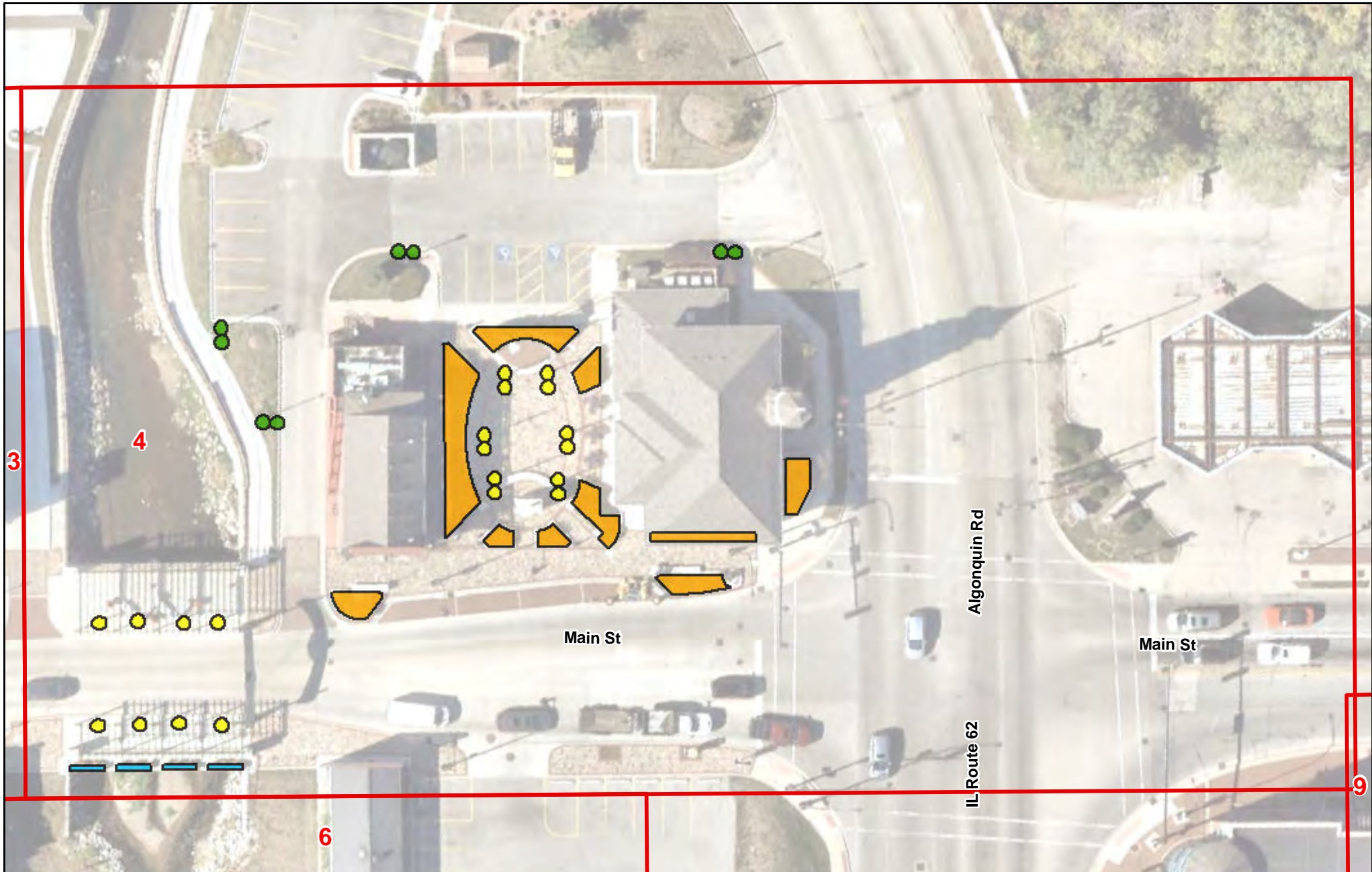
2025 Algonquin Streetscape Landscape Maintenance



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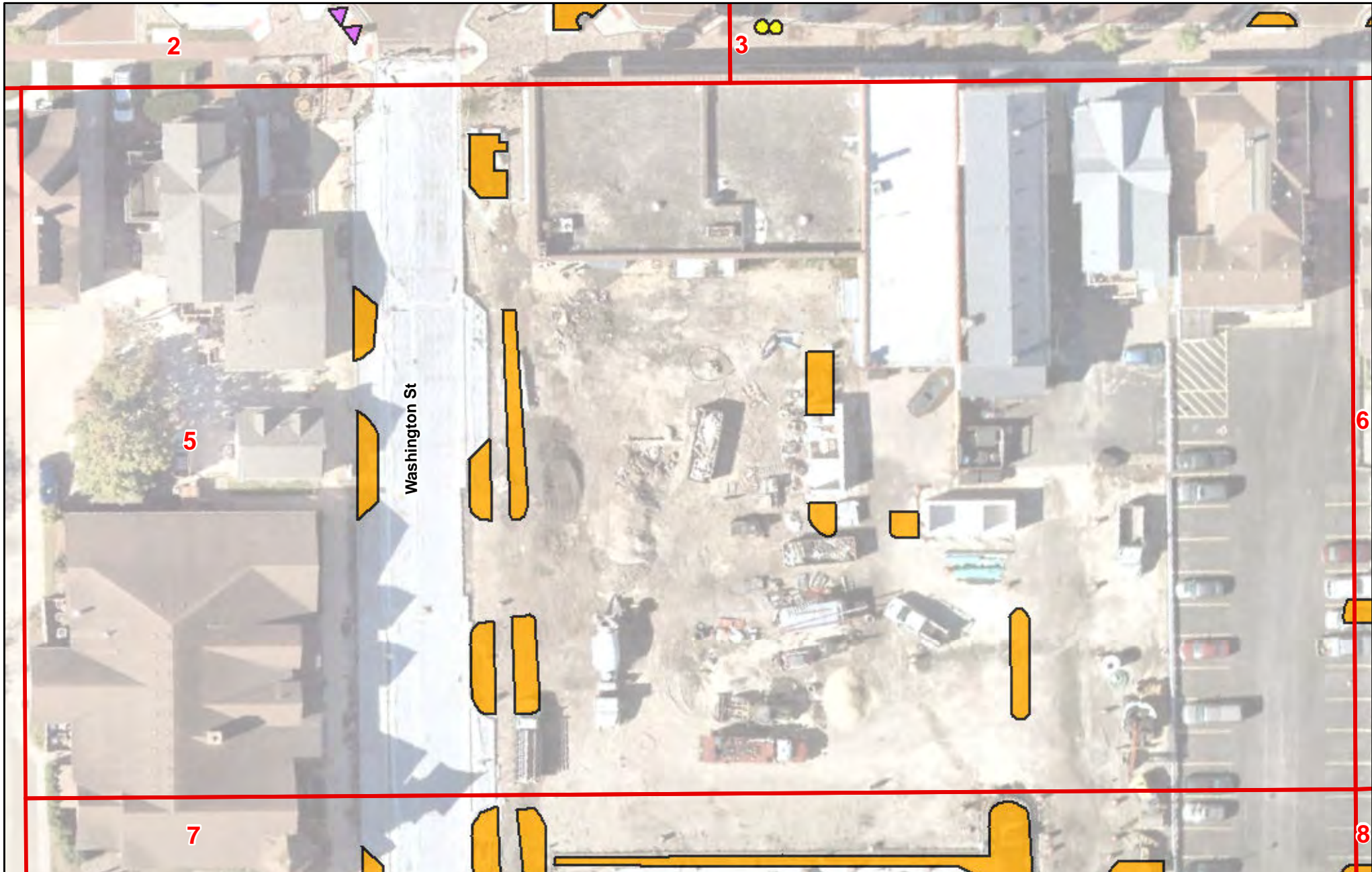
2025 Algonquin Streetscape Landscape Maintenance



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2025 Algonquin Streetscape Landscape Maintenance



