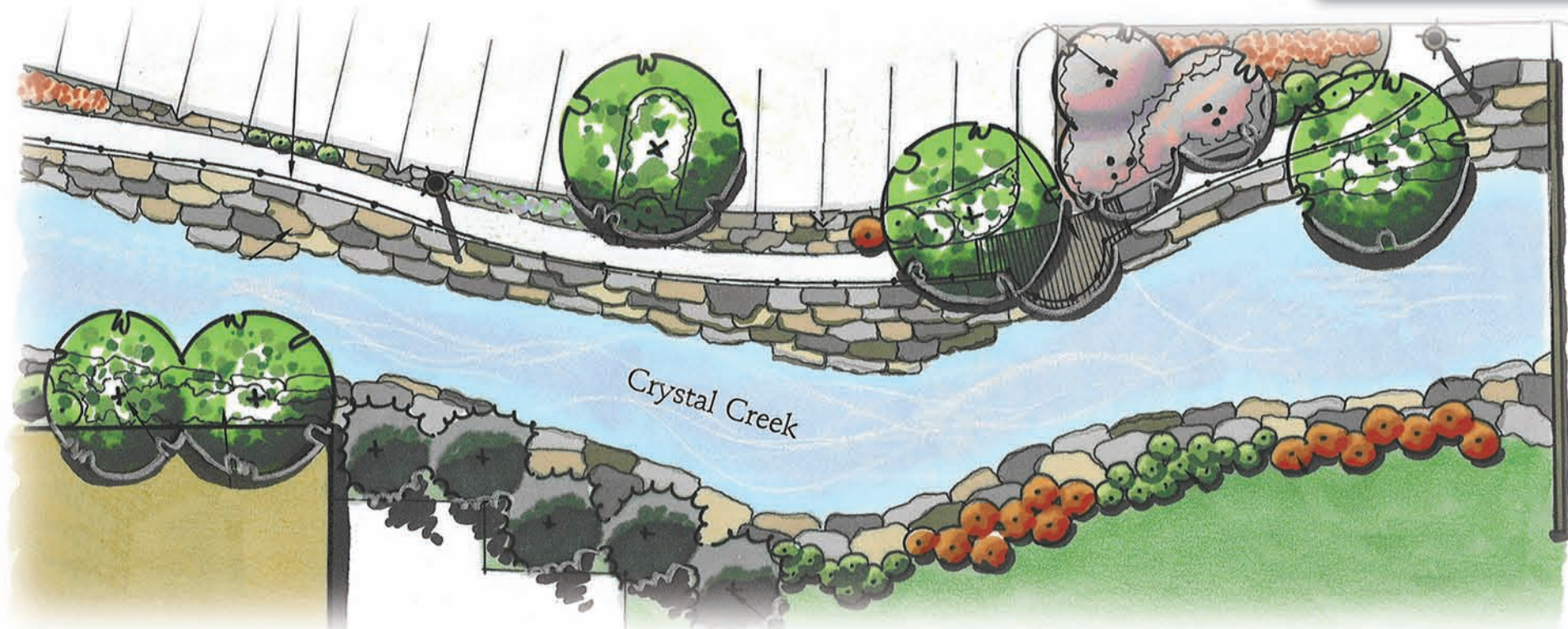




Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Index

Introduction	1
Planning Objectives Map	2
Downtown Master Plan	3
Gateway Monument	4
Huntington Drive Plaza	8
Trailhead	12
Primary Commercial Streetscape	16
Alleys	21
Secondary Commercial Streetscape	25
Secondary Residential Streetscape	29
South Harrison Street Parking Lot Screening	33
Crystal Creek Riverwalk	37
Centennial Plaza	41
Port Edward Restaurant Parking Lot	44
South River Road Trail	48
Site Furnishing Standards	52
Order of Magnitude Estimates Introduction	55
Recommended Construction Development Phasing Plan	56
Phase 1 Order of Magnitude Estimates	57
Phase 2 Order of Magnitude Estimates	62
Phase 3 Order of Magnitude Estimates	66
Phase 4 Order of Magnitude Estimates	68
Order of Magnitude Estimate Summary	73



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Introduction

Located in both Kane and McHenry County, IL, the Village of Algonquin is known as the "Gem of the Fox River Valley" due to its location at the heart of the Fox River Valley. The community has grown in recent years due to an influx of residents and development. The community seeks to maintain its historic character while accommodating this growth. "The mission of the people of Algonquin is to foster a harmonious, distinctive community with a strong sense of place, preserving its ecological and historical richness, providing a safe and comfortable environment through a responsible use of community resources, and developing ownership and pride in the community through significant citizen involvement in all civic, social, and cultural affairs." In keeping with the Village's mission statement, the Downtown Historic District Streetscape Enhancement program is being developed. The Village envisioned a document that would serve as a guide to improving and enhancing the Downtown Historic District as a means to encourage visitors and business growth in the downtown area.

In 2002, Planning Resources Inc. (PRI) prepared plans for a portion of the Algonquin Hills Phase 3 project along North Harrison Street. The scope of this work consisted of paver crosswalks, paved sidewalks, streetscape plantings, and public plazas incorporating low flagstone walls, benches, planters and stone outcroppings. In early 2007, the Village of Algonquin commissioned PRI to prepare a master plan for streetscape enhancements within the Downtown Historic District. Working together the Village and PRI identified the following goals for this document:

- To create a distinct visual identity for the Downtown Historic District.
- To expand the offerings of outdoor public art.
- To support the goals of the Downtown Algonquin Partnership in increasing the desirability of downtown Algonquin as a destination for residents and visitors.
- To maintain and enhance the historic character of the downtown.
- To provide outdoor destinations for the public and encourage pedestrian use of the downtown.

The Downtown Historic District is an area within the Old Town District focusing on streetscape enhancements. This diverse area includes retail/commercial properties, restaurants, single family residences, parks, public plazas, and bike trail. In addressing the diverse uses in the recommendations, the plan also had to consider the impact of the proposed Rt. 62/Rt. 31 Algonquin Bypass. The development of the bypass is expected to alleviate the increasing traffic congestion that Algonquin has been experiencing and return the downtown area to a more traditional character. It is the intent of the recommended improvements to enhance this identity.

Through a series of meetings and site visits, the Village and Planning Resources Inc. identified thirteen prototypical conditions and/or special interest areas to serve as a model for development:

- Gateway Monument
- Huntington Drive Plaza
- Trailhead
- Primary Commercial Streetscape
- Secondary Commercial Streetscape
- Secondary Residential Streetscape
- Alley (Prototype 1)
- Alley (Prototype 2)
- South Harrison Parking Lot Screening
- Crystal Creek Riverwalk
- Centennial Plaza
- Port Edward Restaurant Parking Lot
- South River Road Trail













This report contains an analysis of existing site features, recommendations for improvements, an order of magnitude cost estimate for each site, site furnishing and materials recommendations for visual continuity throughout the Downtown Historic District.



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Planning Objectives

LEGEND

-  North Harrison Streetscape Phase 1
(Completed 2003)
-  Future Redevelopment
-  Entry Way
-  Key Area Design
-  Park Land/Open Space/Completed Work
-  Trail Enhancement
-  Connections
-  Primary A Streetscape Enhancement
-  Primary B Streetscape Enhancement
-  Secondary Streetscape Enhancement
-  Study Area
-  Extended Study Area






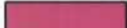






 Scale: 1"=400'



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Downtown Master Plan

LEGEND

-  Primary Commercial Streetscape
-  Secondary Commercial Streetscape
-  Secondary Residential Streetscape
-  Parking Lot Improvements
 - 1. Port Edward Restaurant
 - 2. Harrison Street
-  Open Space
 - 3. Centennial Park
 - 4. Huntington Drive Plaza
 - 5. Trailhead
 - 6. Gateway Entry Monument
 - 7. Secondary Gateway - Downtown Business District
-  Water-Oriented Open Space
 - 8. Crystal Creek Riverwalk
 - 9. South River Road Trail
-  North Harrison Streetscape Phase 1
-  Park Land
-  Study Area
-  Extended Study Area



 Scale: 1"=400'

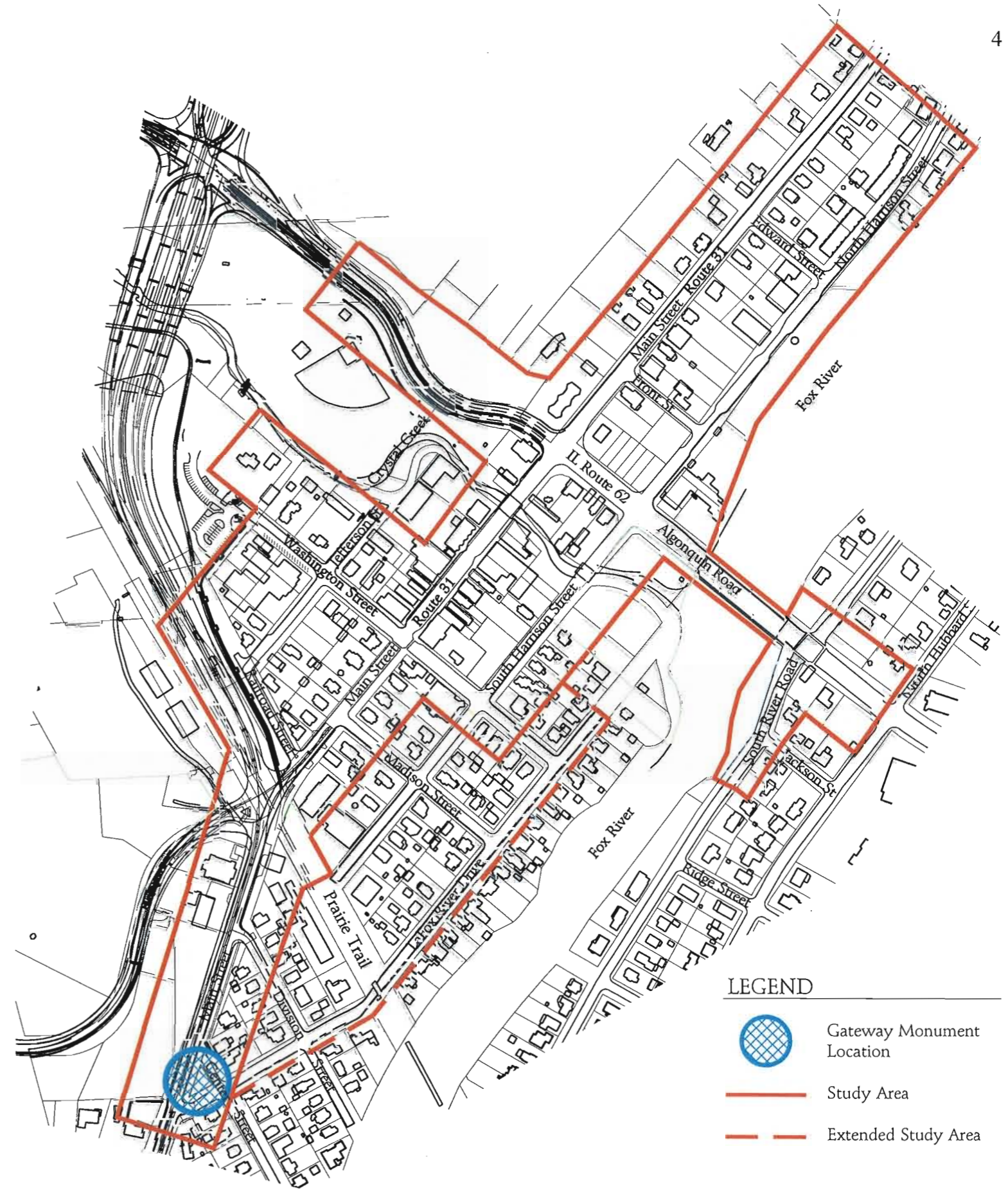


Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois




Gateway Monument

Located at the intersection of Main Street (Route 31), LaFox River Drive, and Center Street, this parcel is at the southernmost end of the Downtown Historic District. This triangular shaped piece of land is approximately 0.25 ac. in size. It's location along a major traffic route makes it an ideal space for an entry feature. The dominant site features are its size and proximity to the entrance of the Village, land that slopes away from Main Street, and the residential character of the neighborhood. These traits make it more suited to a visual marker than a public gathering space.

The recommended design incorporates a curved stone retaining wall to expand the flat area along Main Street for the entry feature development and allows the addition of a sidewalk to make a continuous pedestrian connection along this segment of Main Street. The gateway monument design reflects architectural features found in the Old Village Hall, a prominent feature within the downtown. A brick plaza is intended for use as a temporary public sculpture display. Enhanced landscape plantings are designed to provide a backdrop to the monument, provide interest for motorists and pedestrians, and provide additional screening between adjacent residences and traffic on Main Street.



LEGEND

-  Gateway Monument Location
-  Study Area
-  Extended Study Area

 Key Map
Scale: 1"=400'



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Gateway Monument

Opportunities:

- Gateway Opportunity
- Entry to Downtown Area - High Visibility
- Location for Entry Monument Sign (Existing)
- Proximity to Road
- Visual Access Only
- Incorporate Stone Element

Constraints:

- Small Space
- Sloping Grade
- Existing Trees to Preserve
- Limited Access/Safety