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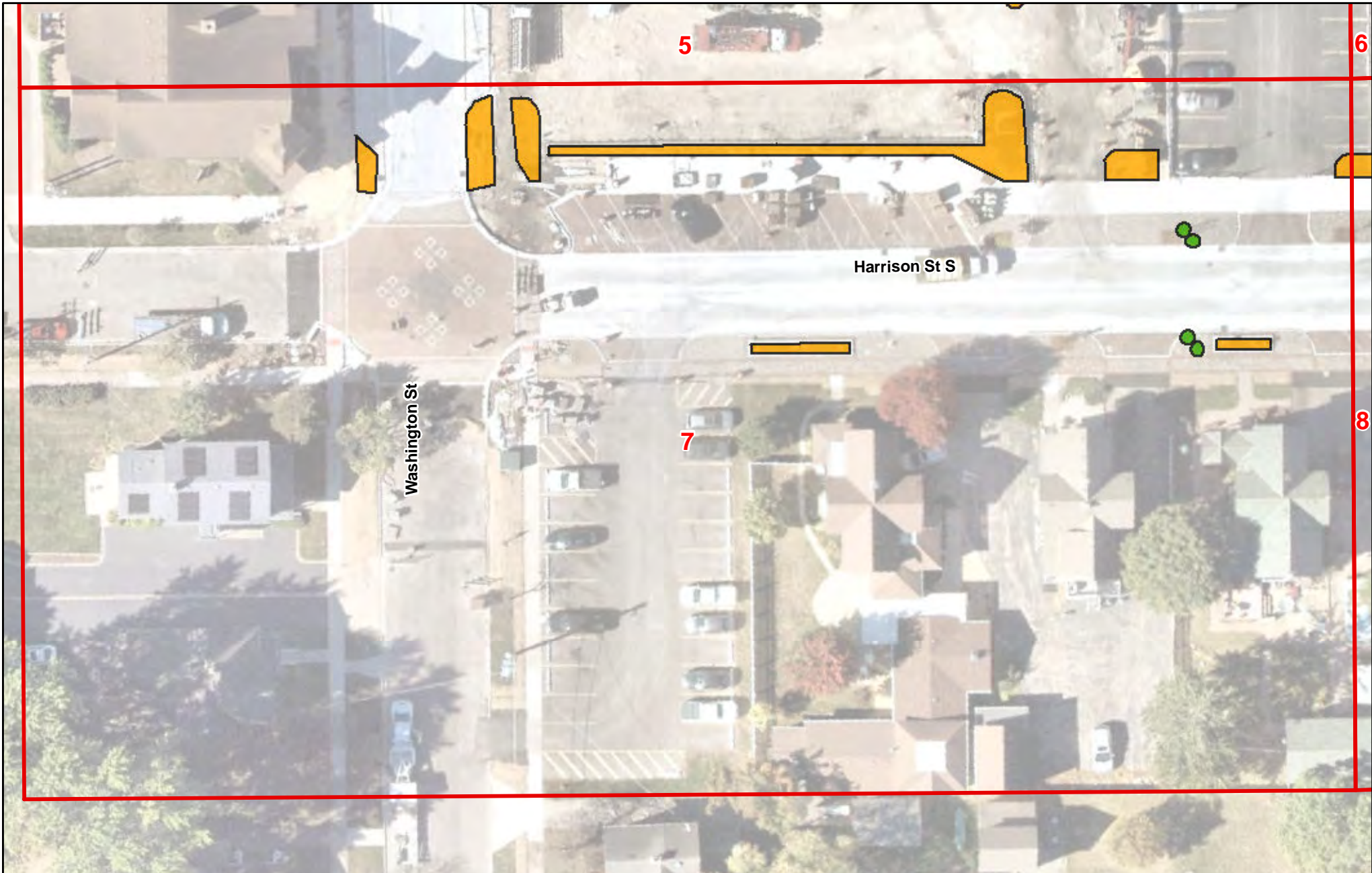
2025 Algonquin Streetscape Landscape Maintenance



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|---|---|---|
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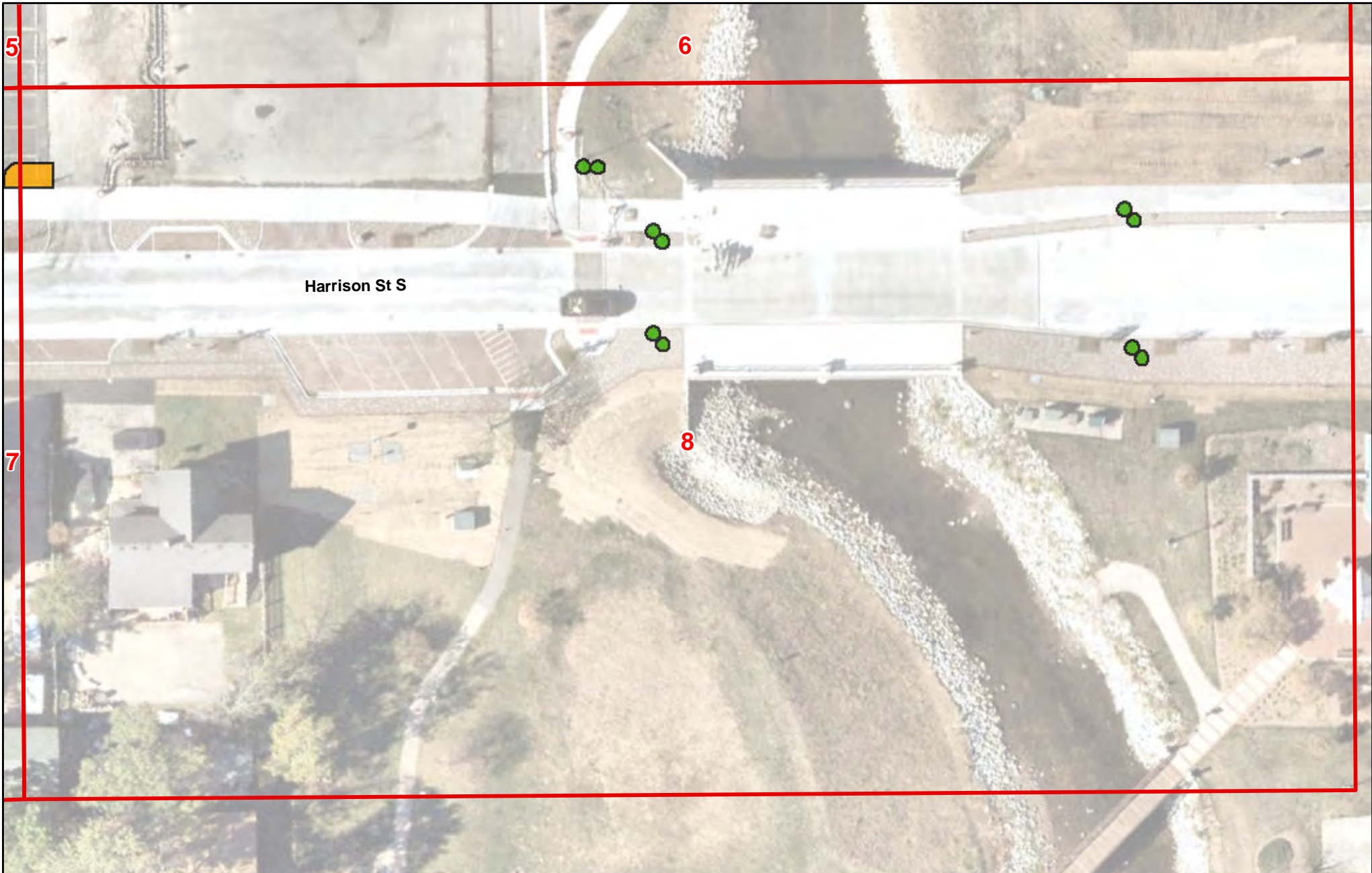
2025 Algonquin Streetscape Landscape Maintenance