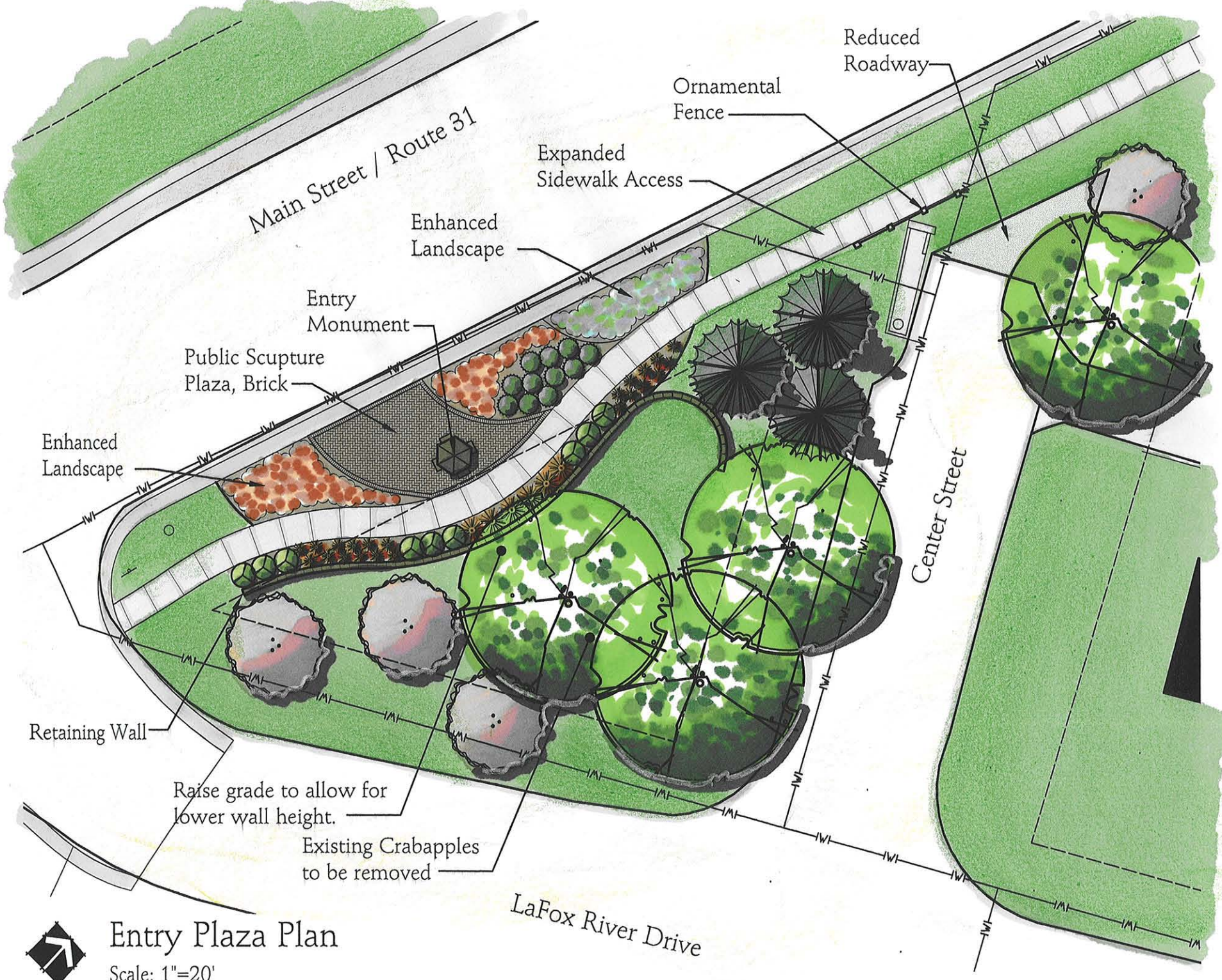
A. Intersection triangle, looking North





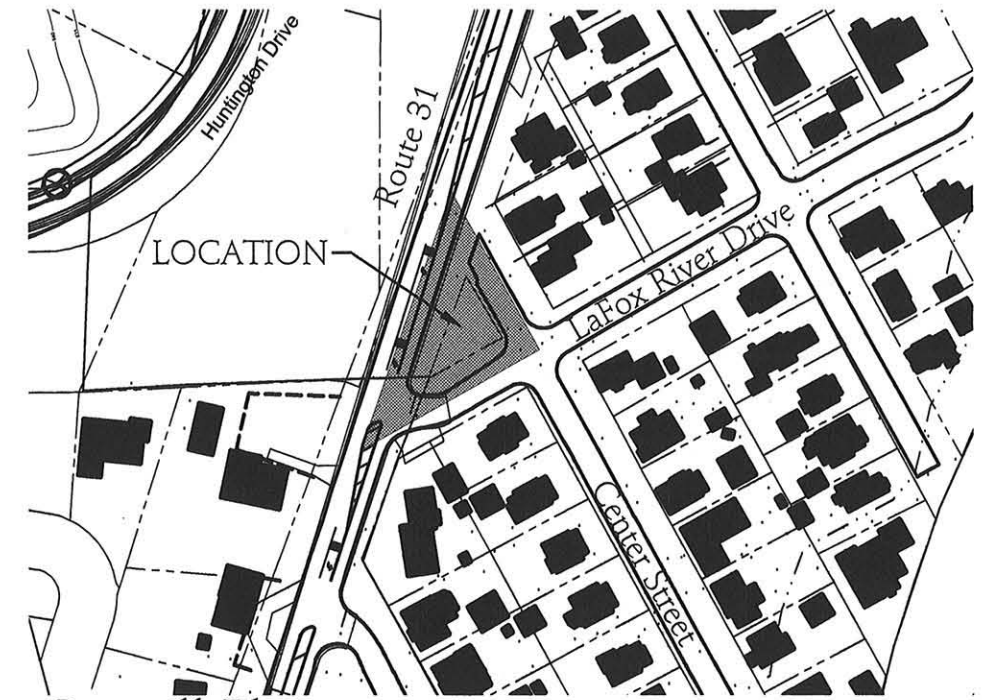
Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Gateway Monument



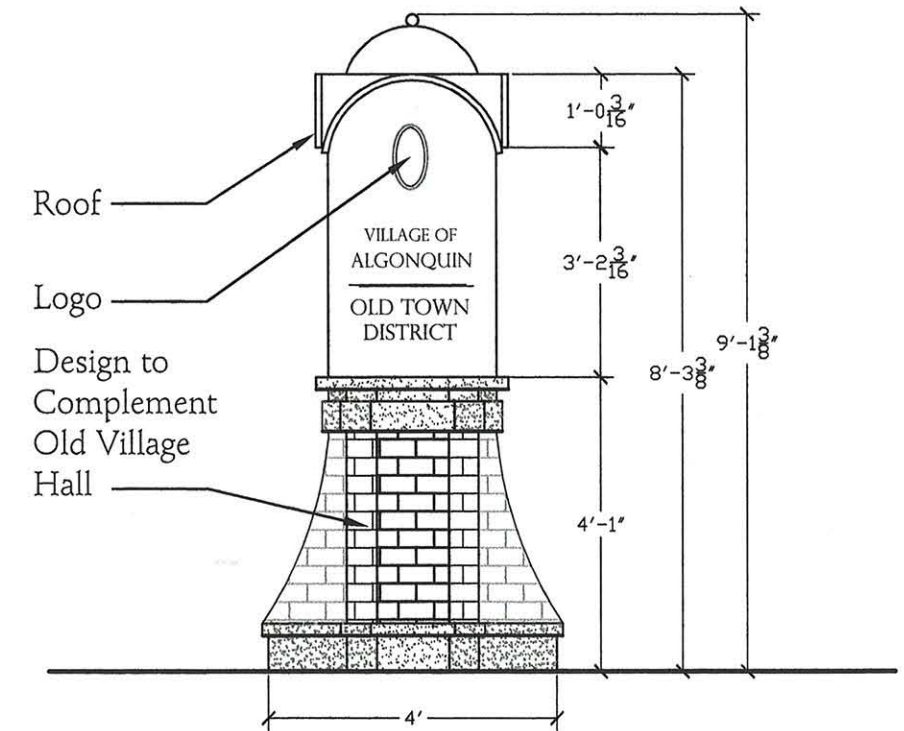
Entry Plaza Plan

Scale: 1"=20'



Overall Plan

Scale: 1"=200'



Gateway Monument Detail

Scale: 3/8"=1'-0"



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Gateway Monument



Existing



Proposed

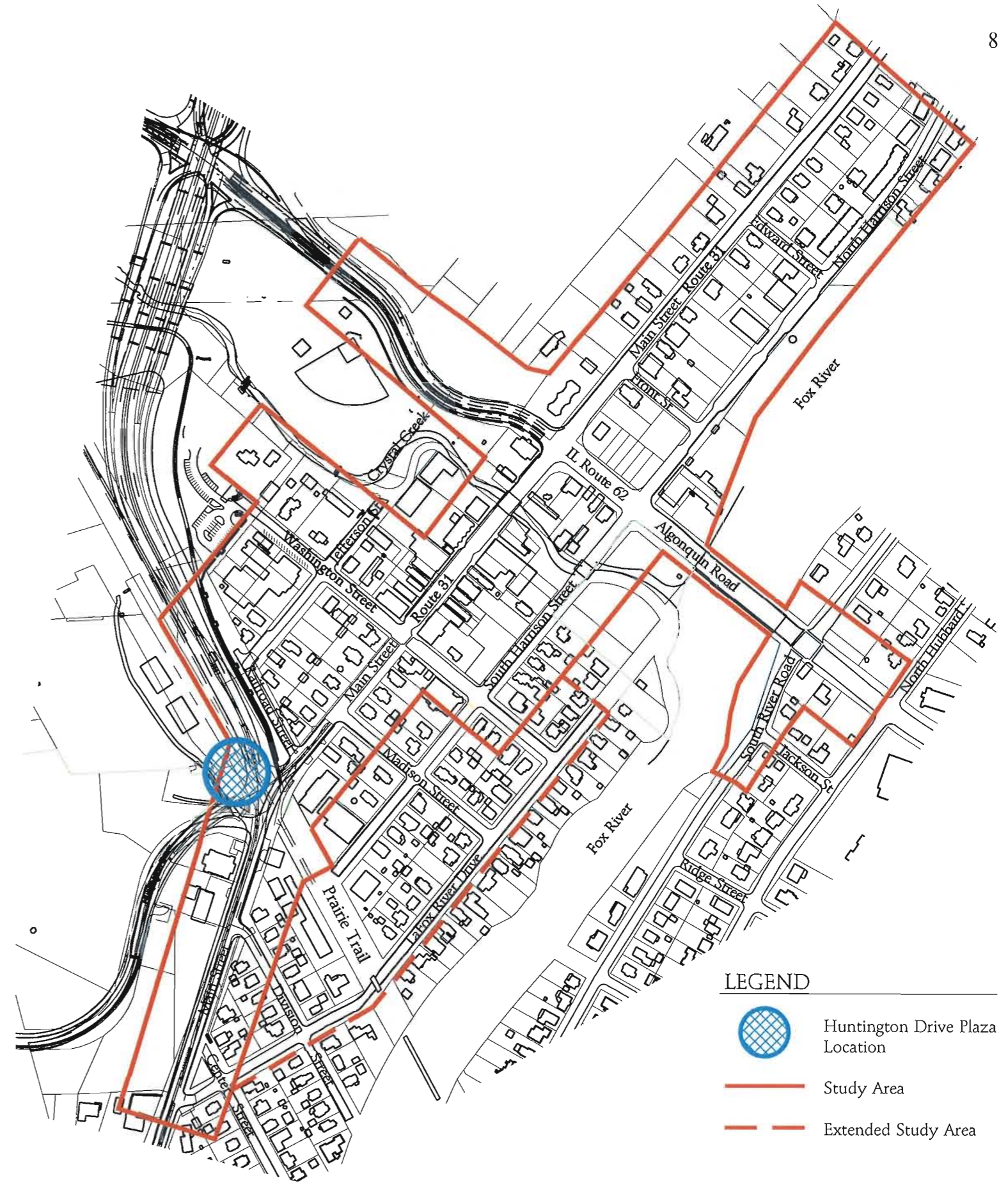



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Huntington Drive Plaza

Located at the intersection of Huntington Drive and Main Street this site is a highly visible gateway into the Village. This area will be undergoing major changes with the development of the 31/ 62 Bypass, the relocation of the bike path, and the re-alignment of Legion Drive. It's proximity to Hill Climb Park and downtown makes it an appealing location for pedestrian-oriented development. In addition, Main Street Condominiums, two residential condominium buildings are planned for development to the north of the site.

The topography is a significant feature that drove the development of the concept for the site. Adjacent to Main Street is the lower end of the slope and a relatively flat area ideal for a plaza. The central and upper portions of the site area sloped and lend themselves to more passive uses. Along Legion Drive the plan proposes to locate a ten space parking lot for non-pedestrian visitors. An existing mature tree and a comparatively level area for this section of the site provide a starting point for the user to follow a meandering path downhill. The path traverses a man-made stream at several bridges as it winds through meadow plantings. As the path approaches the plaza at the intersection the meadow plantings transform into an ornamental garden that incorporates sculpture by local artists. Following the path through the ornamental garden, it terminates into a plaza whose theme is "Village Historic Interpretation". Featuring interpretive signage, a water feature that serves as a terminus to the stream, and a sunken garden, the plaza is the focal point and gathering space of the site. A low wall set towards the front of the plaza serves as the entry marker for vehicles traveling Main Street, the Bypass, and Huntington Drive.



 Key Map
Scale: 1"=400'

LEGEND

-  Huntington Drive Plaza Location
-  Study Area
-  Extended Study Area



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Huntington Drive Plaza

Opportunities:

- Proximity of trail and major roadway makes logical stopping point
- Highly visible from several major roads
- Encourage Trail Users to Head Downtown
- Ornamental Features/Landscape

Constraints:

- High Traffic Area
- Potentially Difficult Crossing
- Bypass Impact



B. Northeast along Legion



C. Southeast toward intersection



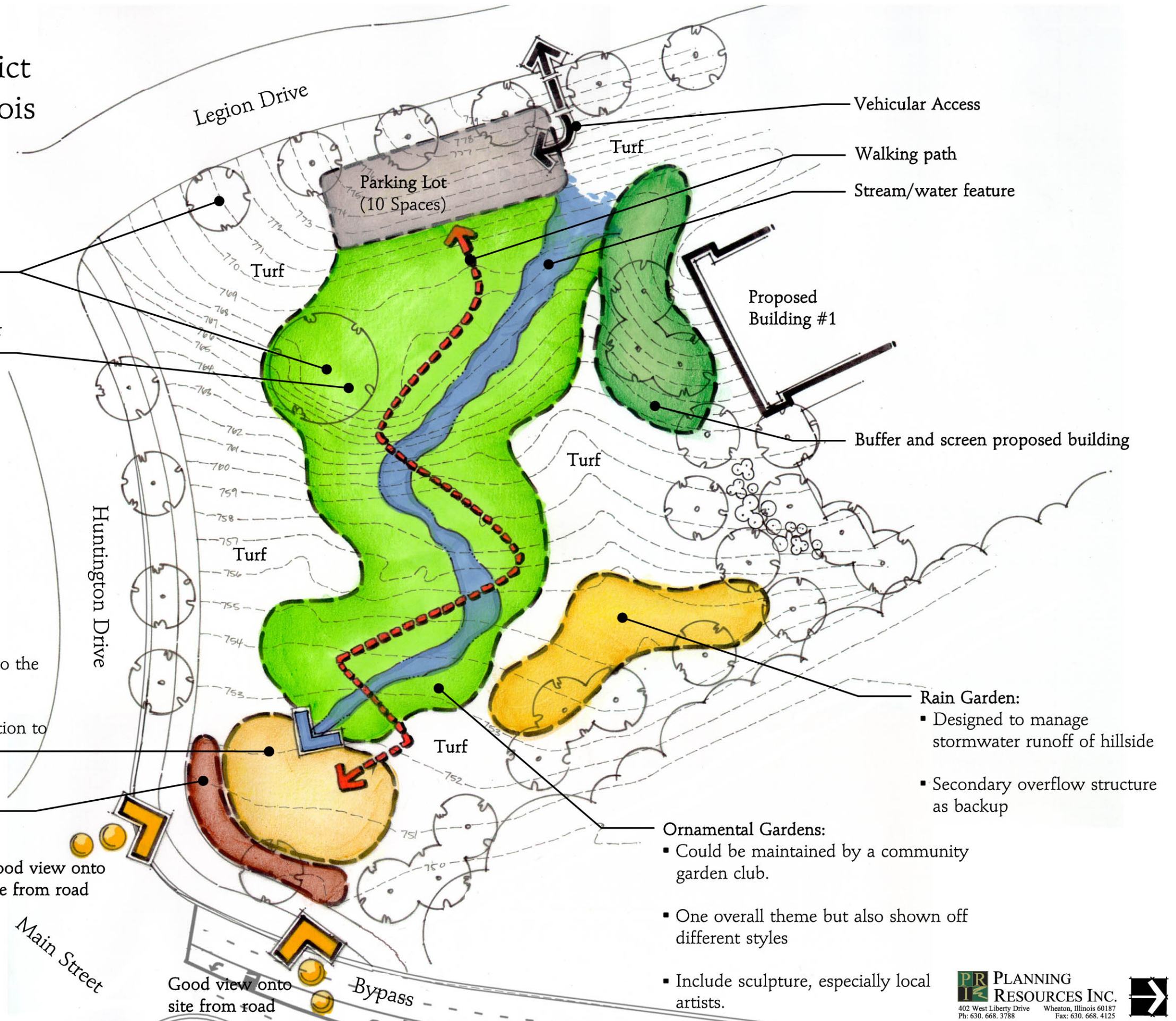
A. Northwest towards hill





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Huntington Drive Plaza



Existing Tree to Remain (typ)

Meadow Plantings:

- Create a meadow-like seating area under existing tree to minimize disturbance.

Note:

The design of the site is driven by the existing topography. Minor adjustments to topography will be necessary to accommodate proposed features.

Plaza:

Village Historic Interpretation

- To include a water feature as terminus to the stream
- To include a sunken garden with projection to capture eye.

Low Entry Wall

Good view onto site from road

Good view onto site from road

Proposed Building #1

Buffer and screen proposed building

Rain Garden:

- Designed to manage stormwater runoff of hillside
- Secondary overflow structure as backup

Ornamental Gardens:

- Could be maintained by a community garden club.
- One overall theme but also shown off different styles
- Include sculpture, especially local artists.