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|---|---|---|
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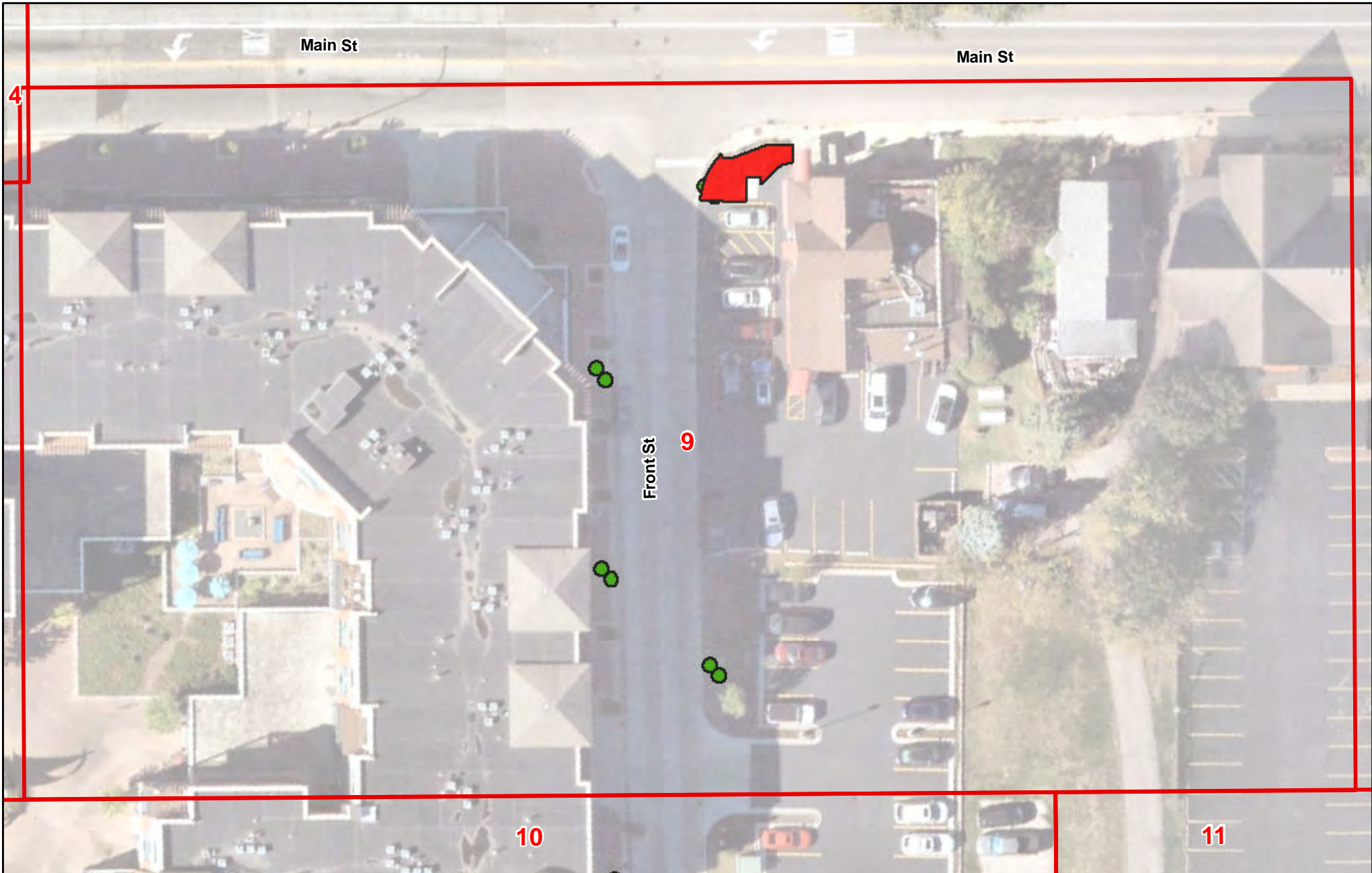
2025 Algonquin Streetscape Landscape Maintenance



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|---|---|---|
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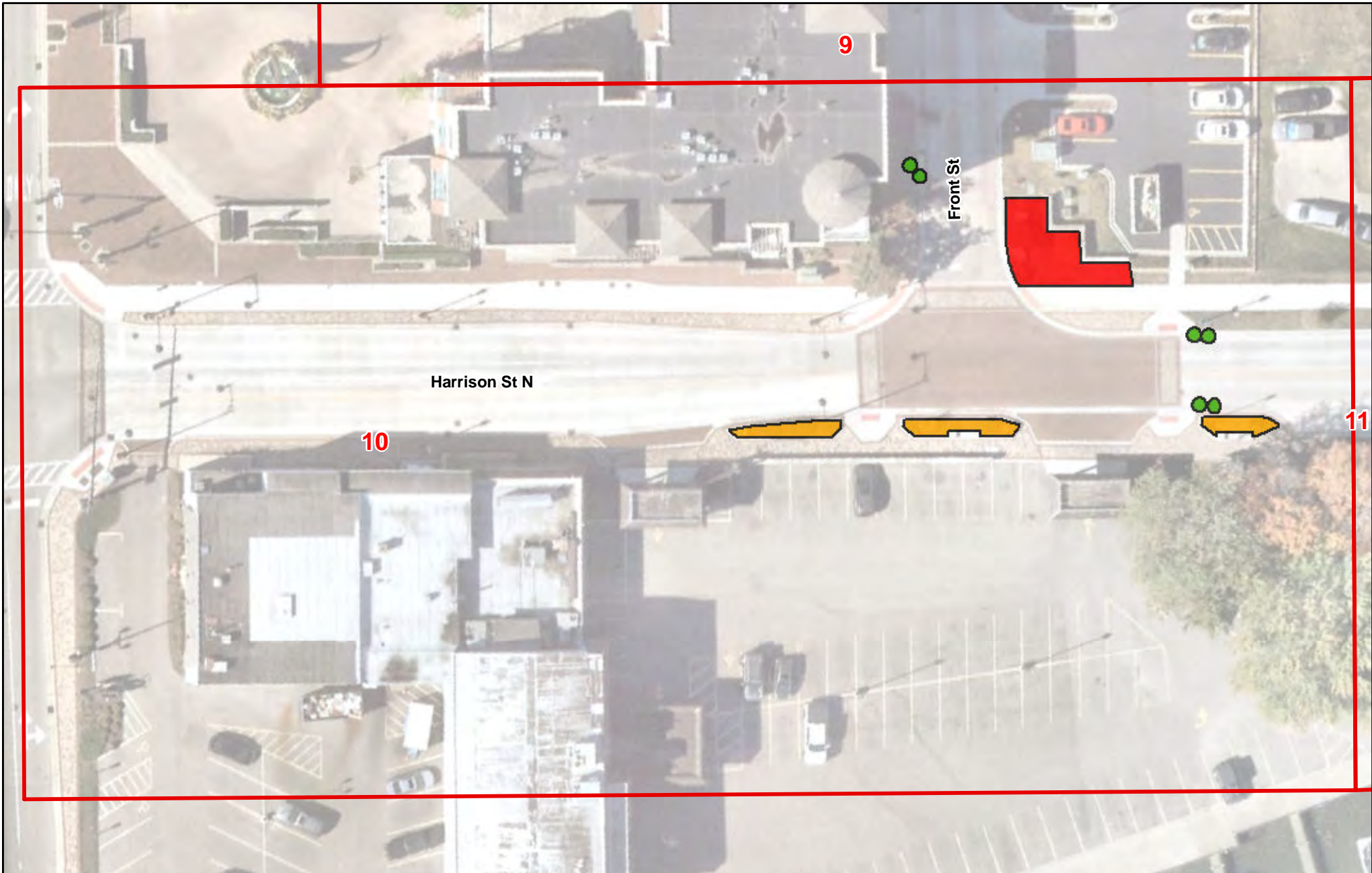
2025 Algonquin Streetscape Landscape Maintenance



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|---|---|---|
|  Hanging Basket - Small |  Bed, Raised |  Bed, At Grade |
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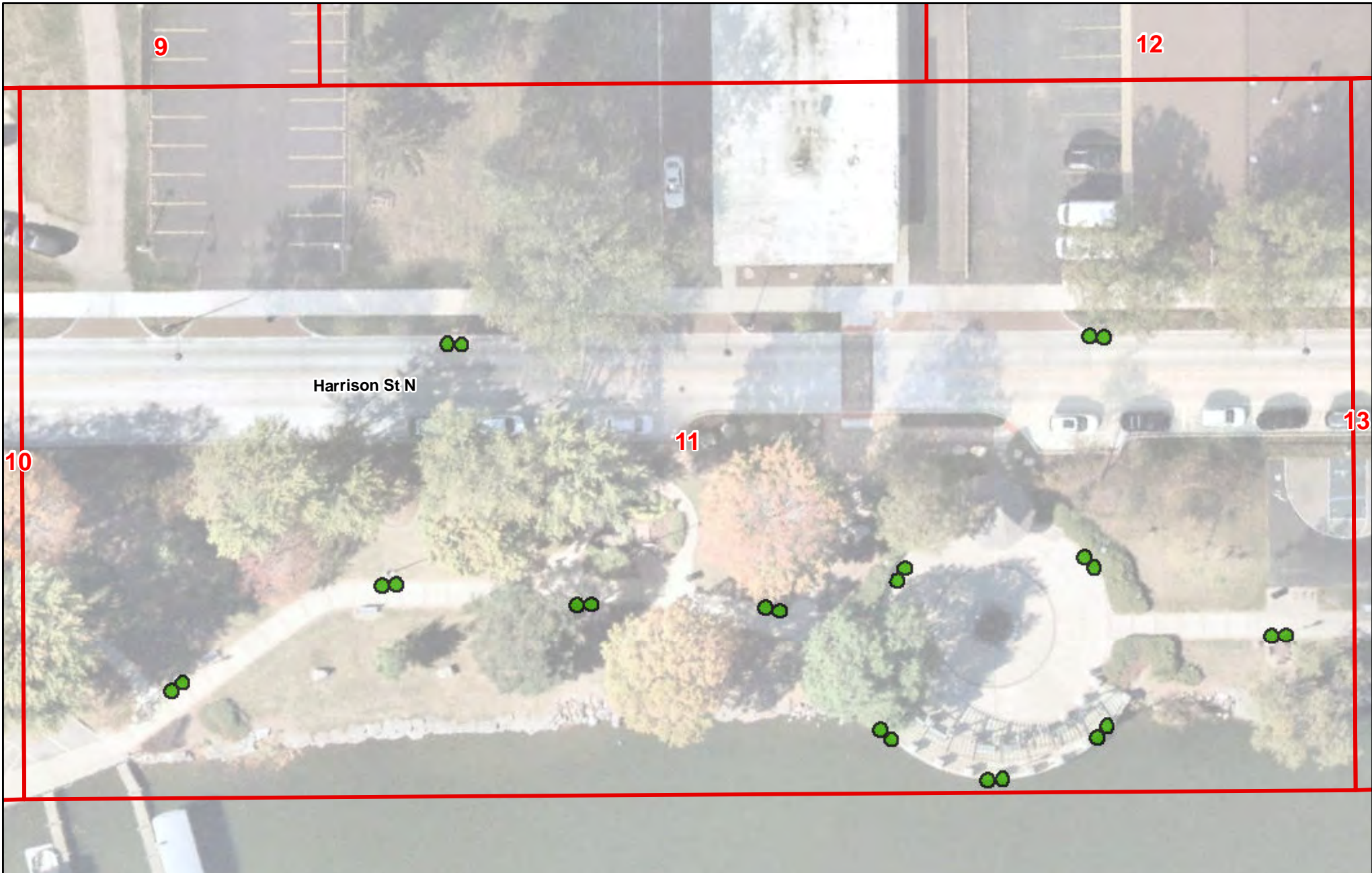
2025 Algonquin Streetscape Landscape Maintenance



-  Hanging Basket - Small
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-  Bed, At Grade
-  Hanging Basket - Large
-  Planter Box
-  Pot/Urn



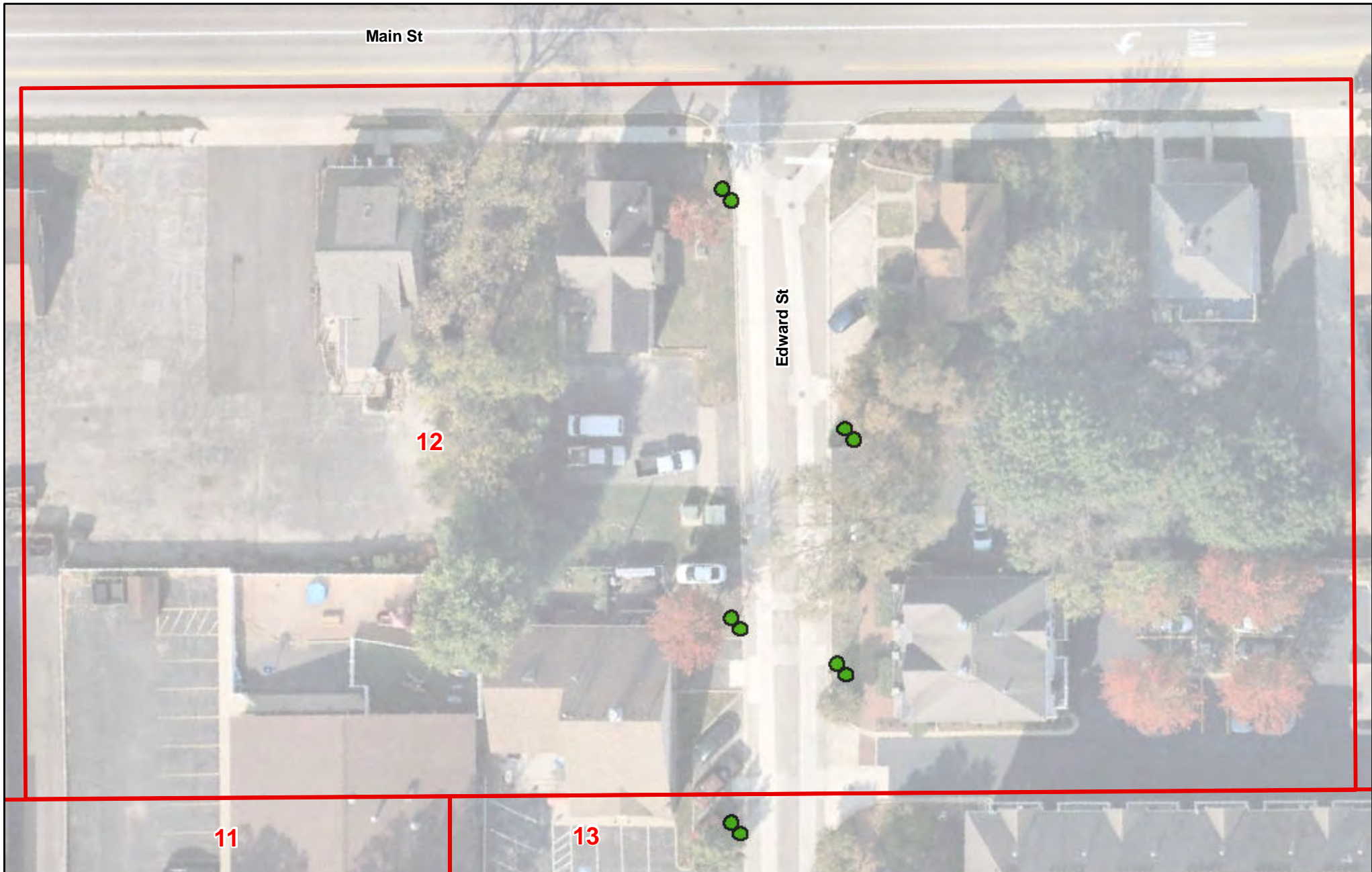
2025 Algonquin Streetscape Landscape Maintenance



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|---|---|---|
|  Hanging Basket - Small |  Bed, Raised |  Bed, At Grade |
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2025 Algonquin Streetscape Landscape Maintenance



- | | | |
|---|---|---|
|  Hanging Basket - Small |  Bed, Raised |  Bed, At Grade |
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2025 Algonquin Streetscape Landscape Maintenance



- | | | |
|---|---|---|
|  Hanging Basket - Small |  Bed, Raised |  Bed, At Grade |
|  Hanging Basket - Large |  Planter Box |  Pot/Urn |



Insurance Requirements – Vendor/Services

Required Insurance:

Limits of liability for the insurance required under the Agreement are as follows or as otherwise agreed to in writing by the Owner and the Vendor:

1. **Workers Compensation.** Vendor shall provide workers compensation insurance for all its employees providing services under this Agreement in accordance with applicable law.
2. **Commercial General Liability.** Vendor shall provide commercial general liability insurance to cover the liabilities of Vendor, its Affiliates, independent contractors, and subcontractors, arising out of the Vendor's performance of this Agreement with limits of one million dollars (\$1,000,000) for each claim, one million dollars (\$1,000,000) products aggregate and two million dollars (\$2,000,000) general aggregate which may be provided through umbrella coverage. This insurance, including insurance provided under the commercial umbrella, if any, shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to, or maintained by, Owner
 - a. Vendor shall provide evidence of said insurance, in the form of an insurance certificate, within thirty (30) days from the date hereof.
 - b. Additional Insured. Such insurance shall name Owner as an additional insured and such coverage shall be primary and non-contributing with respect to the Owner's coverage.
 - c. Waiver of Subrogation. Vendor waives all rights against Owner and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the commercial general liability or commercial umbrella liability insurance maintained pursuant this Agreement.
 - d. Continuing CGL Coverage. Vendor shall maintain commercial general liability insurance for at least 3 years following the earlier termination or the completion of this Agreement or the completion of the Work under this Agreement and all authorized extensions thereof.
3. **Business Automobile Insurance.** Vendor shall provide business auto liability insurance to cover the liabilities of Vendor, its Affiliates, independent contractors, and subcontractors, arising out of Vendor's performance of this Agreement with limits of one million dollars (\$1,000,000) for each claim, one million dollars (\$1,000,000) products aggregate and two million dollars (\$2,000,000) general aggregate which may be provided through umbrella coverage. Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos). Vendor waives all rights against Owner and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the business auto liability or commercial umbrella liability insurance obtained by Vendor this Agreement or under any applicable auto physical damage coverage.

Evidence of Insurance.

1. Vendor shall furnish Owner with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, stating compliance with the insurance requirements set forth above.
2. Failure of Owner to demand such certificate or other evidence of compliance with these insurance requirements or failure of Owner to identify a deficiency from evidence that is provided shall not be construed as a waiver of Vendor's obligation to maintain such insurance.

VOA: _____

_____:

3. Owner shall have the right, but not the obligation, to prohibit Vendor or any of its independent contractors or subcontractors from entering the Project site or performing work required under this Agreement until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Owner.
4. Failure to maintain the insurance required in this Schedule shall constitute an event of default under this Agreement and shall allow Owner to immediately terminate this Agreement at Owner's option.
5. If Vendor fails to maintain the insurance as set forth herein, Owner shall have the right, but not the obligation, to purchase said insurance at Vendor's expense.
6. With respect to insurance maintained after final payment in compliance with a requirement above, an additional certificate(s) evidencing such coverage shall be promptly provided to Owner when requested.
7. Vendor shall provide Owner with 30 days written notice prior to the cancellation or material change of any insurance required under this Agreement.
8. Vendor shall provide certified copies of all insurance policies required above within 10 days of Owner's written request for said copies.