Conceptual Plan

Scale: 1"=30'

date: August 30, 2007





Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

Huntington Drive Plaza



Creek Edge



Rain Garden



Fountain Plaza



Path Through
 Native Meadow



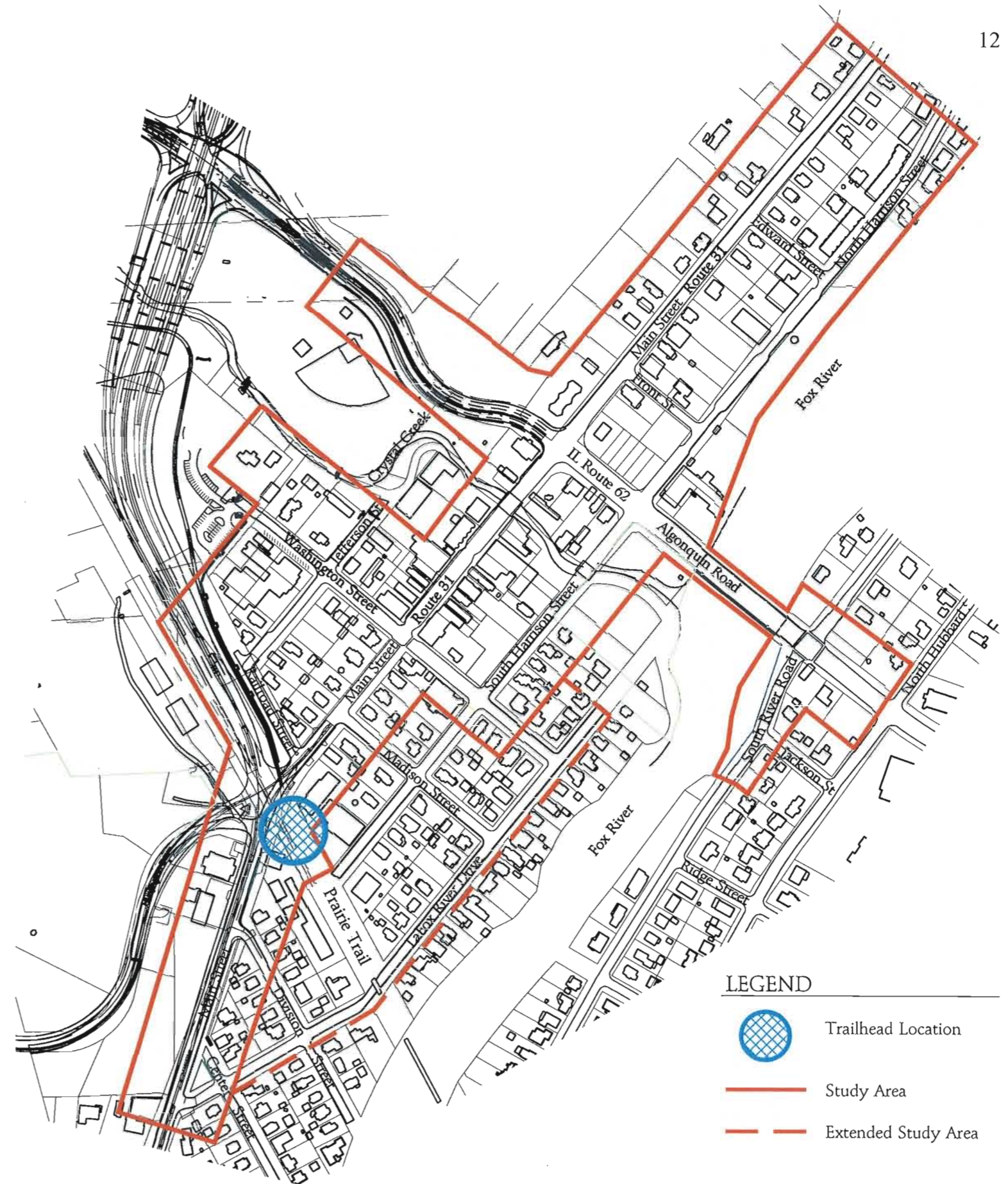
Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Trailhead




The existing trailhead is located where the McHenry County Prairie Trail crosses Main Street (Route 31). The Prairie Trail connects to the Fox River Trail in the south and heads north to Genoa City, Wisconsin following the former route of the Chicago and Northwestern rail line. The trail intersects two roads in Algonquin, Main Street (Route 31) and Algonquin Road (Route 62). The Algonquin Road trailhead is already developed and contains restrooms, a fountain, and parking. This access point, however, is closed during the winter. In contrast, the Main Street trailhead is not as developed consisting of mainly an informational kiosk and bike parking. Given its proximity to the retail offerings of downtown Algonquin, the Village envisions this trailhead as a destination that trail users can use as a springboard to explore the downtown area as well as a place where residents can begin their trip.


The recently relocated kiosk is a focal point of the proposed design and central to the development of a public plaza that will also incorporate benches, litter receptacles, low walls, landscape plantings, and serve as a connection between the bike path and proposed parking.

Due to the development of the Route 62/Route 31 Algonquin Bypass the trail alignment across the street from the trailhead location will change. In order to create a better flow between the two segments of trail, it is recommended that this portion of trail also be re-aligned to be closer to the furniture store. Shifting the trail has the added benefit of creating more space for the development of the plaza and parking spaces. The Village will need to work with the owner of the adjacent gas station to secure vehicular access through the existing entrance. The parking spaces would be an expansion, onto the trail property, of the existing parking.



LEGEND

-  Trailhead Location
-  Study Area
-  Extended Study Area

 **Key Map**
Scale: 1"=400'



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

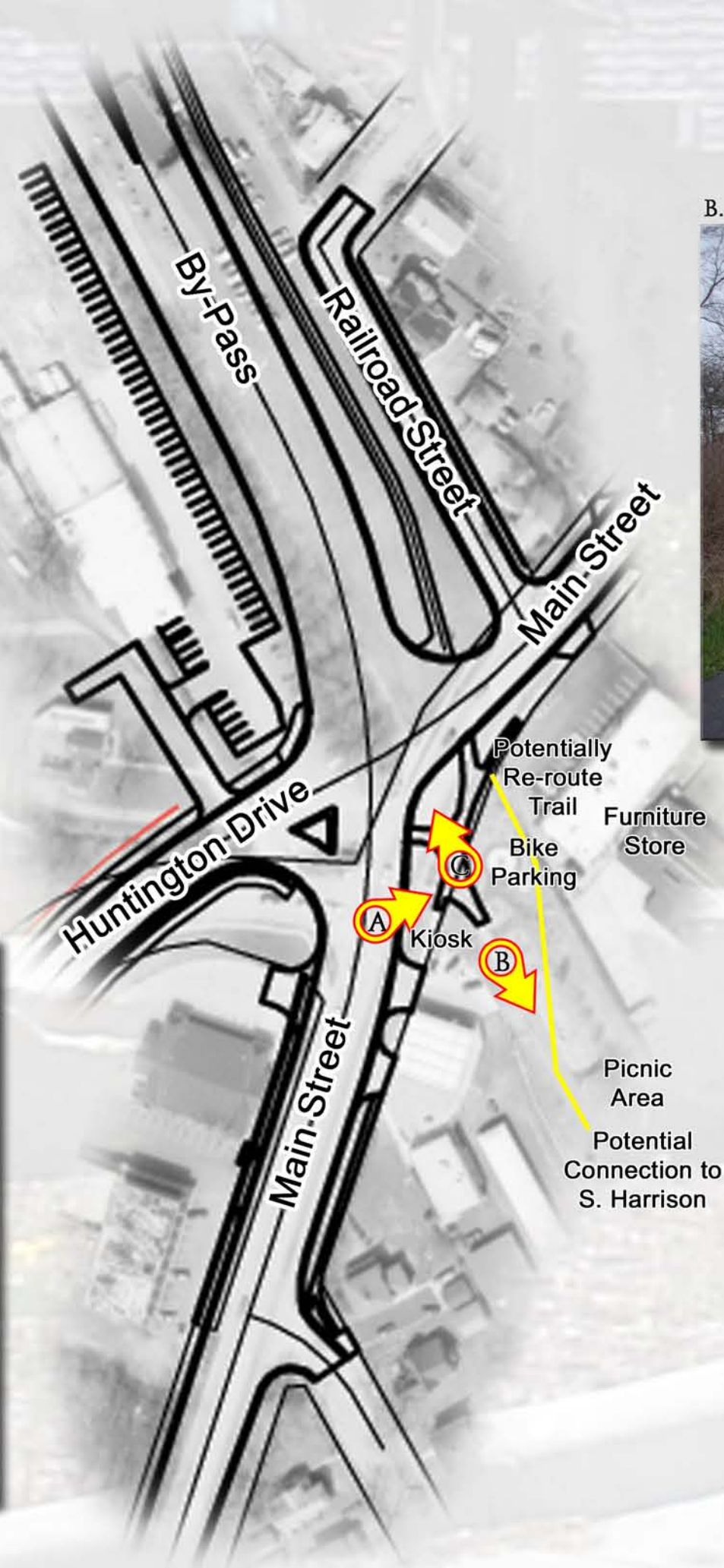
Trailhead

Opportunities:

- Intersection of trail and major roadway makes logical stopping point
- Trailhead Expansion
- Wayfinding Signage
- Encourage Trail Users to Head Downtown
- Ornamental Features/Landscape

Constraints:

- High Traffic Area
- Potentially Difficult Crossing
- Bypass Impact
- Limited Vehicular Access Points
- Outside Ownership



B. Southeast along trail



C. North to kiosk and future intersection



A. East toward the bicycle parking circle





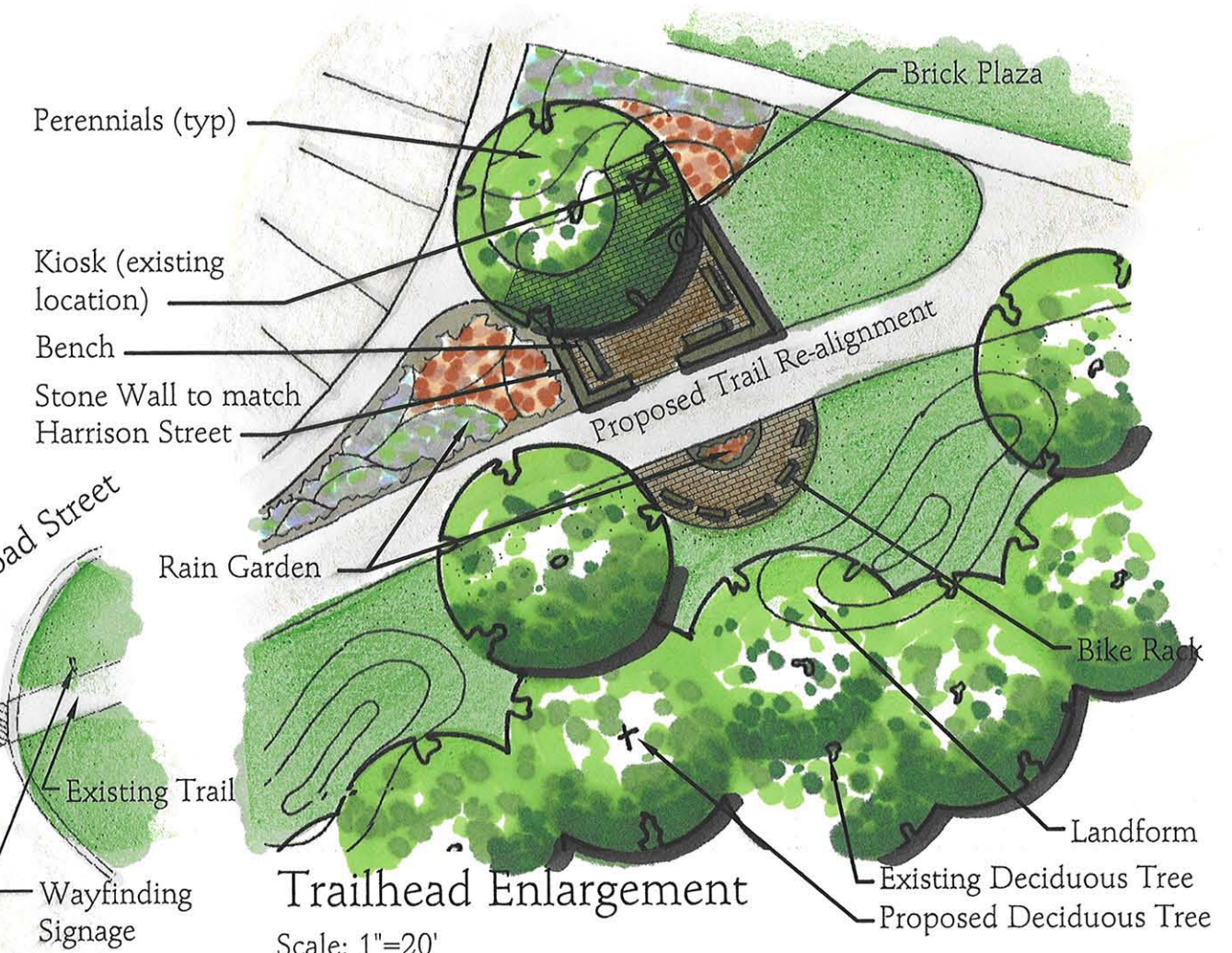
Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Trailhead



Overall Plan

Scale: 1"=40'





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Trailhead



Existing



Proposed

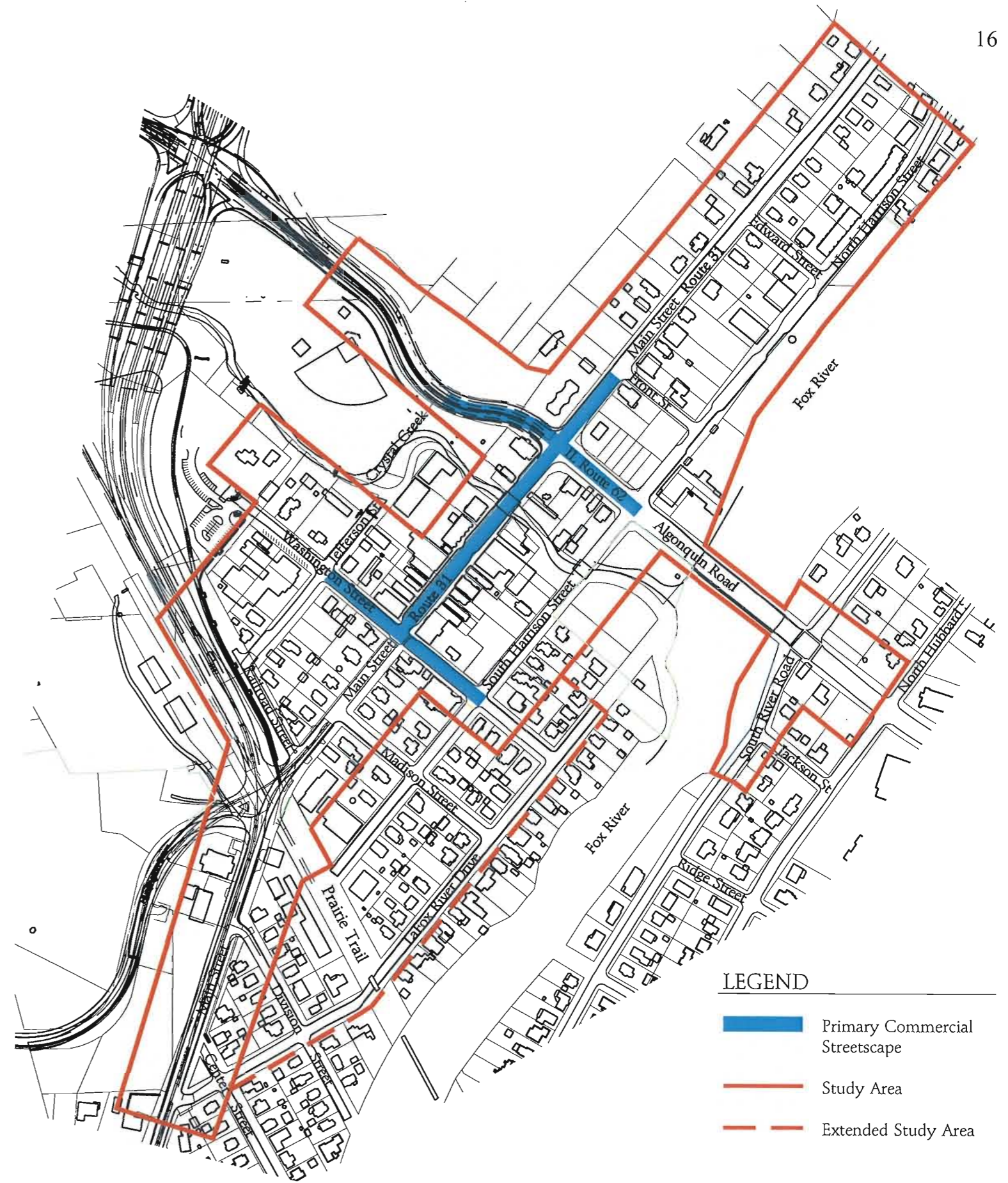



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Primary Commercial Streetscape




The primary commercial district is located primarily along Main Street (Route 31) between Washington Street and Front Street. Two smaller spurs extend along Washington Street and Algonquin Road from Jefferson Street to South Harrison Street. This area has a traditional downtown feel with two-to-three story buildings and unique local shops. This is a high traffic area with parallel parking. Clay pavers line the edges of the concrete sidewalks. The sidewalks are narrow in many sections with raised tree grates and light poles making handicapped access difficult.