General Insurance Provisions

1. No Representation of Coverage Adequacy. By requiring the insurance as set out in this Schedule, Owner does not represent that coverage and limits will necessarily be adequate to protect Vendor, and such coverage and limits shall not be deemed as a limitation on Vendor's liability under the indemnities provided to Owner in this Agreement, or any other provision of the Contract Documents.
2. Cross-Liability Coverage. If Vendor's liability policies do not contain the standard separation of insureds provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.
3. The insurance requirements set out in this Schedule are independent from other obligations of Vendor under this Agreement and apply whether or not required by any other provision of this Agreement.
4. Independent Contractor/Subcontractor's Insurance. Vendor shall cause each independent contractor and subcontractor employed by Vendor to purchase and maintain insurance of the type specified in this Schedule. When requested by Owner, Vendor shall furnish to Owner copies of certificates of insurance evidencing coverage for each independent contractor or subcontractor.

VOA: _____

_____ : _____



Village of Algonquin

The Gem of the Fox River Valley

MEMORANDUM

TO: Tim Schloneger, Village Manager

FROM: Cliff Ganek, Village Engineer

DATE: January 14, 2025

SUBJECT: Agreement Between the Catholic Diocese and the Village of Algonquin for Property Dedication and Temporary Construction Easements on Eastgate Drive

The Eastgate Drive Improvements Project, spanning from south of Webster Street to IL-62, involves critical infrastructure upgrades. These include roadway resurfacing to improve driving surfaces and stabilize the road base, roadway widening near the Catholic Diocese property to add angled parking, and replacement of the aging water main with new fire hydrants, valves, and private service connections.

Additional improvements include drainage upgrades, ADA-compliant sidewalks, a protected crosswalk, curb replacement, striping, signage, and landscape restoration.

To facilitate these improvements, the Village has reached an agreement with the Catholic Diocese of Rockford. This agreement includes the donation of property from the church for angled parking and sidewalk improvements, as well as two temporary construction easements.

Agreement Highlights:

The agreement with the Catholic Diocese includes the following elements to support the project:

1. **Property Dedication:**
 - Donation of land from the church for angled parking and sidewalk improvements.
2. **Temporary Construction Easements:**
 - **Easement 1:** For sidewalk connections and pedestrian crossing improvements from IL-62 to the church/school property.
 - **Easement 2:** For installing a swing gate on the school's property to enhance future access and safety.

*The attached Exhibit A provides a detailed depiction of the property dedication and easements.

Action Requested

Staff recommends approval of the following related to the Eastgate Drive Improvements Project:

1. Agreement Between the Catholic Diocese and the Village of Algonquin for Property Dedication and Temporary Construction Easements on Eastgate Drive.

**PROPERTY DEDICATION, TEMPORARY
CONSTRUCTION EASEMENTS AND VILLAGE COMMITMENT AGREEMENT**

This Property Dedication, Temporary Construction Easements and Village Commitment Agreement (“Agreement”) is entered into this ____ day of _____, 2025 (“Effective Date”), by and among, Catholic Diocese of Rockford, an Illinois religious corporation (the “Grantor”) and the Village of Algonquin, an Illinois municipal corporation (the “Village”).

WHEREAS, the Village is constructing right of way improvements to Eastgate Drive which include replacement of aging watermain, installation of angled parking stalls, installation of an ADA compliant sidewalk, installation of a protected crosswalk, re-stabilization of the road base and resurfacing of the road (the “Project”) and as part of that Project, the Village has requested that certain property be donated to it, as well as requests two temporary construction easements, from the Grantor; and

WHEREAS, the Grantor wishes to convey all of its interest in and to the property legally described as follows to the Village:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 21 IN JANAK’S 2ND ADDITION TO ALGONQUIN, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1955 AS DOCUMENT NO. 294995; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 21 HAVING AN ILLINOIS COORDINATE SYSTEM GRID (EAST ZONE) BEARING OF NORTH 89 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 14.00 FEET TO A POINT ON A LINE 14.00 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF EASTGATE DRIVE; THENCE NORTH 00 DEGREES 48 MINUTES 01 SECONDS EAST 325.00 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 89 DEGREES 11 MINUTES 59 SECONDS EAST, 14.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF EASTGATE DRIVE; THENCE SOUTH 00 DEGREES 48 MINUTES 01 SECONDS WEST 325.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING (the “Subject Property”).

The Subject Property is depicted in **Exhibit A** attached hereto as the “proposed acquisition parcel”.

1. The Grantor represents to the Village that such Grantor has not conveyed any interest in the Subject Property to any person or entity previously as confirmed by the title report of 11/6/2024 prepared by Heritage Title Company for Village.

2. The Grantor agrees to donate to the Village all of its interest in the Subject Property through a quit claim deed in the form attached hereto as **Exhibit B** within 30 days of the Effective Date of this Agreement (“Donation”) provided conditions A and F below have been approved and the fees paid prior to the Donation, and to execute such other documents as may be reasonably requested by the Village to record such deed, such as a transfer tax declaration with all transfer taxes to be paid by Village if any, and to have the Village obtain a title insurance policy free and

clear of exceptions to be paid for by Village, subject to the following documents, terms and conditions:

- A. Approval by Grantor of the final Eastgate Drive Water Main and Roadway Improvements Village of Algonquin, Illinois plans prepared by Christopher B. Burke Engineering, LTD attached hereto and incorporated herein as **Exhibit C** and the Issued for Construction Plan Set which will be attached hereto and incorporated as **Exhibit D** in final form when issued (Exhibit C and D in final form shall be known as the “Plans”) which plans include design of the six inch tall curb head barrier curb and ADA compliance. If the Issued for Construction Plan Set contains any changes from the Issued for Bid Plan Set forth at Exhibit C with regard to elements of the design that affect any matter set forth in this Agreement, such changes shall be set forth in an e-mail from the Village Engineer and Grantor shall have the right to reject or approve such changes. In any event, written approval of the Plans shall be given by Grantor prior to the Donation and the Donation shall not occur until the Issued for Construction Plan Set is issued and attached to this Agreement;
- B. The installation at Village’s cost by August 31, 2025 of one Carmanah Rectangular Rapid Flashing Beacon model number SC315-G (Gen 3) in the location as indicated on Exhibit C and the installation of the crosswalk as shown on the Plans;
- C. The Village acknowledges that the existing fence located on part of the Grantor’s remaining property with a property address of 451 Algonquin Road, Algonquin, Illinois (PIN 19-34-251-001 (“Remaining Property”), (which fence will not be disturbed during construction), conforms to the Village’s Code requirements and that the Donation of the Subject Property to the Grantee will not create a non-conformity and, as such, the fence may be replaced in the future at Grantor’s or its assigns discretion at the current height, type and size as the existing fence.
- D. The Village during construction will attempt to preserve all existing trees located on the Subject Property as those trees assist in screening the presence of children outside at the school from Eastgate Drive. If an existing tree needs to be removed during construction to allow construction of the Project or if one of the existing trees on the Subject Property dies within one year of completion of the Project, such tree(s) will be replaced with 2.5-3” caliper trees approximately 12 feet in height of a type to be selected by Grantor and Village’s arborist. Such replacement trees will have a one-year warranty when purchased. Additional shrubs or bushes shall be installed by Village at its cost to provide screening similar to what existed before the tree(s) were removed or died if applicable;
- E. A gate substantially as shown on Exhibit G will be installed on the Remaining Property, at the Village’s cost, in the location shown on the Issued for Bid Plan set and Issued For Construction (IFC) Plan Set attached hereto as **Exhibits C and D**. Following installation of the gate, all future maintenance of the gate shall be the responsibility of the Grantor;
- F. The Village shall reimburse the Grantor prior to the Donation for any legal and consulting expenses incurred by the Grantor in an amount not to exceed \$8700.00 with Grantor providing the Village with the invoices (without detailed descriptions of the work) prior to payment;
- G. The Village will generally keep Grantor apprised of the timeline for construction and will provide 72 hours’ notice prior to the commencement of the right-of-way

work along Eastgate Drive in order to allow the Grantor time to notify parents of its school children about the Project and to institute a traffic plan with the input of Village during the Project construction. Village commits to keep Grantor informed weekly during the Project as to any improvements that will affect the normal day to day operation of the school; and

- H. In the event the right-of-way improvements along Eastgate Drive pursuant to the Plans have not begun within two (2) years from the date of the Donation, the Village shall convey the Subject Property back to the Grantor at no cost to Grantor.
- I. During the construction of the Project and until completion the two entrances to the Grantor's Property from Eastgate Drive shall remain open and unobstructed for access by Grantor and its invitees.

3. The Village shall be responsible for payment of the 2025 property taxes and for the years thereafter relative to the Subject Property.