These conditions can be easily remedied by locating the lights away from other obstructions and changing the tree grates to ones flush with the surrounding grade. Styles of site furnishings vary within the streetscape. Colors, heights, and styles of light poles, benches, litter receptacles, and railing should be consistent throughout the downtown area to provide harmonious design style that represents the Village's character and charm. This report contains a section of recommended site furnishings.



 Key Map
Scale: 1"=400'

LEGEND

-  Primary Commercial Streetscape
-  Study Area
-  Extended Study Area



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Primary Commercial Streetscape



Low Decorative Light

A. Looking North on
Main Street - Light Detail



Engraved
Pavers

Looking North on
Main Street



Raised Tree Grates

Existing Clay Pavers

Looking North on Main Street -
Paver and Tree Grate Detail



Opportunities:

- Developed Area
- Additional Pedestrian Friendly Amenities
- ADA Accessibility
- Continuity of Site Furnishings
- Mid-Block Crossings
- Holiday Lighting

Constraints:

- High Vehicular Traffic Area
- Varied styles of site furnishings
- Varied light pole heights
- Narrow Sidewalks
- Brass Railing not holding up
- Limited Space



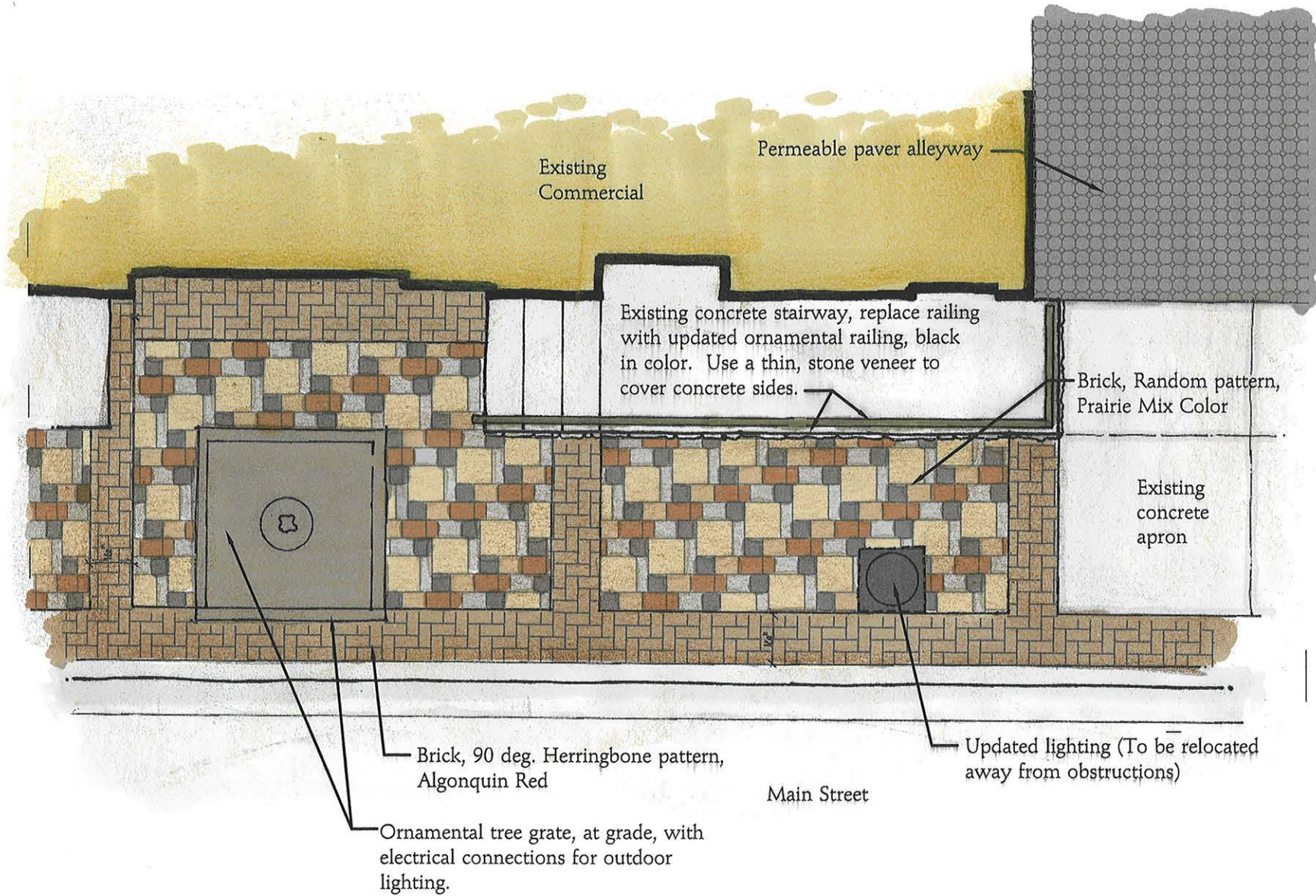


Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Primary Commercial Streetscape



Overall Plan
Scale: 1"=200'



Streetscape Detail

Scale: 1/4"=1'-0"

Remove existing streetlights and replace with new Village standard. Relocate lights away from raised stairways to create space.

Remove overhead lights and consolidate signage to ornamental black poles with backing.

Incorporate new bicycle racks, litter receptacles and benches.

Create new seating areas with stone planters

Replace tree grates with ADA approved grates at grade, include electrical outlets for holiday lighting.

Sawcut and remove portions of existing concrete walks to incorporate brick paving. (see detail)



Streetscape Detail Image

Replace with ornamental railing, black in color

Adhere thin stone veneer to outside of concrete stairway ramps

Permeable paver alleyway

Existing conc. apron





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Primary Commercial Streetscape



Existing

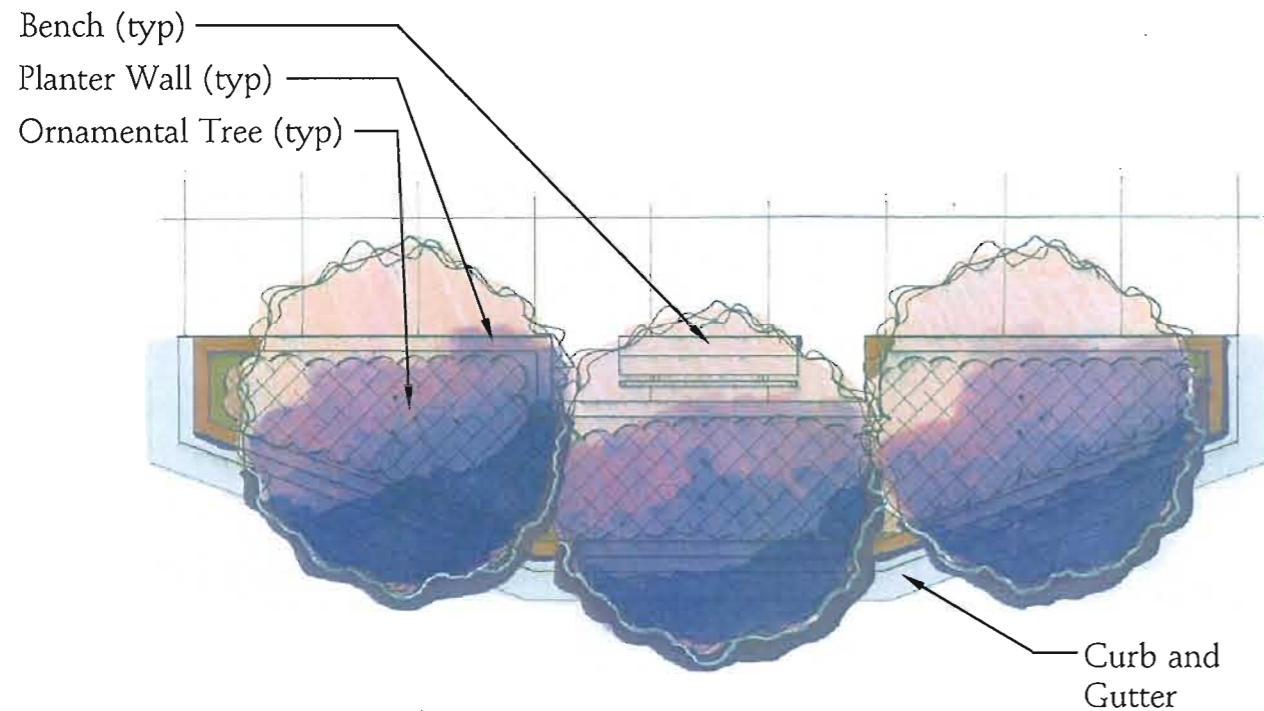


Proposed

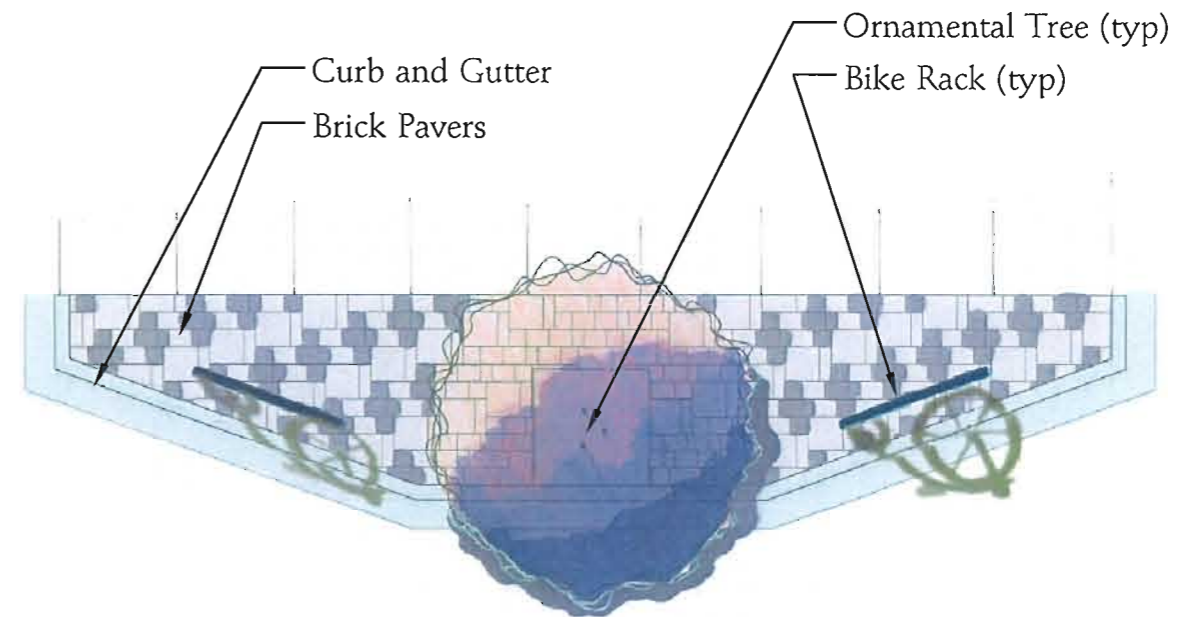


Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

Primary Commercial Streetscape



Bump-out Enlargement Option A:
 Bench and Planter



Bump-out Enlargement Option B:
 Bike Racks





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Alleys

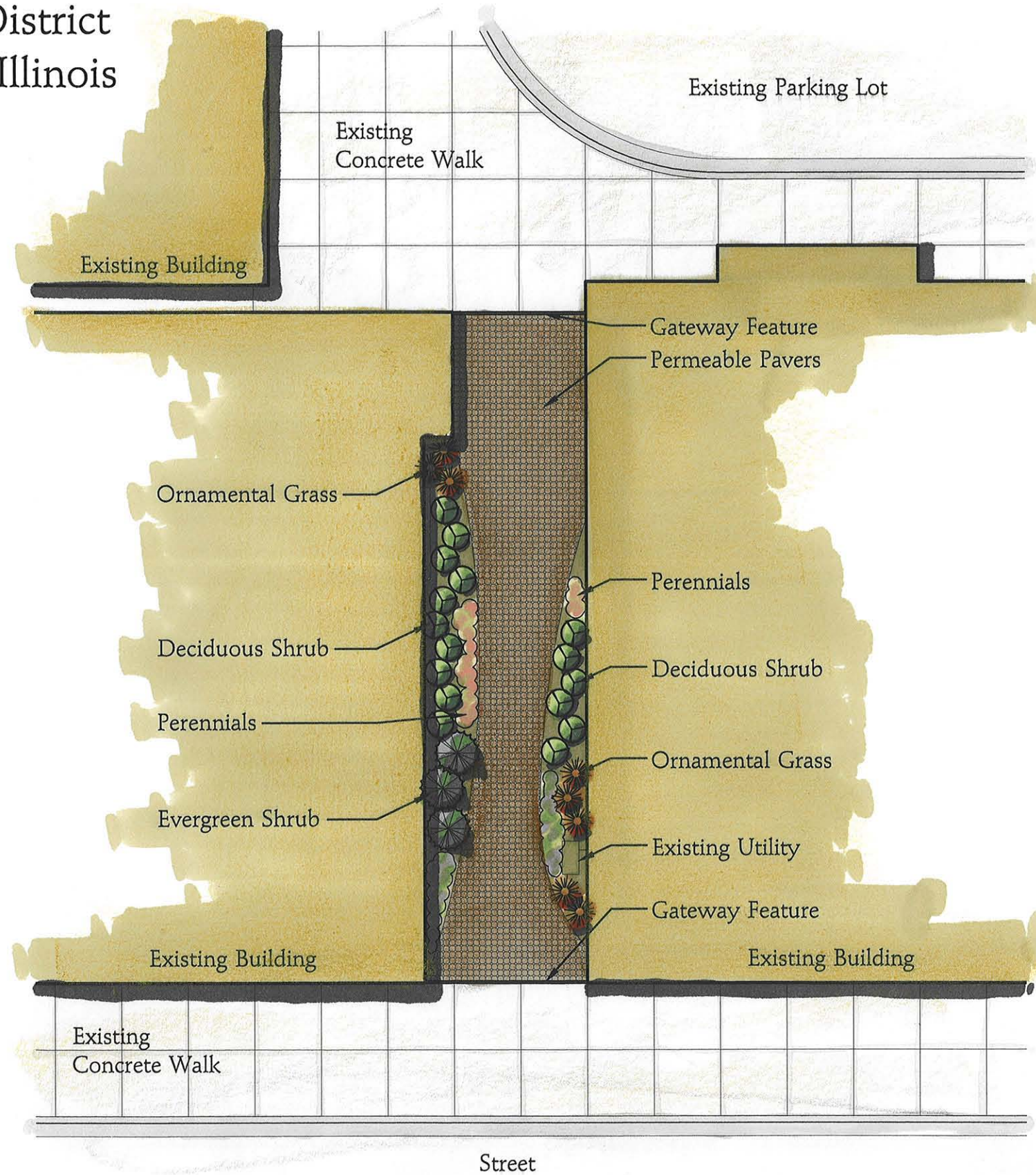
Within the primary commercial streetscape, there are several alleyways connecting the street to parking lots. Many of these are on private property and the Village will need to work with the owners to improve these areas. The alleyways fall into two categories: ones that are pedestrian-oriented and ones that are used by vehicular traffic. For ones that must remain open for vehicular traffic, the existing drive material should be replaced with permeable pavers to increase absorption of stormwater.

For alleys that are pedestrian-oriented, several approaches are recommended: replacing concrete with permeable pavers, adding paver bands alternating with concrete, incorporating planting beds to add interest, or making the alley into an urban style park. In the example shown in the photomanipulation, we have demonstrated the latter option. Wall mounted lights will make the space brighter and more inviting. A gateway feature creates a sense of entry from the parking lot.



Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

Alley: Prototype 1



Site Plan

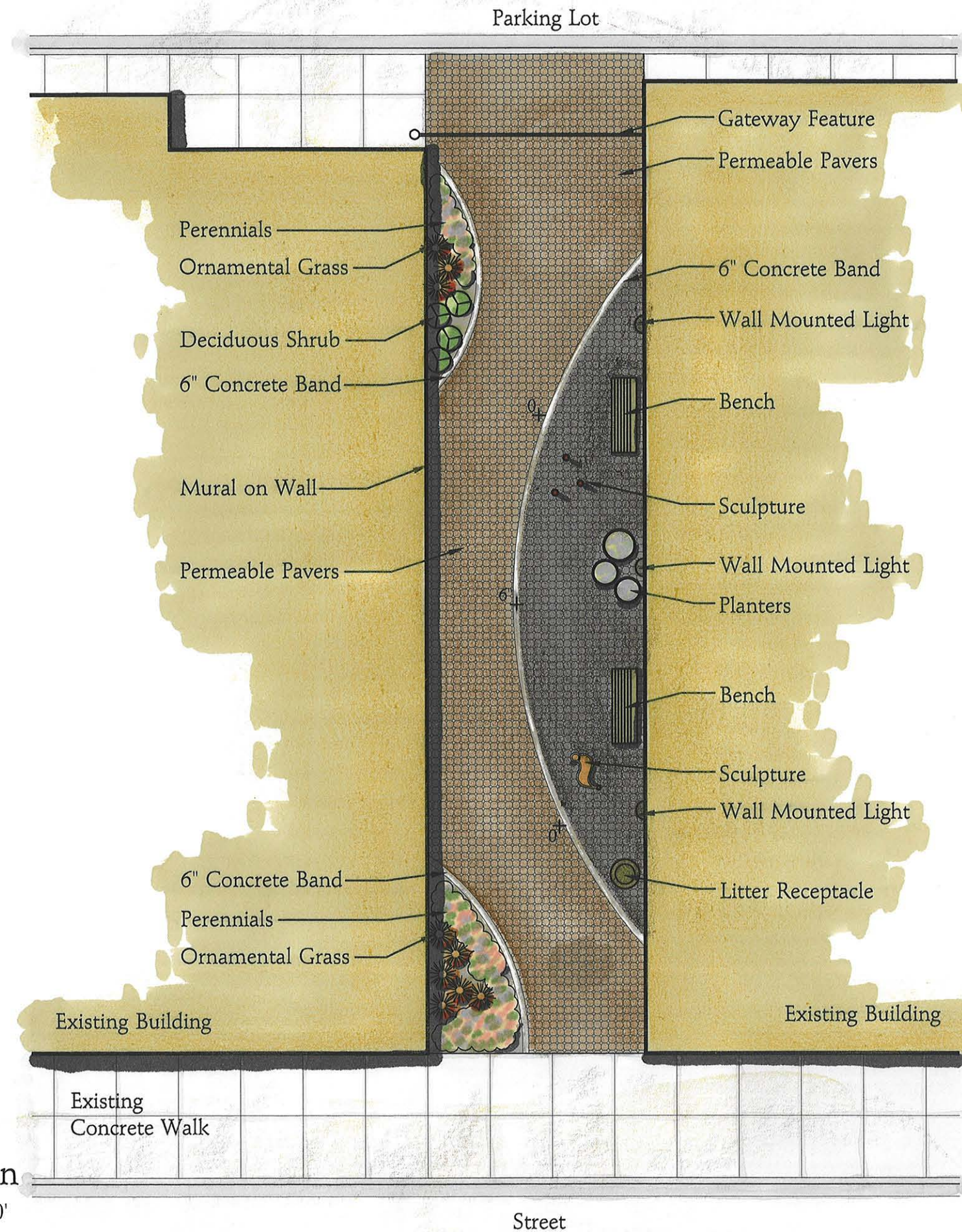
Scale: 1"=10'





Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

Alley: Prototype 2



Site Plan
 Scale: 1"=10'

Note: Alleys requiring vehicular access would be pavers only.





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Alley



Existing



Proposed

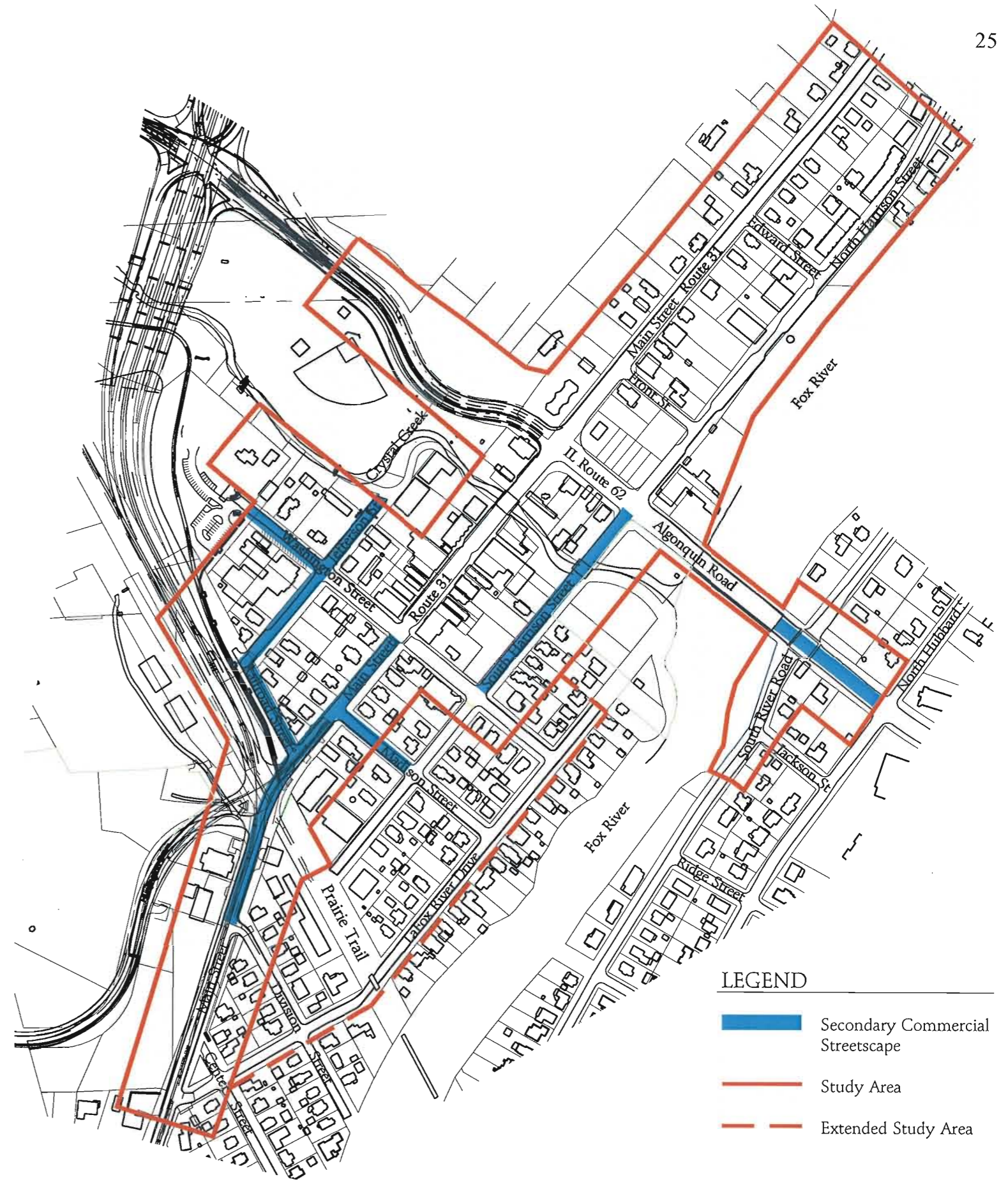


Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois




Secondary Commercial Streetscape

Within the downtown area a number of small businesses are housed in residential-style buildings. This occurs mainly on Jefferson Street, Railroad Street, Main Street between Washington Street and Division Street, Madison Street between Main Street and Harrison Street, Harrison Street between Washington and Algonquin Road, and Algonquin Road between the Fox River and North Hubbard Street. The buildings are set fairly close to the property line and the businesses are marked by eclectic signage on the front lawns. Driveways provide access to rear parking lots.

The design intent is to extend the look of the downtown improvements while maintaining the residential character of the street. By adding features of the downtown streetscape, pedestrians will get a stronger sense of continuity between the two adjacent commercial areas. The right of way contains many trees of varying maturity that sometimes block views to businesses or are too closely spaced. These should be selectively thinned out to create a more consistent look and to open views to commercial properties. At the base of the trees to remain, mulch or groundcover should be added between paver bands. Brick pads are proposed to highlight entry drives.



 Key Map
Scale: 1"=400'

LEGEND	
	Secondary Commercial Streetscape
	Study Area
	Extended Study Area



Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Secondary Commercial Streetscape



A. Main, looking Southwest

Railroad Street

Opportunities:

- Unified Signage
- Protected Pedestrian Walks
- Wayfinding Signage
- Decorative Lighting

Constraints:

- Limited R.O.W.
- Pedestrians Close to Traffic
- Buildings/Houses Set Close to R.O.W.



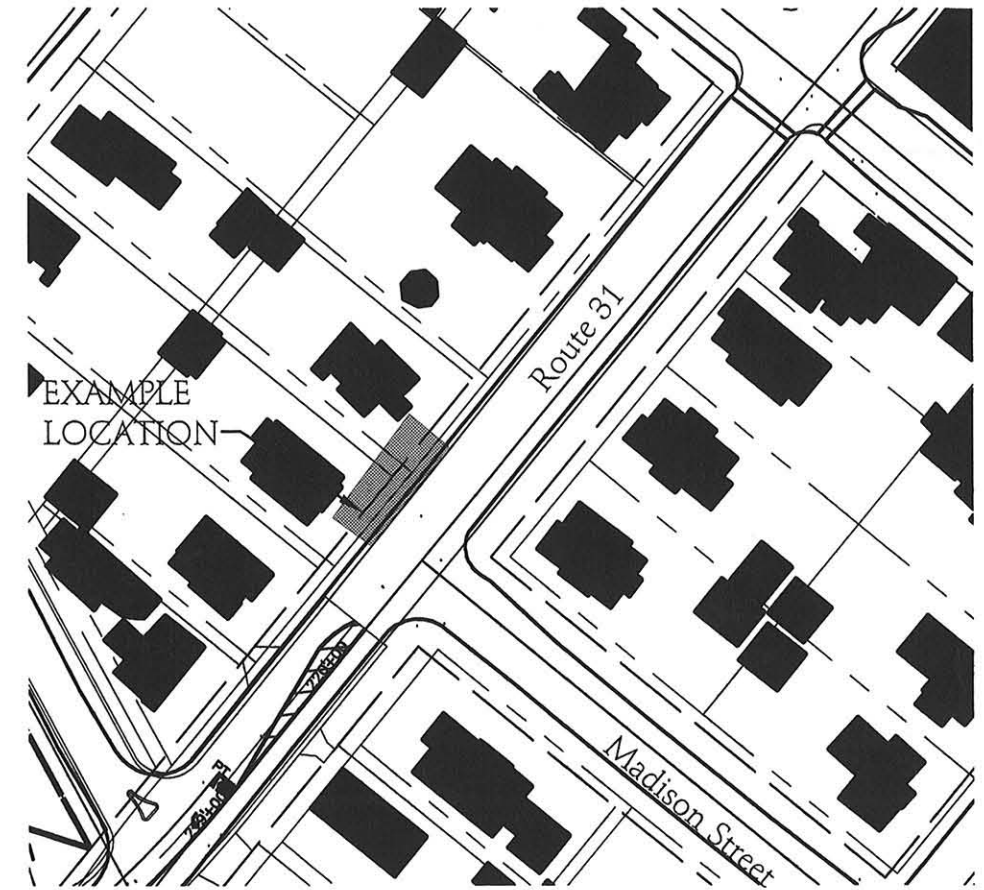
B. Main, looking Northeast





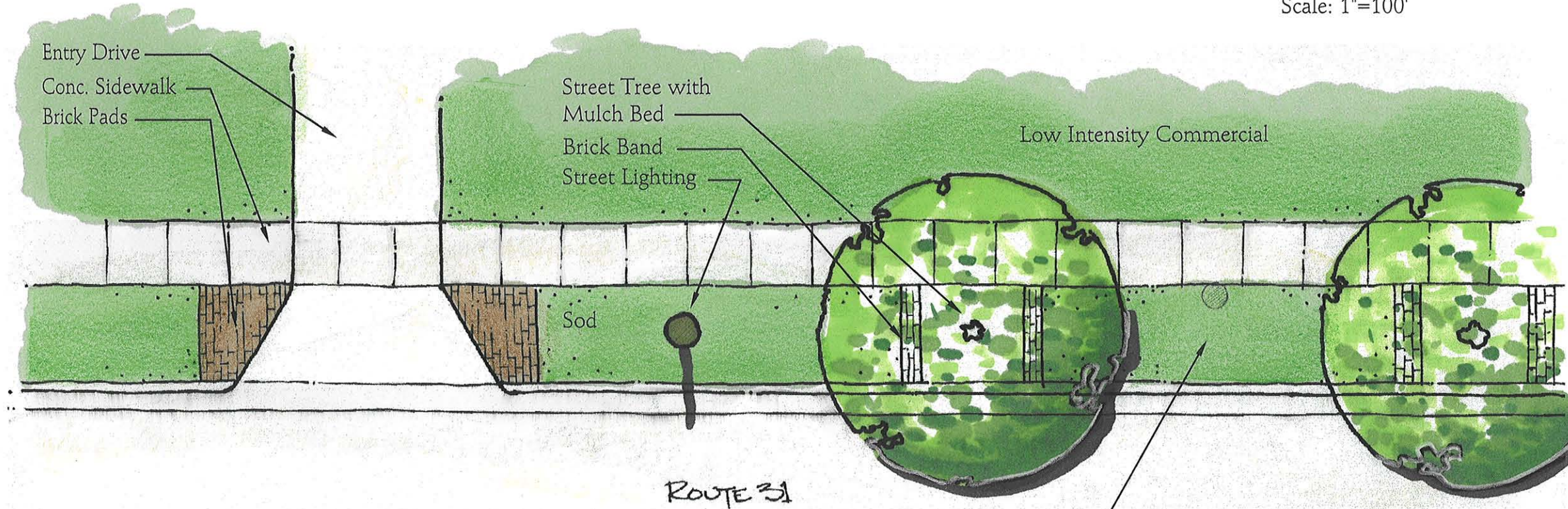
Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

Secondary Commercial Streetscape



Overall Plan

Scale: 1"=100'



Secondary Streetscape Detail

Scale: 1"=10'

Thin out closely spaced and overgrown trees to create a more consistent look and to open up views to commercial properties





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Secondary Commercial Streetscape



Existing



Proposed

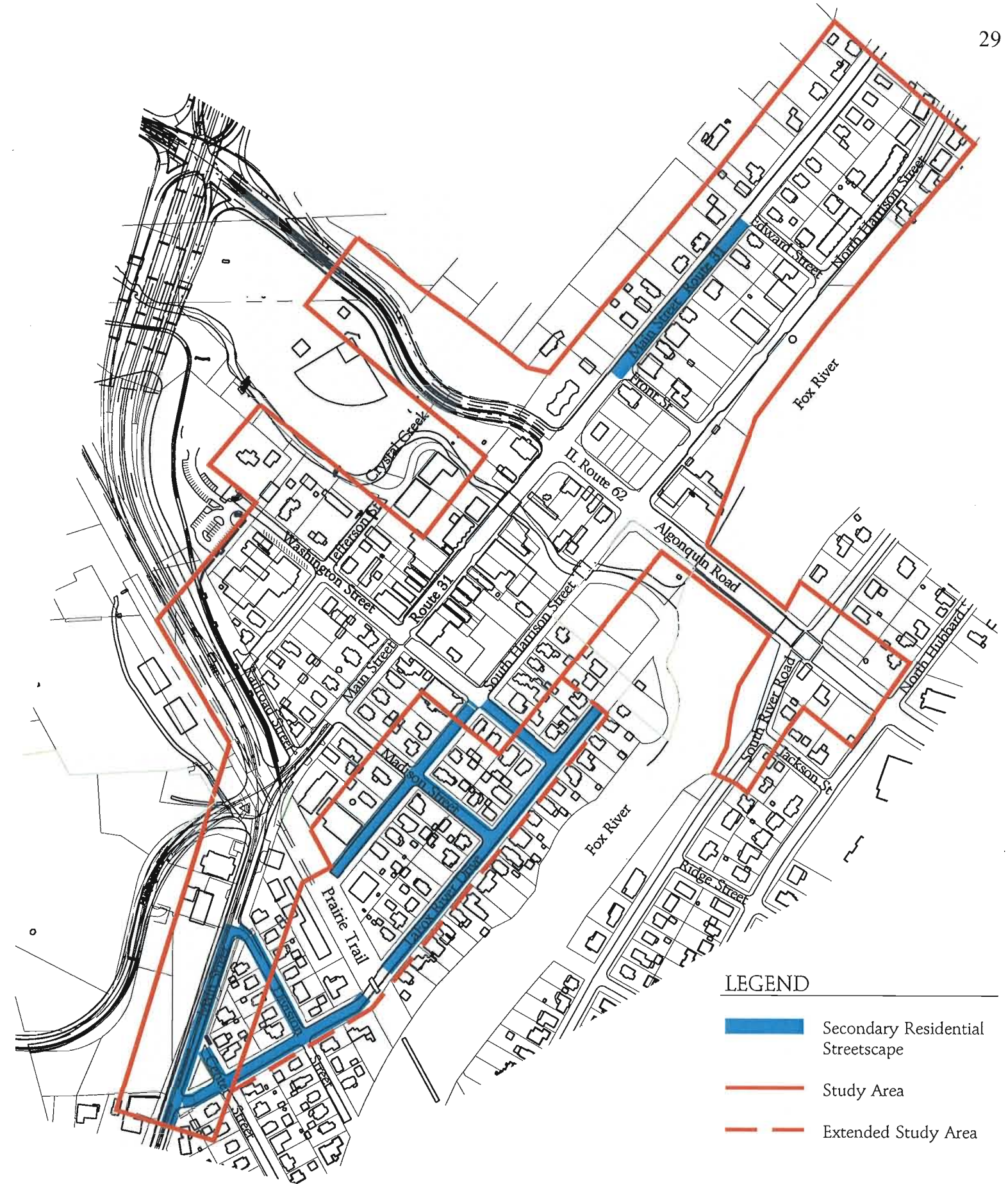


Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Secondary Residential Streetscape


The secondary residential streetscape is concentrated along LaFox River Drive, South Harrison Street, Division Street, and Center Street with additional segments along Main Street and Madison Street. Another segment is located between Front Street and Edward Street along Main Street (Route 31). The area's character is defined by a combination of residences and businesses run out of residential-style buildings. The right-of-way is narrow and pedestrians walk within feet of busy roads. The goal of the improvements is to create visual and physical barriers between pedestrians and vehicles.