4. To effectuate the Project, Grantor hereby grants to the Village, its employees, contractor(s) and engineering consultant, a temporary construction easement in and upon a portion of the Remaining Property as legally described in **Exhibit E** and depicted in **Exhibit A** ("Temporary Construction Easement 1") for the sidewalk extension/connection at IL-62 to the Remaining Property. Upon termination of the Temporary Construction Easement 1 the Remaining Property shall be in the same condition as of the date of this Agreement. Village agrees to hold Donor harmless from and against any and all loss, cost or expense to person or property caused by Village and its contractors, engineering consultants and employees access use of Temporary Construction Easement 1.

5. Grantor also hereby grants to the Village, its employees, contractor(s) and engineering consultant, a temporary construction easement in and upon a portion of the Remaining Property as legally described in **Exhibit F** and depicted in **Exhibit A** ("Temporary Construction Easement 2") for the installation of the proposed gate at the south entrance to the Church property. Upon termination of the Temporary Construction Easement 2 the Remaining Property shall be in the same condition as of the date of this Agreement. Village agrees to hold Donor harmless from and against any and all loss, cost or expense to person or property caused by Village and its contractors, engineering consultants and employees access use of Temporary Construction Easement 2.

6. The Village agrees that upon completion of all work related to the Project, the Village will repair any improvements which are disturbed and return the Subject Property, any Remaining Property subject to the Temporary Easements and their surface and improvements thereon, to substantially the same condition as that which existed immediately prior to such disturbance. Village agrees to restore any disturbed areas on the Remaining Land or Subject Land or the surrounding areas that are disturbed by construction, inclusive of any easement areas or other land adjacent to Village right of way that might be impacted due to construction operations related to the Project. Said restoration shall consist of 6-inch topsoil, seeding Class 2A, and erosion control blanket as per the typical section shown on the construction drawings. Village agrees to maintain said disturbed areas until sufficient grass is re-established.

7. Temporary Construction Easement 1 and Temporary Construction Easement 2 will automatically terminate upon the completion of the Project, or no later than December 31, 2025, whichever occurs first.

8. This Agreement may be signed in counterparts.

9. If the Village is in default of this Agreement, the Grantor shall provide the Village with a written statement setting forth the default of the Village. The Village shall have up to sixty days to cure the default. If Village does not cure the default, Grantor's remedy shall be enforcing the terms and conditions of this Agreement and the pursuit of all remedies at law or in equity. In such instance the prevailing party shall be entitled to reimbursement of legal fees and costs.

10. Miscellaneous Provisions: (a) This document represents the entirety of the Agreement between the parties and shall be binding upon them and inure to the benefit of and be enforceable by and against their respective successors, personal representatives, heirs, legatees and assigns; (b) If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby; (c) This Agreement, and any exhibits attached to this Agreement, may be amended only in a writing signed by all the parties or their successors in interest; and (d) This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois with venue lying in the Circuit Court for McHenry County, Illinois.

11. All notices and requests pursuant to this Agreement shall be sent as follows:

To the Donor to:

Catholic Diocese of Rockford
Attn: Ryan Blackney
555 Colman Center Drive
Rockford, IL 61108

To the Village:

Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102

[Signature Page to follow]

CATHOLIC DIOCESE OF ROCKFORD,
an Illinois religious corporation

By: _____
Its: _____

VILLAGE OF ALGONQUIN

By: _____
Tim Schloneger, Village Manager

ATTEST:

Fred Martin, Village Clerk

EXHIBIT A

Easement Exhibit including depiction of the Subject Property and the Temporary Easements

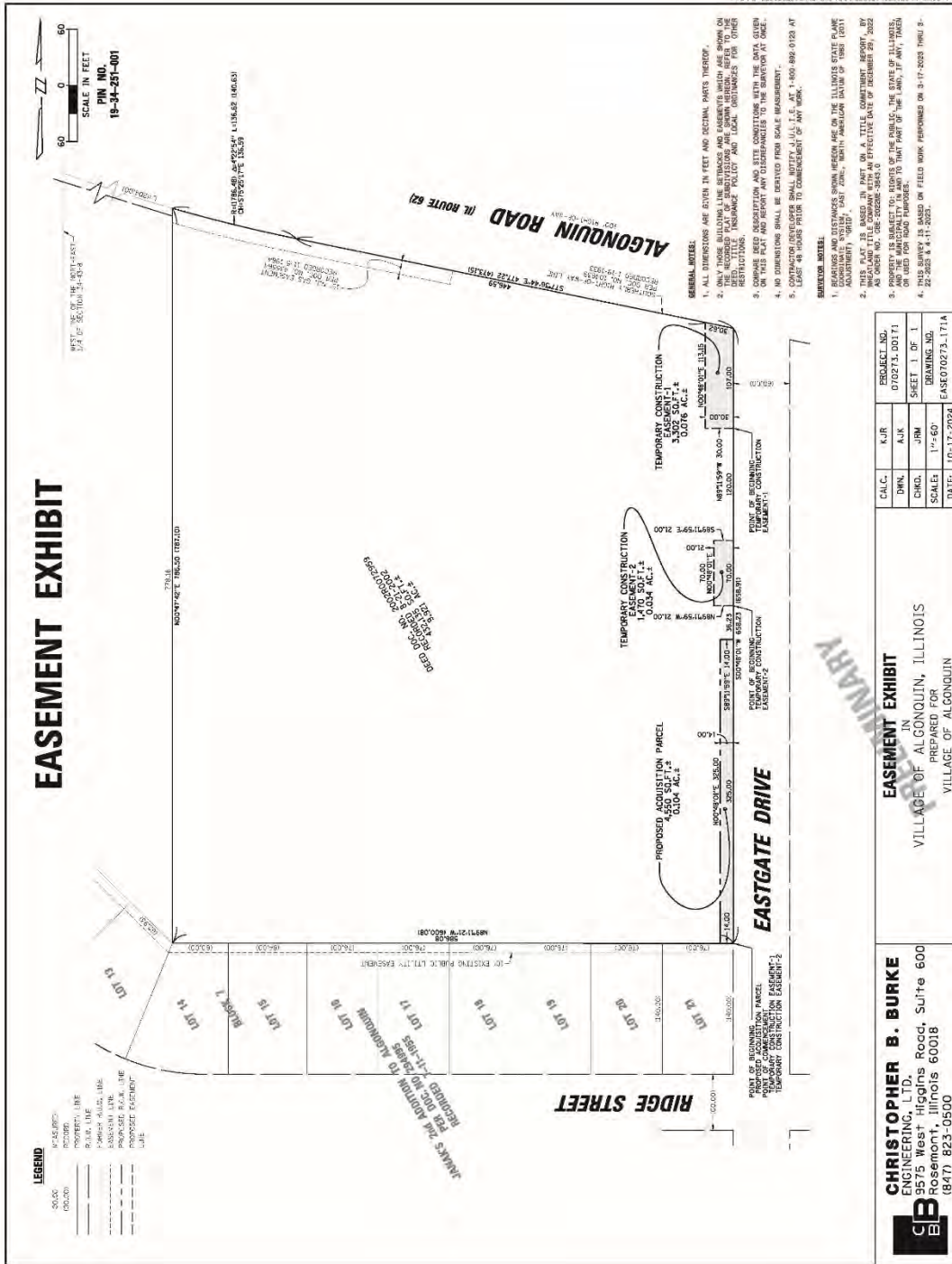


EXHIBIT B
Form of Quit Claim Deed

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, CATHOLIC DIOCESE OF ROCKFORD, an Illinois religious corporation, located at 451 Algonquin Road, Algonquin, Illinois for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND QUIT CLAIMS to the VILLAGE OF ALGONQUIN, an Illinois municipal corporation located at 110 Mitchard Way, Algonquin, Illinois, 60102, GRANTEE, all interest in the following described real estate legally described as:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 21 IN JANAK'S 2ND ADDITION TO ALGONQUIN, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1955 AS DOCUMENT NO. 294995; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 21 HAVING AN ILLINOIS COORDINATE SYSTEM GRID (EAST ZONE) BEARING OF NORTH 89 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 14.00 FEET TO A POINT ON A LINE 14.00 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF EASTGATE DRIVE; THENCE NORTH 00 DEGREES 48 MINUTES 01 SECONDS EAST 325.00 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 89 DEGREES 11 MINUTES 59 SECONDS EAST, 14.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF EASTGATE DRIVE; THENCE SOUTH 00 DEGREES 48 MINUTES 01 SECONDS WEST 325.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

subject to real estate taxes for the year 2025 and all subsequent years and all outstanding assessments, and subject to any and all easements, restrictions, covenants and encumbrances of record.

The said Grantor hereby states that this property is commercial property and is not subject to the Homestead Exemption Laws of the State of Illinois.

Dated this _____ day of January, 2025.

CATHOLIC DIOCESE OF ROCKFORD, an Illinois religious corporation

By: _____
Its: _____

STATE OF ILLINOIS)
) SS
_____ COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT _____ of CATHOLIC DIOCESE OF ROCKFORD, an Illinois religious corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this _____ day of January 2025.