The proposed improvements feature brick paver pads to highlight intersections and curb cuts. The addition of retaining walls will enhance the grade separation between street and sidewalk where needed. The development of a wall will also allow the existing sidewalk to be widened to six feet. Landscape plantings will soften the look of the wall.



LEGEND

- Secondary Residential Streetscape
- Study Area
- Extended Study Area

 **Key Map**
Scale: 1"=400'

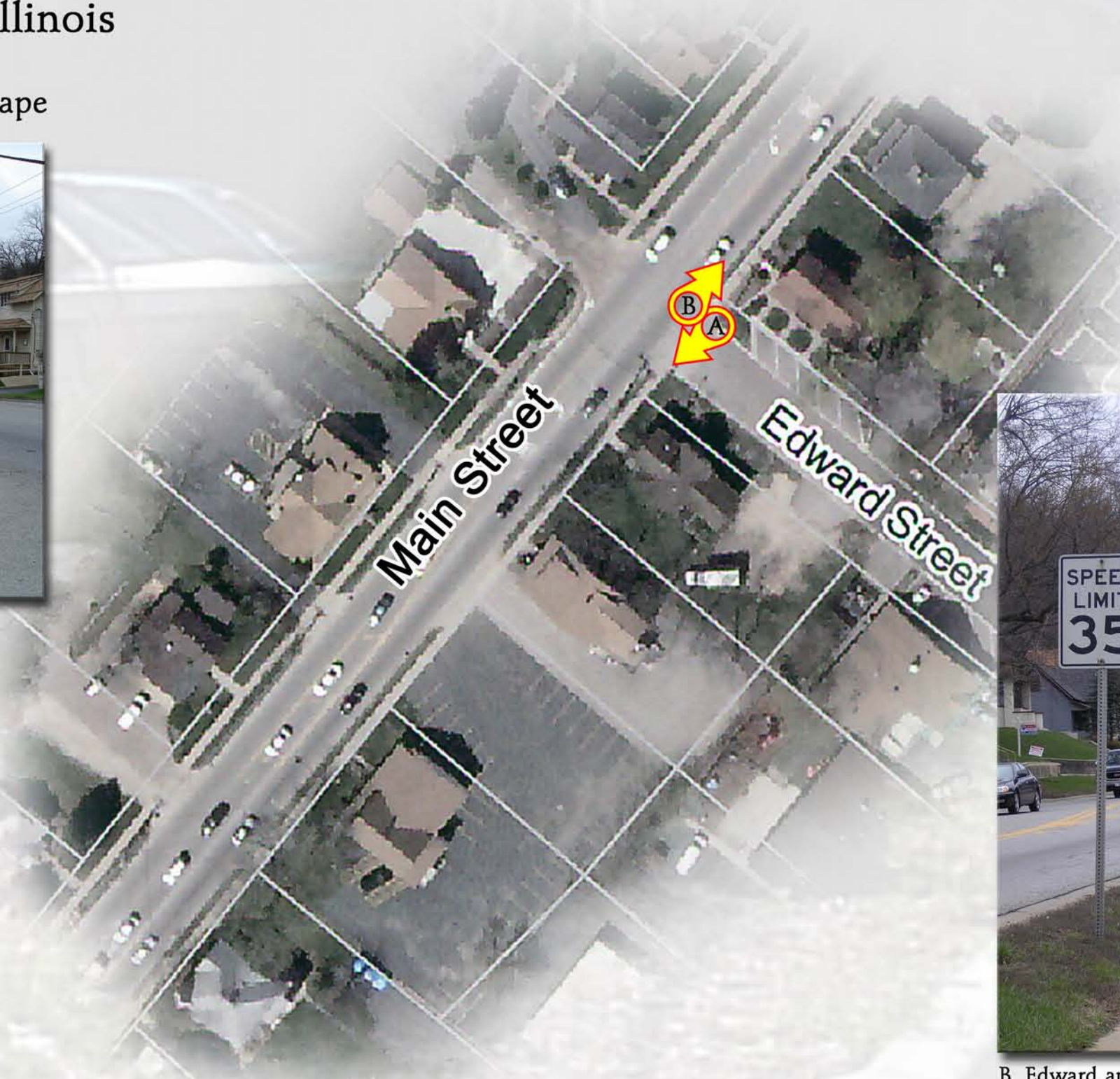


Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Secondary Residential Streetscape



A. Edward and Main, looking Southwest



B. Edward and Main, looking Northeast

Opportunities:

- Unified Signage
- Protected Pedestrian Walks
- Wayfinding Signage
- Decorative Lighting

Constraints:

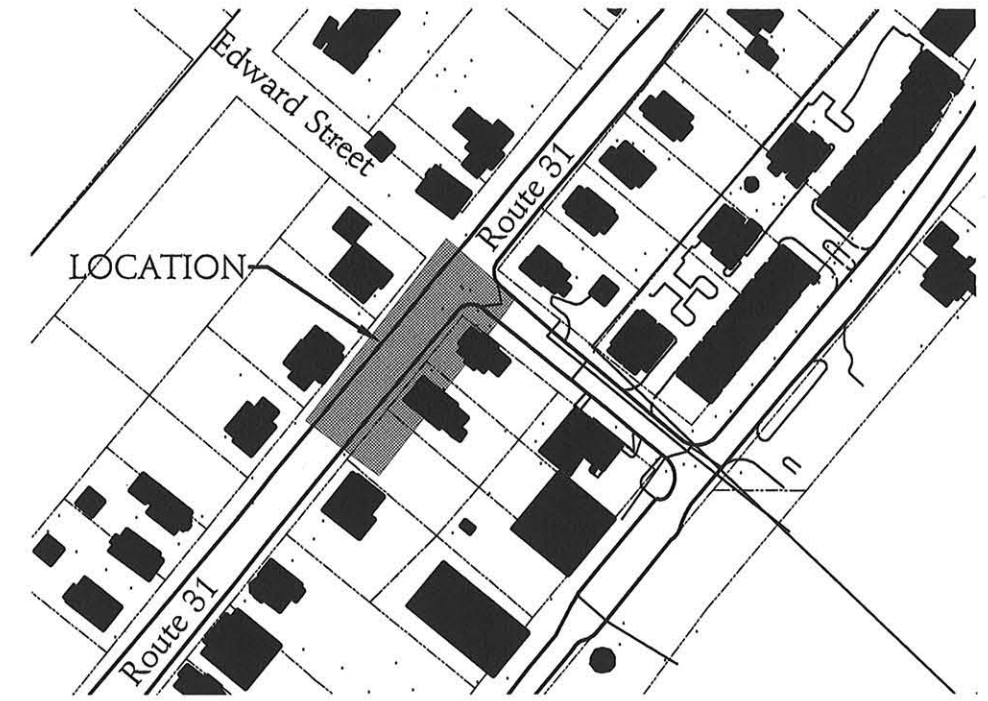
- West Side R.O.W. Slope (Extreme)
- Limited R.O.W.
- Pedestrians Close to Traffic
- Buildings/Houses Set Close to R.O.W.
- Limited Space for Village Gateway Entry





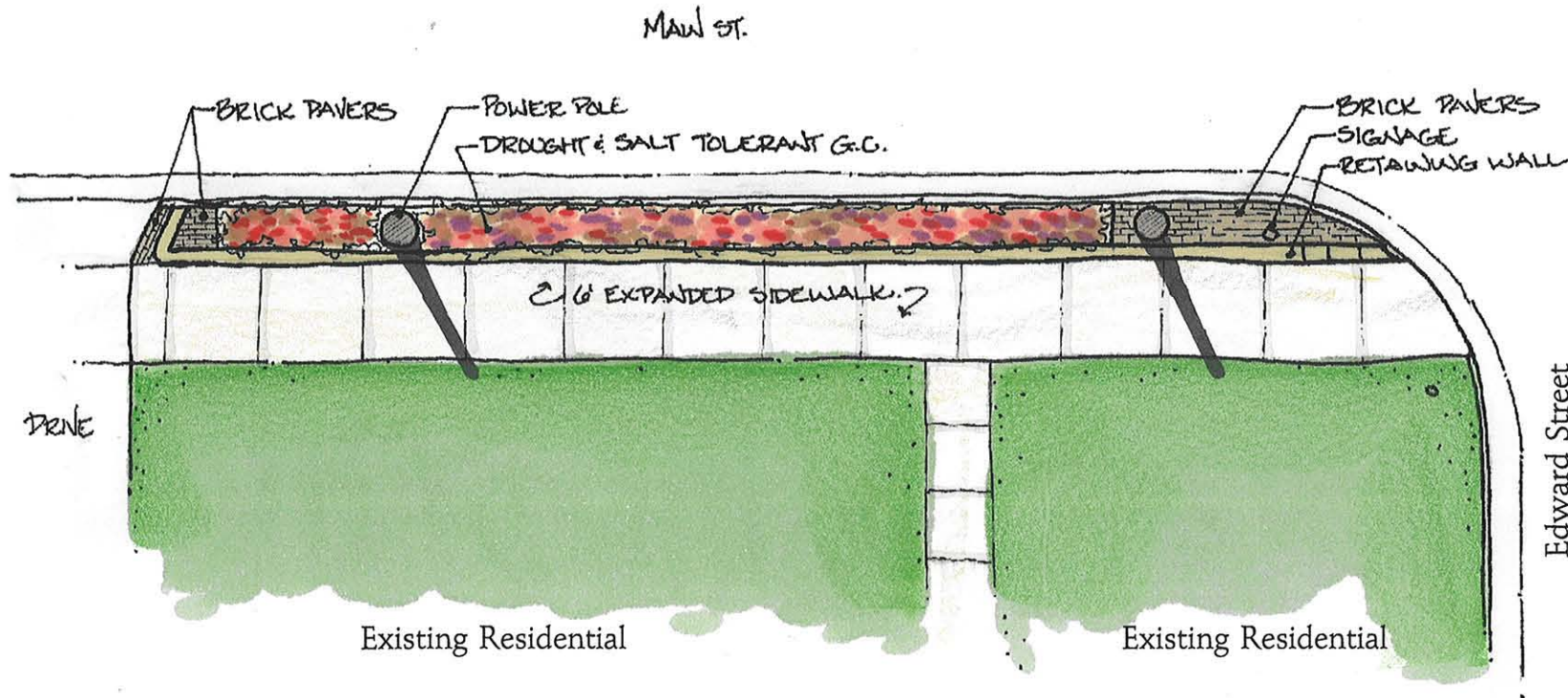
Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Secondary Residential Streetscape



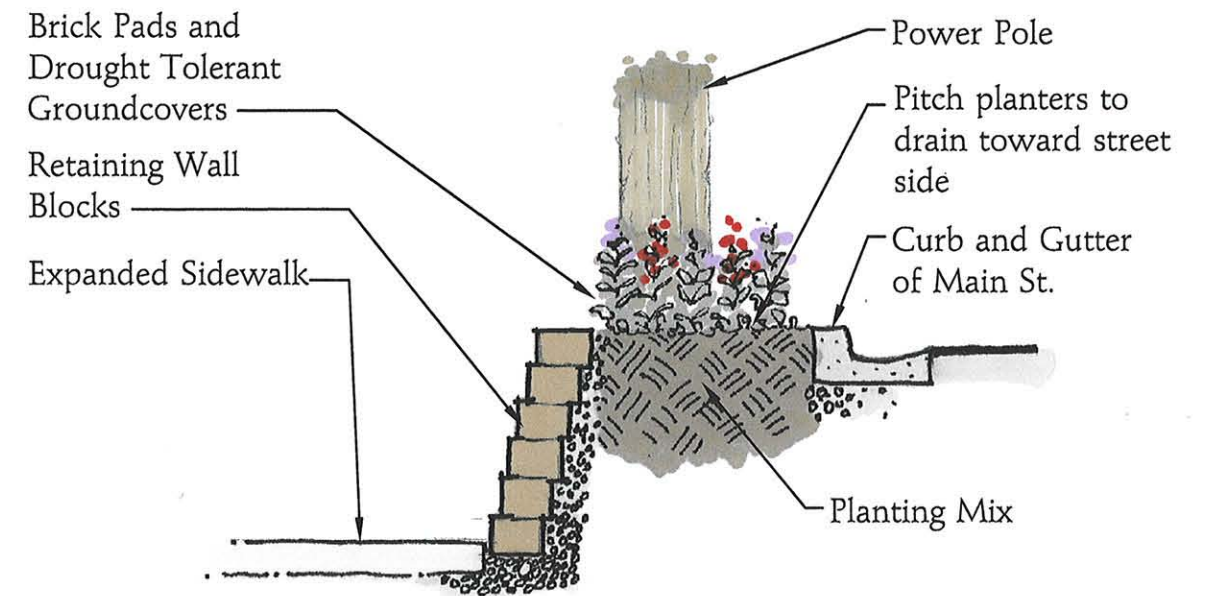
Overall Location Plan

Scale: 1"=200'



Overall Plan

Scale: 1"=20'



Retaining Wall Detail

Scale: 1"=10'





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Secondary Residential Streetscape



Existing



Proposed



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

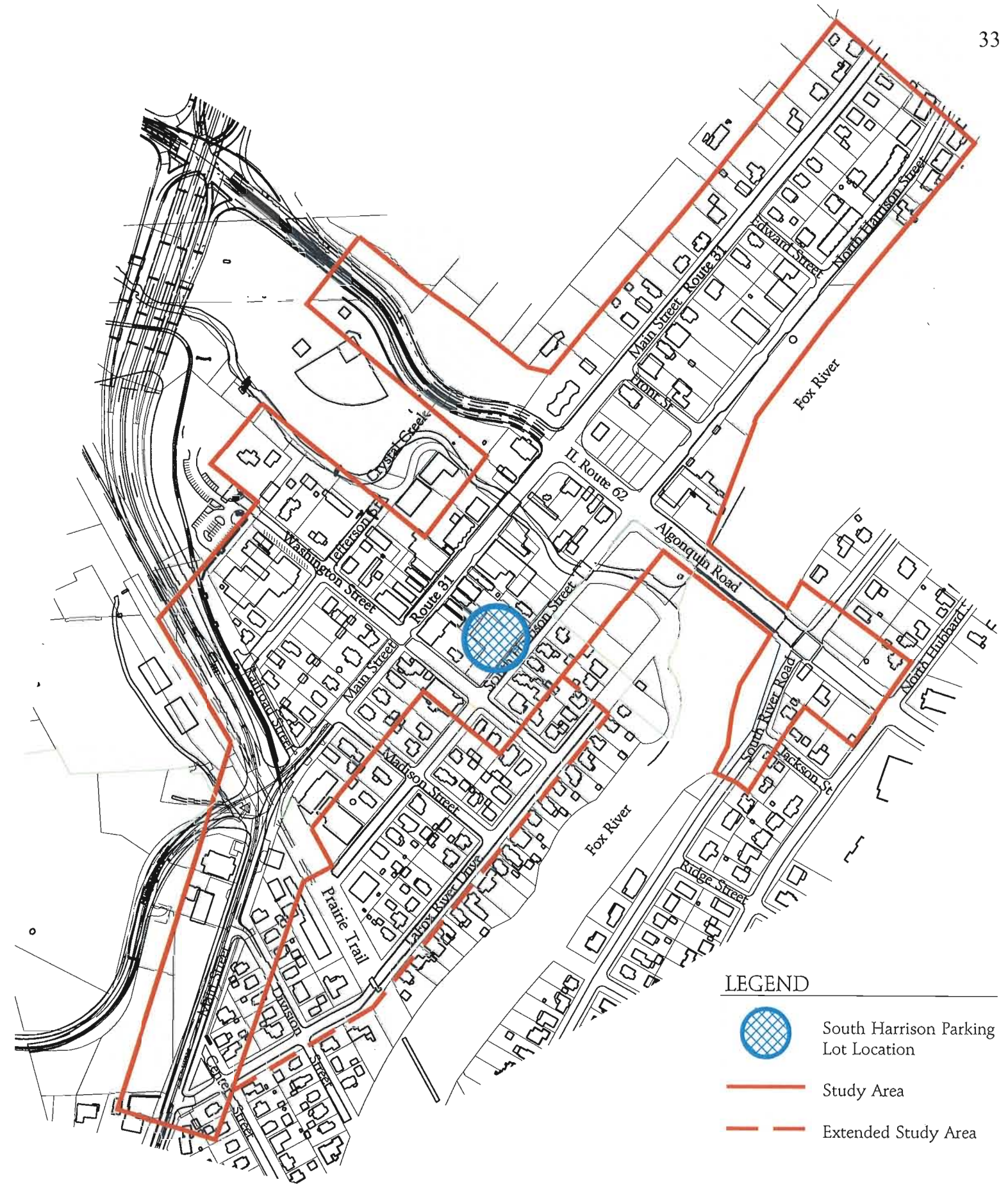
South Harrison Parking Lot Streetscape

The asphalt at the parking lots along Harrison Street near the Washington Street intersection abut the public sidewalk. Some also include fencing as a physical barrier. The design focuses on the parking lot at the intersection as a prototype for the others.




Entering off Harrison Street, the proposed plan suggests removing three spaces to create islands for landscape plantings to provide shade. In addition, the intermediate island, which also serves as the terminus of the perpendicular drive aisle, can contain a kiosk to showcase community bulletins. This kiosk will also be accessed by pedestrians cutting across the parking lot from Harrison Street to the alleyway that leads to the shops along Main Street.

The stalls perpendicular to the main drive aisle of this lot are to be re-striped. The wide drive aisle can be reduced to the standard width of 24' allowing the parking stalls closest to Harrison Street to be moved northwest by five feet. A landscape buffer can be created in the newly vacated area. The buffer is to contain canopy trees, a shrub hedge, and perennial massings. Additional plantings in the ROW will further screen the lot. Within the parking lot the unused area between this area and the main drive can become an additional island.

Between the public parking lot and the bank building to the west is a landscape buffer area. The plan proposes removing the existing overgrown plant material and enhancing the buffer through the use of berms and plant material of various heights including canopy trees, ornamental trees, and shrub masses. Since this is on the bank's property, the Village will have to work with the owner to make these improvements.



LEGEND

-  South Harrison Parking Lot Location
-  Study Area
-  Extended Study Area

 Key Map
Scale: 1"=400'



Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

South Harrison Parking Lot Screening



A. Looking Southwest on South Harrison Street



A. Looking Northwest into Parking Lot



- Opportunities:**
- Trail Connections
 - Visual Screening of Parking Lots
 - Local Bike Route on West Side of South Harrison Street
 - Unify North/South Harrison Street

- Constraints:**
- Open Parking Lots - Traffic

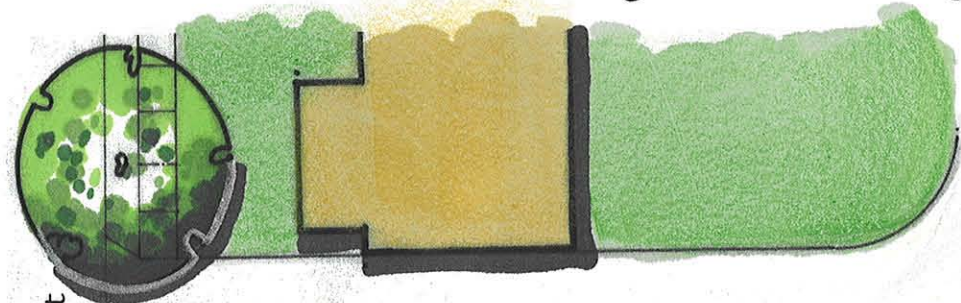
PR PLANNING
IR RESOURCES INC.
402 West Liberty Drive Wheaton, Illinois 60187
Ph: 630. 668. 3788 Fax: 630. 668. 4125





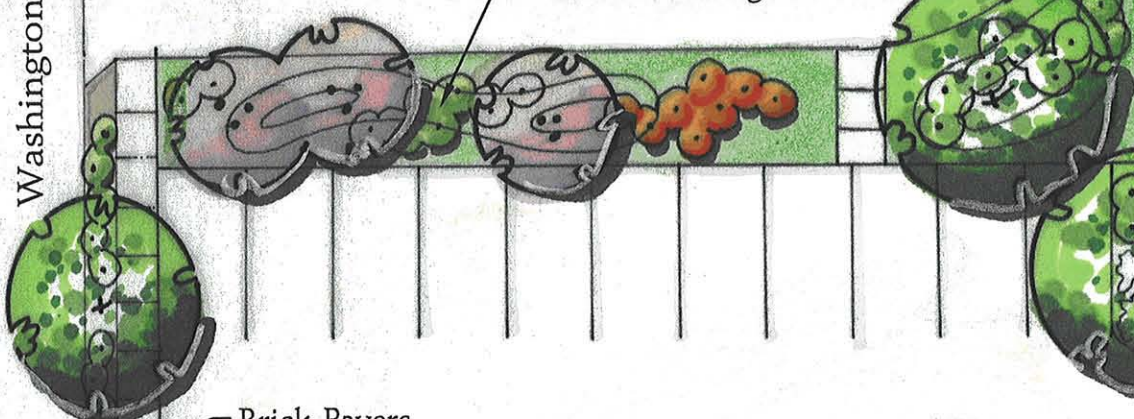
Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

South Harrison Parking Lot Screening

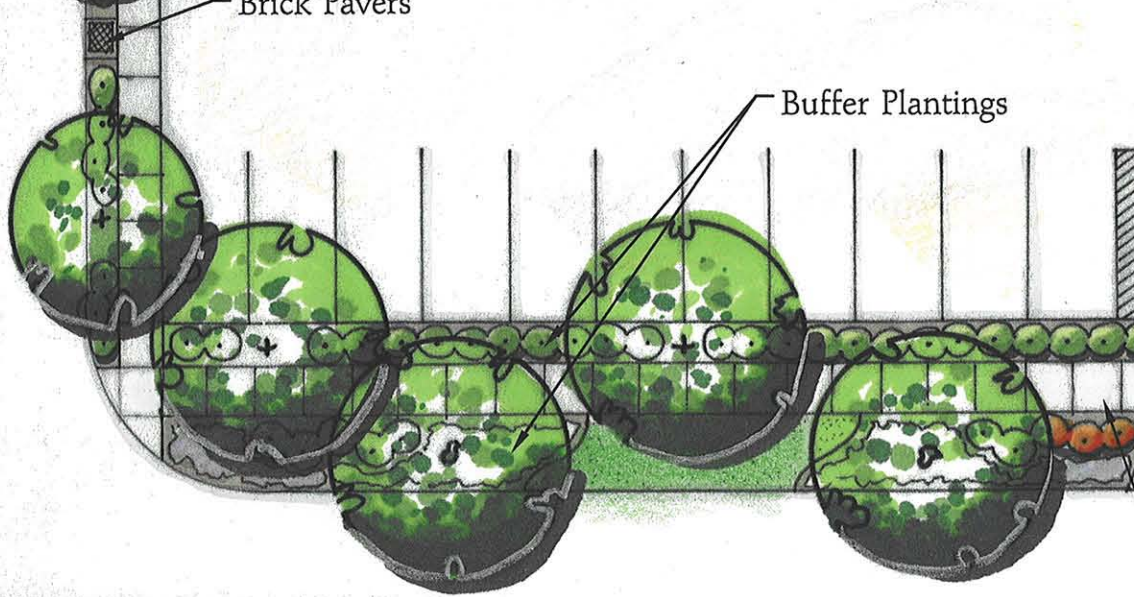


Washington Street

Recommended
Buffer Plantings



Brick Pavers



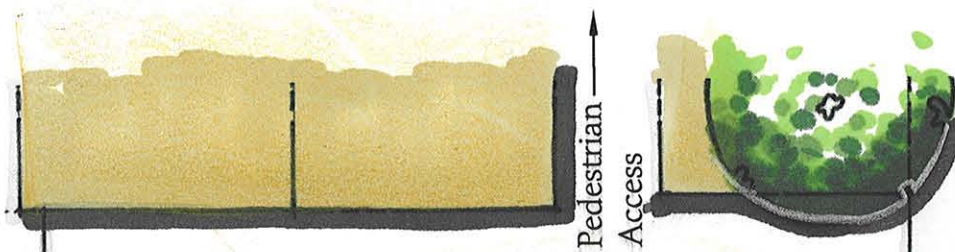
Buffer Plantings

Existing Walk

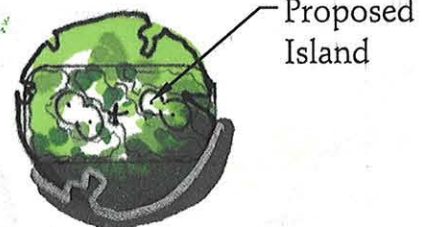
South Harrison Street

Overall Plan

Scale: 1"=20'

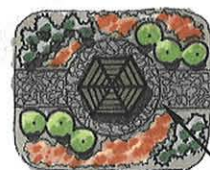


Pedestrian
Access

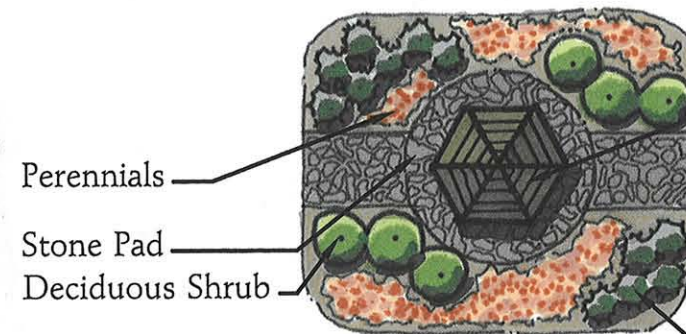


Proposed
Island

Proposed
Island



Proposed
Island with
Kiosk

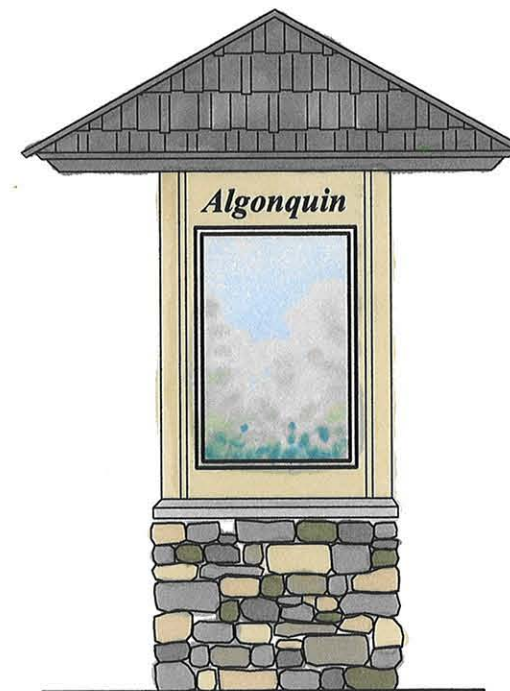


Perennials
Stone Pad
Deciduous Shrub

Informational
Kiosk to
match existing
kiosk at Prairie
Path
Evergreen
Shrub

Island Enlargement

Scale: 1"=10'



Kiosk Elevation





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

South Harrison Parking Lot Screening



Existing



Proposed



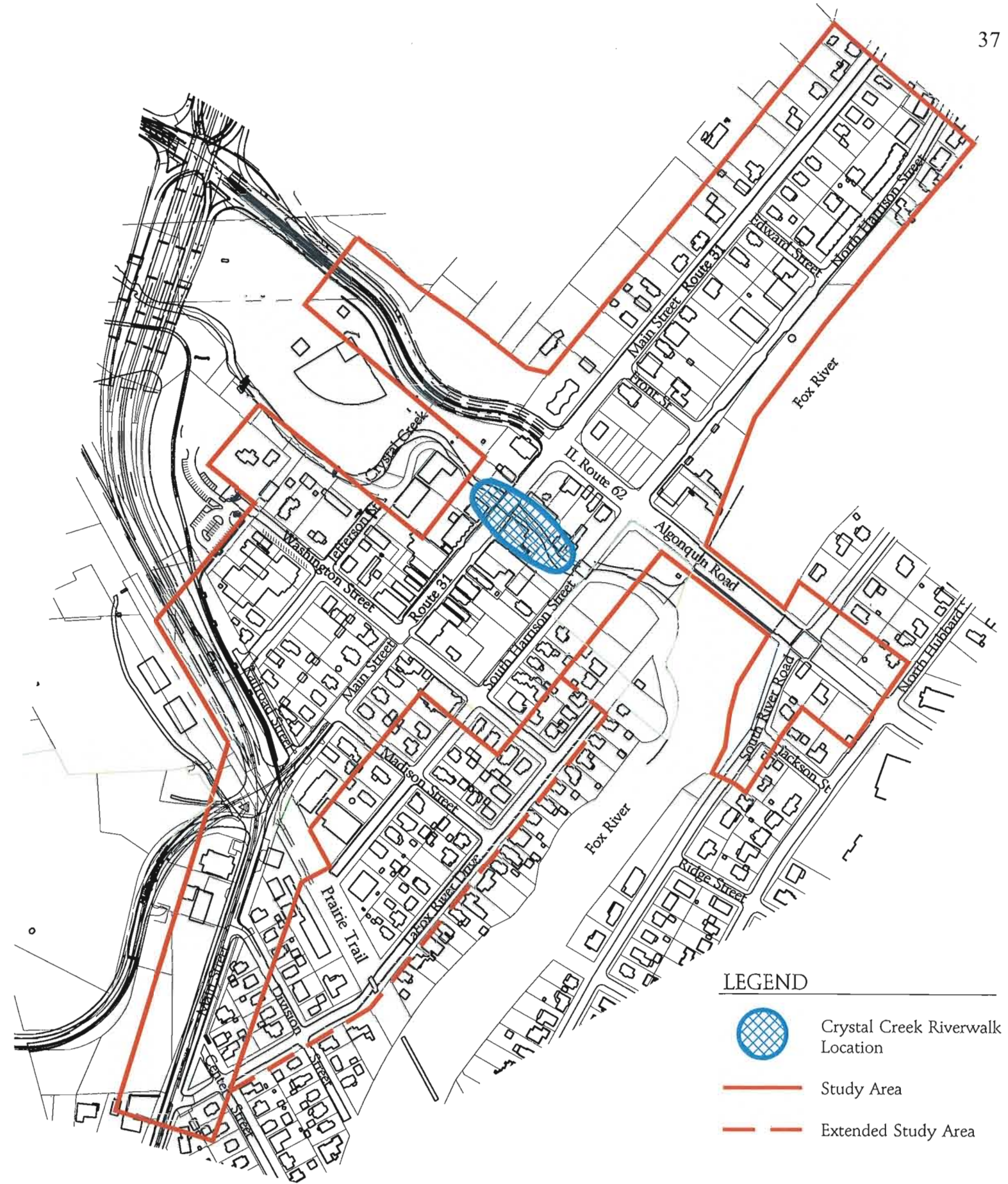
Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois


Crystal Creek Riverwalk

Crystal Creek's path through Algonquin provides a unique opportunity to fulfill the Village's goal of connecting open space via pedestrian-oriented walkways. Crystal Creek runs through downtown Algonquin on its way to the Fox River flowing through Towne Park, past the Fountain Square Courtyard, and then through Cornish Park. The banks of the river are currently lined with stone that tumbles into the creek during storm events. Beyond the banks are parking lots and area businesses.