Notary Public

PROPERTY CODE: _____

Future Taxes and Return to:

Village of Algonquin
110 Mitchard Way
Algonquin, IL 60102

Prepared By:

Sherry L. Harlan
Hinshaw & Culbertson LLP
100 Park Avenue, 2nd Floor, Suite 2A
Rockford, IL 61105
815-490-4900

AFFIX TRANSFER TAX STAMP OR	
"Exempt under provisions of Paragraph (e)" Section 31-45, Real Estate Transfer Act.	
_____ Date	_____ Buyer, Seller or Representative

EXHIBIT C

Issued for Bid Plans for the Eastgate Drive Improvements and Parking Design

EXHIBIT D

Issued for Construction Plans for the Eastgate Drive Improvements and Parking Design

EXHIBIT E
Legal Description for Temporary Construction Easement 1

LEGAL DESCRIPTION (TEMPORARY EASEMENT - 1):

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 21 IN JANAK'S 2ND ADDITION TO ALGONQUIN, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1955 AS DOCUMENT NO. 294995; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF EASTGATE DRIVE HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 00 DEGREES 48 MINUTES 01 SECONDS EAST A DISTANCE OF 551.23 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 59 SECONDS WEST, 30.00 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 48 MINUTES 01 SECONDS EAST, 113.15 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ALGONQUIN ROAD (A.K.A. ILLINOIS ROUTE 62) AS DEDICATED BY DOCUMENT NO. 104639, RECORDED JANUARY 19, 1933; THENCE SOUTH 77 DEGREES 36 MINUTES 44 SECONDS EAST, 30.62 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF EASTGATE DRIVE; THENCE SOUTH 00 DEGREES 48 MINUTES 01 SECONDS WEST 107.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

EXHIBIT F
Legal Description for Temporary Construction Easement 2

LEGAL DESCRIPTION (TEMPORARY EASEMENT - 2):

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 21 IN JANAK'S 2ND ADDITION TO ALGONQUIN, BEING A SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 34 ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1955 AS DOCUMENT NO. 294995; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF EASTGATE DRIVE HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 00 DEGREES 48 MINUTES 01 SECONDS EAST A DISTANCE OF 361.23 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 59 SECONDS WEST, 21.00 FEET TO A POINT ON A LINE 21.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 48 MINUTES 01 SECONDS EAST, 70.00 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 89 DEGREES 11 MINUTES 59 SECONDS EAST, 21.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF EASTGATE DRIVE; THENCE SOUTH 00 DEGREES 48 MINUTES 01 SECONDS WEST 70.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

EXHIBIT G
Depiction of Gate





Village of Algonquin

Police Department



-MEMORANDUM-

DATE: January 8, 2025
TO: Tim Schloneger, Village Manager
FROM: Dennis Walker, Chief of Police
SUBJECT: McHenry County Gang Task Force IGA

Attached please find the Intergovernmental Agreement for the McHenry County Gang Task Force.

The Gang Task Force agreement commits the Police Department for a five-year term to provide law enforcement services at events and operations when requested by participating agencies. The Police Department has asked for assistance from the Task Force in the past for various public events and have provided officers for other events throughout the county.

I respectfully request the Committee of the Whole consider these requests and forward them to the Village Board for approval and signature.

INTERGOVERNMENTAL AGREEMENT

FOR

McHENRY COUNTY GANG TASK FORCE

This Agreement is made and entered into this 1st day of January, 2025, by and between the COUNTY OF McHENRY, a body politic and corporate of the State of Illinois (hereinafter referred to as the "COUNTY"), the McHENRY COUNTY SHERIFF (hereinafter referred to as the "SHERIFF"), and the Municipalities of the VILLAGE OF ALGONQUIN, VILLAGE OF BULL VALLEY, VILLAGE OF CARY, CITY OF CRYSTAL LAKE, VILLAGE OF FOX RIVER GROVE, CITY OF HARVARD, VILLAGE OF HUNTLEY, VILLAGE OF ISLAND LAKE, VILLAGE OF JOHNSBURG, VILLAGE OF LAKE IN THE HILLS, VILLAGE OF LAKEMOOR, CITY OF MARENGO, CITY OF MCHENRY, VILLAGE OF MCCULLOM LAKE, VILLAGE OF OAKWOOD HILLS, VILLAGE OF PRAIRIE GROVE, VILLAGE OF RICHMOND, VILLAGE OF SPRING GROVE, VILLAGE OF WONDER LAKE and CITY OF WOODSTOCK, (hereinafter referred to collectively as the "MUNICIPALITIES" and individually as "MUNICIPALITY").

WHEREAS, the COUNTY, the SHERIFF, and the MUNICIPALITIES are authorized by the terms and provisions of 5 ILCS 220/5 et. seq., to enter into intergovernmental agreements, ventures and undertakings to perform jointly any governmental purpose or undertaking any of them could do singularly; and

WHEREAS, the Parties mutually desire to become members of the McHenry County Gang Task Force unit for the purpose of providing law enforcement services at events and law enforcement operations within unincorporated and incorporated McHenry County in accordance with the terms and conditions set forth below.

TERMS AND CONDITIONS

NOW THEREFORE, in consideration of the foregoing and the covenants contained herein, the parties hereby agree as follows:

Members and Jurisdiction

1. Each of the signatories to this agreement is a member ("Member") of the McHenry County Gang Task Force unit for the purpose of providing gang enforcement services at events and gang related investigations within unincorporated and incorporated McHenry County.

2. Each MUNICIPALITY shall appoint one or more officer(s) from its respective police department to the gang task force unit. The SHERIFF shall appoint one or more deputies to the gang task force unit.

3. The SHERIFF shall authorize the appointed municipal police officers to perform the law enforcement functions described under this Agreement outside of their respective municipal jurisdictions within McHenry County until notified otherwise by the COUNTY or the SHERIFF.

Command and Control

4. A request for services provided by the McHenry County Gang Task Force shall be submitted to the SHERIFF via email or in writing. All requests may be approved or denied at the SHERIFF'S discretion. In the absence of a written or emailed request or confirmation, the organized presence of the task force in a member jurisdiction shall carry a presumption of being requested by that MUNICIPALITY.

5. The Chief of Police (or his/her designee) of the MUNICIPALITY in which the McHenry County Gang Task Force unit has been requested to provide services shall command and control the unit for the duration of such assistance. Should services be required outside the jurisdiction after the services have commenced, command and control shall remain with the Chief of Police (or his/her designee) of the MUNICIPALITY in which the McHenry County Gang Task Force unit has been requested to provide services.

6. The SHERIFF shall command and control the gang task force unit in unincorporated McHenry County and when the unit is requested to provide services in a municipality which is not a party to this Agreement.

Defense and Indemnification

7. a. The Member in command and control of the gang task force during a period of assistance shall assume the defense of and hold harmless all other Members of the gang task force unit, their officers, deputies and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which the other Members, their officers, deputies or employees may hereafter sustain, incur, or be required to pay, arising solely or in part due to any act or omission of any Member, its officers, agents, or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this Agreement; provided, however, that no indemnification is required for the payment of judgments or settlements of suits or claims arising out of the gross negligence or willful misconduct by another Member or its employees or agents. The Members agree to enter into a joint defense agreement and to cooperate in the defense of this matter to carry out the intent of this section to the extent allowed by law.

b. This Agreement does not create an independent operating body, but merely provides for shared services and allocation of duties and risk as described in this Agreement. However, in the event of a claim for any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees in which the "McHenry County Gang Task Force" itself is named – instead of or in addition to any of the Members of this Intergovernmental Agreement -- then the obligations described in Section 6.a. above shall also apply to the "McHenry County Gang Task Force". However, the indemnifying Member may act to have any claims against the "McHenry County Gang Task Force" as a separate entity dismissed from any lawsuit or claim of any sort.

Employment Status and Liability

8. For all purposes under this Agreement, an officer or deputy that is employed by a Member and acting under color of this Agreement shall be and remain an employee of such Member, and shall not be considered an employee of any other Member, regardless of which Member is commanding and controlling the action of the McHenry County Gang Task Force unit during a period of assistance.

9. Each Member shall be solely responsible for the payment of wages, health, welfare and pension benefits, worker's compensation, unemployment compensation, disability benefits, and all other benefits and payments resulting from the employment relationship. Neither the COUNTY nor any other Member shall be responsible for payment of worker's compensation, unemployment compensation, disability or death benefits, or any other employee benefits to any employee of another Member as a consequence of the performance of this Agreement.

10. Each Member waives all claims against all other parties to this Agreement for compensation for any loss, damage, personal injury, or death occurring to its respective personnel and/or equipment as consequence of the performance of this Agreement. Notwithstanding anything to the contrary in this Agreement, no Member waives or relinquishes any immunity or defense on behalf of itself, its officers, employees and agents and nothing in this paragraph in any way diminishes the Members' defense and indemnification obligations under paragraph 6 of this Agreement.

Term, Withdrawal and Termination

11. The term of this Agreement is for a five (5) year period beginning January 1, 2025 and ending December 31, 2029.

12. Each Member may withdraw their officer(s) from the gang task force unit upon thirty (30) days written notice of withdrawal to the other parties, the effect of which shall terminate their rights, obligations and privileges under this Agreement. A Member that has withdrawn assumes no responsibility for the actions of the remaining Members arising after the date of withdrawal, but shall remain liable for claims of loss or liability arising prior to the effective date of withdrawal, including all defense and indemnification obligations imposed under paragraph. No Member shall be liable to any other member

for its failure or refusal to provide appoint personnel or for the withdrawal as a Member or of personnel from the unit. Withdrawal of a Member shall not affect the continuation of this Agreement as to any other Member not indicating an intention to withdraw as provided herein.

13. The COUNTY or the SHERIFF may terminate this Agreement upon thirty (30) days written notice of termination to the other parties, provided, however, all defense and indemnification obligations imposed under paragraph 7 for acts or omissions occurring prior to the effective date of termination shall survive the termination this Agreement.

Insurance

14. Each Member shall be responsible for maintaining for the duration of this Agreement its own insurance with respect to its liabilities to its employees or to third parties that may reasonably result from the performance of its lawful functions, including the performance of this Agreement. Such insurance shall be maintained through qualified insurers and/or a self-insured governmental risk pool, and shall provide, at a minimum, the following coverages and liability limits:

- (a) Public Entity Liability, including but not limited to broad form general liability for personal injury and property damage, automobile liability for owned, non-owned and hired vehicles, public officials liability, and law enforcement liability; all such coverage shall provide contractual liability coverage for liability assumed in this Agreement and have limits of liability not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; and
- (b) Workers' Compensation Insurance to cover all employees and meet statutory limits in compliance with applicable state and federal laws. The coverage must also include Employer's Liability with minimum limits of \$1,000,000 for each incident.

15. The insurance required in this Agreement shall not include in the policy or any endorsements thereto any exclusion or limitations of contractual liability, any amendment of the insured contract definition or modification of the exception to the employers' liability exclusion or endorsements ISO CG 2139 or ISO CG 2426.

16. The Members agree that with respect to the above required insurance that:

- (a) The Members shall provide each other with Certificates of Insurance evidencing the above required insurance, within thirty (30) days of commencement of this Agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least fifteen (15) days prior to the expiration or cancellation of any such policies;

- (b) The Members shall provide each other with thirty (30) days prior notice, in writing, of Notice of Cancellation or material change in insurance coverage; and
- (c) Insurance Notices and Certificates of Insurance shall be provided to all of the Parties in accordance with paragraph 23, with an additional notice to the COUNTY's risk management division at:

Deputy County Administrator/Risk Management
McHenry County Administration
2200 N. Seminary Avenue
Woodstock, Illinois 60098

General Terms and Conditions

17. No person shall illegally be excluded from employment rights or participation in, or be denied the benefits of, the program which is the subject of this Agreement on the basis of race, religion, color, sex, age, disability, or national origin.

18. It is understood and agreed that the entire Agreement of the parties is contained herein and that this agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous Agreements presently in effect between the parties relating to the subject matter hereof. This Agreement may be amended by mutual consent of all of the parties, which shall be signed and executed with the same formality with which this instrument was executed.

19. This Agreement should not be construed or interpreted as furthering the duties, functions or responsibilities of the SHERIFF, the COUNTY or the MUNICIPALITIES beyond those tenets outlined in this Agreement.

20. No claim for services furnished by the MUNICIPALITIES, not specifically provided in this Agreement, will be allowed by the COUNTY and SHERIFF, nor shall the MUNICIPALITIES do any work or furnish any additional services not covered by this Agreement, unless it is approved in writing by the COUNTY. Such approval shall be considered to be a modification of this Agreement.

21. The Members may not assign, transfer or otherwise convey their rights or obligations under this Agreement without the prior written consent of all the Members.

22. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held to be contrary to law, or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of this Agreement. However, upon the occurrence of such an event, any Member may terminate this Agreement forthwith upon the delivery of written notice of termination to the other parties.

23. It is agreed that nothing herein contained is intended or should be construed as in any manner creating or establishing a relationship of co-partners between the parties, or as constituting the MUNICIPALITIES (including its officers, employees and agents) as agents, representatives, or employees of the COUNTY or the SHERIFF for any purpose, or in any manner, whatsoever.

24. All notices permitted or required under this Agreement shall be transmitted only by personal delivery or by first class, certified or registered United States Mail to the following persons at the addresses stated:

To the SHERIFF: Sheriff Robb Tadelman
McHenry County Sheriff's Department
2200 North Seminary Avenue
Woodstock, IL 60098

To the COUNTY: Peter Austin
County Administrator
2200 North Seminary Avenue
Woodstock, IL 60098

To the MUNICIPALITIES: Village Manager
Village of Algonquin
2200 N. Harnish Drive
Algonquin, IL 60120

Village of Bull Valley
1904 Cherry Valley Road
Bull Valley, IL 60098

Mayor
Village of Cary
755 Georgetown Drive
Cary, IL 60013

Mayor
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

Village of Fox River Grove
305 Illinois Street
Fox River Grove, IL 60021

City Administrator
City of Harvard
201 W. Front Street
Harvard, IL 60033

Assistant Village Manager
Village of Huntley
10987 Main Street
Huntley, IL 60142

Mayor
Village of Island Lake
3720 Greenleaf Avenue
Island Lake, IL 60042

Village of Johnsburg
1515 Channel Beach Avenue
Johnsburg, IL 60051

Director of Public Safety
& Village President
Village of Lake in the Hills
600 Harvest Gate
Lake in the Hills, IL 60156

Village of Lakemoor
28874 IL Route 120, Suite C & D
Lakemoor, IL 60051

Mayor
City of Marengo
132 E. Prairie Street
Marengo, IL 60152

Mayor
City of McHenry
333 S. Green Street
McHenry, IL 60050

Village of McCullom Lake
4811 W. Orchard Drive
McCullom Lake, IL 60050

President
Village of Oakwood Hills
3020 North Park Drive
Oakwood Hills, IL 60013

Village of Prairie Grove
3125 Barreville Road
Prairie Grove, IL 60012

Village of Richmond
5600 Hunter Drive
Richmond, IL 60071

President
Village of Spring Grove
7401 Meyer Road
Spring Grove, IL 60081

President
Village of Wonder Lake
4444 Thompson Road
Wonder Lake, IL 60097

Mayor
City of Woodstock
121 W. Calhoun Street
Woodstock, IL 60098

The SHERIFF and the COUNTY shall be entitled to separate copies of each Notice. Any Notice transmitted by first class United States Mail shall be deemed received on the second business day following its deposit in a United States Mail receptacle. The term "business day" shall not include Saturdays, Sundays or any other day declared to be a legal holiday in the State of Illinois by State Statute.

25. The laws of the State of Illinois shall control the interpretation of this Agreement.

26. Each person signing this Agreement on behalf of one of the parties agrees, represents and warrants that he or she has been duly and validly authorized to execute this Agreement on behalf of their party.

27. This Agreement may be executed in counterparts and shall be considered in effect starting January 1, 2025 upon execution by the COUNTY, SHERIFF, and at least one additional party.

28. The SHERIFF shall have the authority to approve the addition of parties not listed in this Agreement, provided that the additional members are located in McHenry County and are legally authorized to enter into such an agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the dates written below.

County of McHenry

ATTEST:

By: _____
Michael Buehler, Chairman
McHenry County Board

Joseph J. Tirio
McHenry County Clerk

Date: _____

Date: _____

McHenry County Sheriff Department

Village of Algonquin

By: _____
Robb Tadelman, Sheriff

By: _____

Date: _____

Date: _____

Village of Bull Valley

Village of Cary

By: _____

By: _____

Date: _____

Date: _____

City of Crystal Lake

Village of Fox River Grove

By: _____

By: _____

Date: _____

Date: _____

City of Harvard

By: _____

Date: _____

Village of Huntley

By: _____

Date: _____

Village of Island Lake

By: _____

Date: _____

Village of Johnsburg

By: _____

Date: _____

Village of Lake In The Hills

By: _____

Date: _____

Village of Lakemoor

By: _____

Date: _____

City of Marengo

By: _____

Date: _____

City of McHenry

By: _____

Date: _____

Village of McCullom Lake

By: _____

Date: _____

Village of Oakwood Hills

By: _____

Date: _____

Village of Prairie Grove

By: _____

Date: _____

Village of Richmond

By: _____

Date: _____

Village of Spring Grove

By: _____

Date: _____

Village of Wonder Lake

City of Woodstock

By: _____

By: _____

Date: _____

Date: _____