The design plan proposes utilizing the banks to develop a riverwalk. The walk would be a cantilevered boardwalk of recycled timber following the upper margins of the banks with landscape plantings where appropriate. The walk is to be lined with an ornamental fence to provide security to users. Larger stone will be added to stabilize the slopes.

In one location, near the Fountain Square Courtyard connection, an overlook is proposed. The overlook would be cantilevered further over the creek. Columns with lights are proposed to highlight its location and serve as security lighting. Lights and columns are to match those at Cornish Park and the proposed improvements to Towne Park to create visual continuity and a cohesive character along the riverwalk.



 Key Map
Scale: 1"=400'

LEGEND

-  Crystal Creek Riverwalk Location
-  Study Area
-  Extended Study Area



Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Crystal Creek Riverwalk



A. South at
Creek edge



B. Southeast at Creek's edge



C. Southeast along creek



Opportunities:

- Trail Connections
- Riverwalk Opportunity
- Pedestrian Bridge (similar to Cornish)
- Connect Towne Park with Cornish Park

Constraints:

- Need to work with Property Owners





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Crystal Creek Riverwalk

Opportunities:

- Trail Connections
- Riverwalk Opportunity
- Pedestrian Bridge (similar to Cornish)
- Connect Towne Park with Cornish Park

Constraints:

- Need to work with Property Owners



A. South at
Creek edge



B. Southeast at Creek's edge



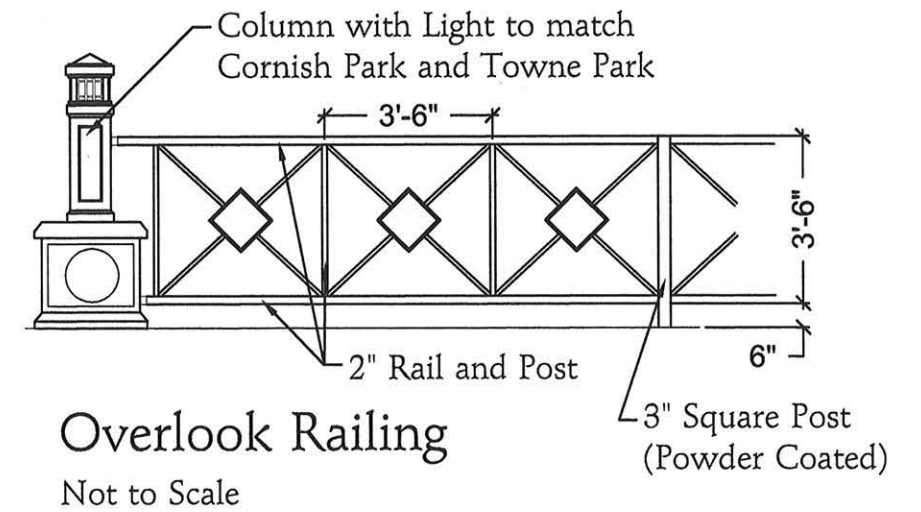
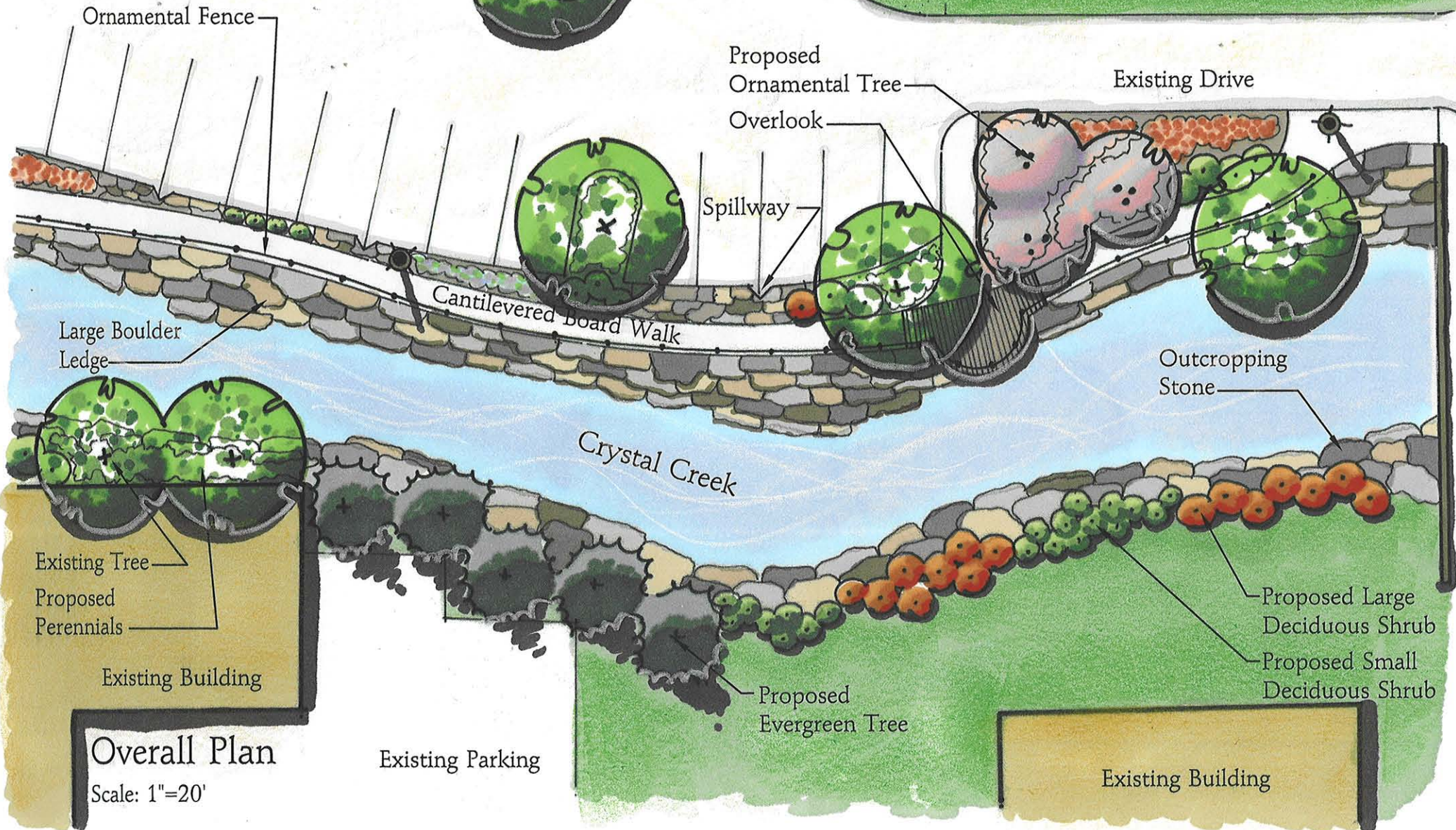
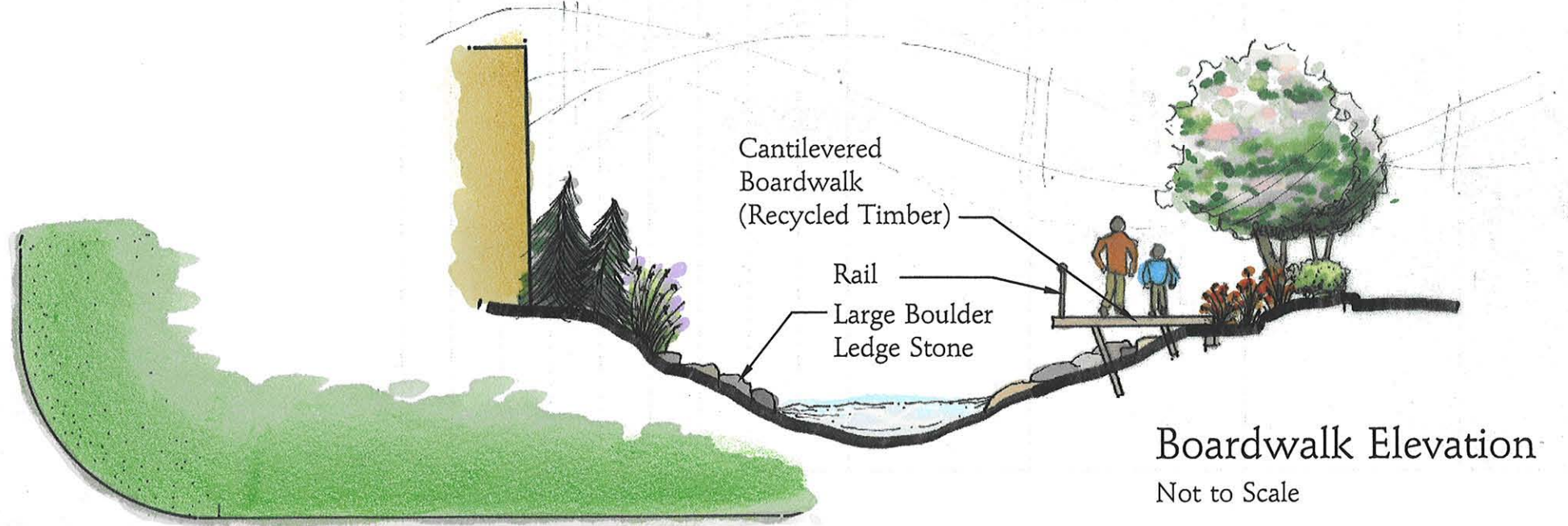
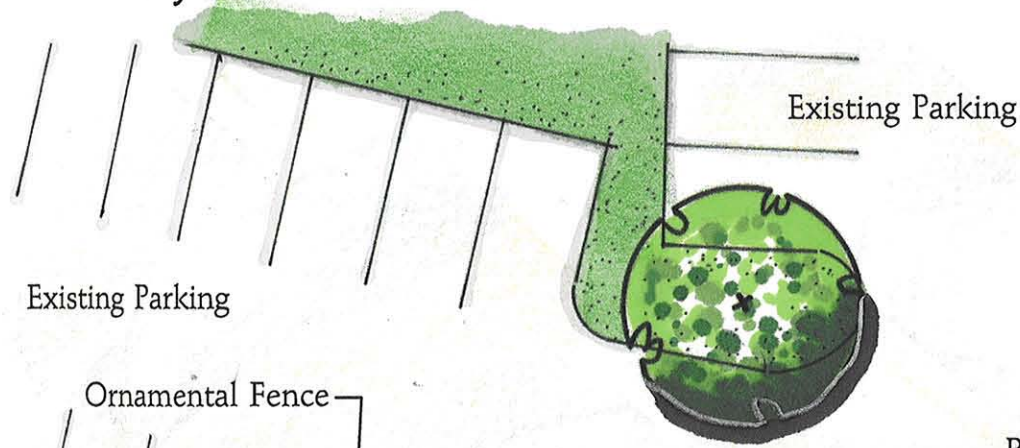
C. Southeast along creek





Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Crystal Creek Riverwalk





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Crystal Creek Riverwalk



Existing



Proposed



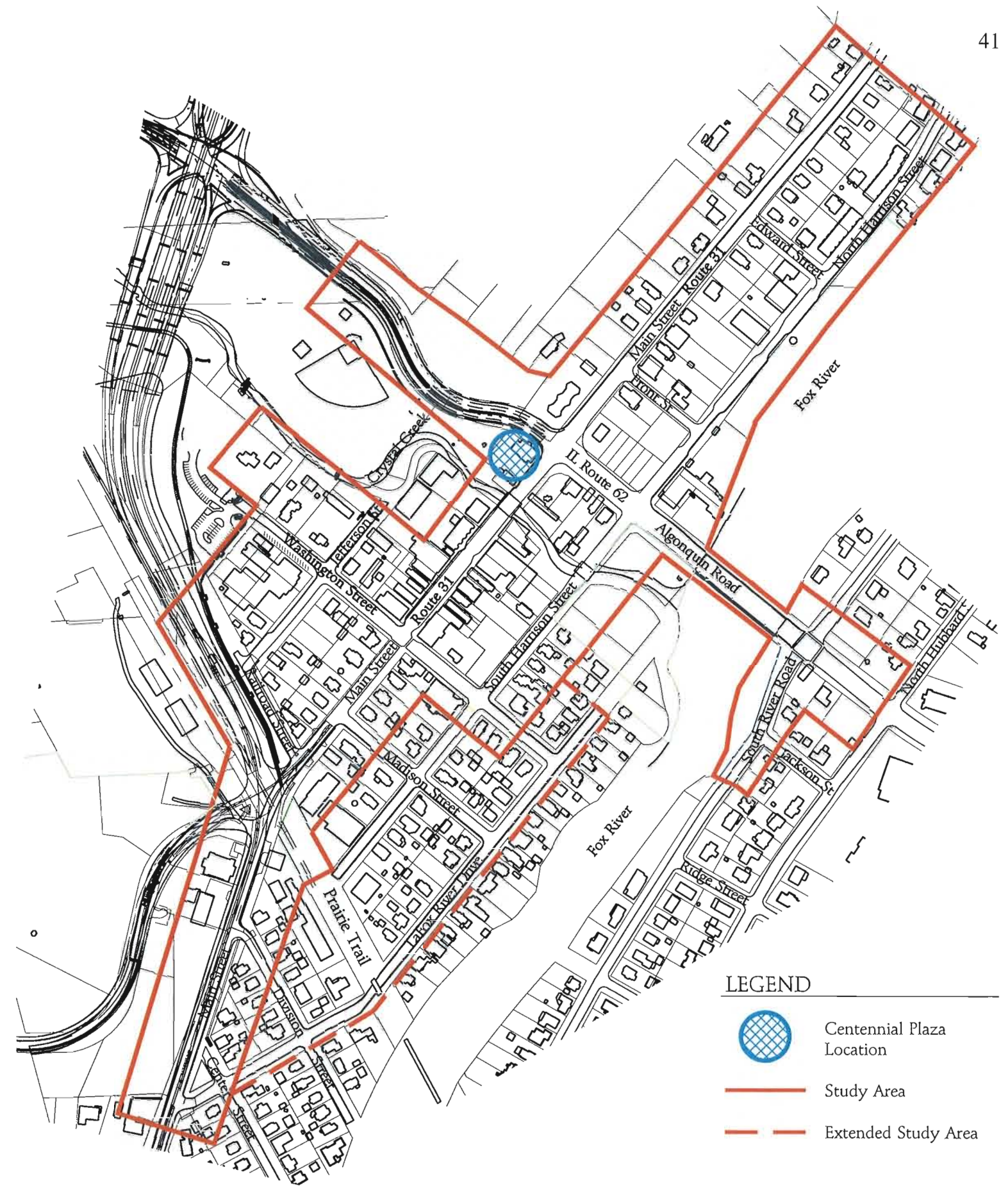
Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Centennial Plaza




Centennial Plaza is situated between the Community Center (Old Village Hall) and the restaurant, Martini's on Main, southwest of the intersection of Main Street (Route 31) and Algonquin Road (Route 62). This courtyard has the potential to be an attraction due to its proximity to area businesses and pedestrian-oriented areas.

The site currently has the function of providing solely a visual attraction for passers-by and motorists. The existing design consists of a fountain with landscape backdrop and three flagpoles. A community information sign is located near the adjacent restaurant's outdoor eating section and low landscape plantings expose the parking lot and trash enclosures located to the rear of the site.

The proposed design draws passers-by into the site by providing a variety of events and places to sit. A three foot hedge along the public sidewalk focuses access to a brick paved walk that travels the perimeter of the main focal point, a low fountain surrounded by perennial plantings. The fountain will incorporate low bubblers to provide a focal element while deflecting some of the noise of the nearby roadways. Looking to the back of the site, sculpture backed by a raised wall provides a secondary focal point. This wall, flanked by columns and a lower wall topped with fencing, creates a visual barrier between the park user and the parking lot. The low wall with fencing also runs along the sides of the site with openings controlling access from the Community Center and the restaurant. Site amenities, such as benches lighting and public art, will make the space more desirable for pedestrians. Additional sculpture can be installed on 4x4 pads throughout the site in place of proposed planters. Interpretive plaques will inform visitors of Algonquin's history.



LEGEND

-  Centennial Plaza Location
-  Study Area
-  Extended Study Area

 Key Map
Scale: 1"=400'



Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Fountain Square Courtyard



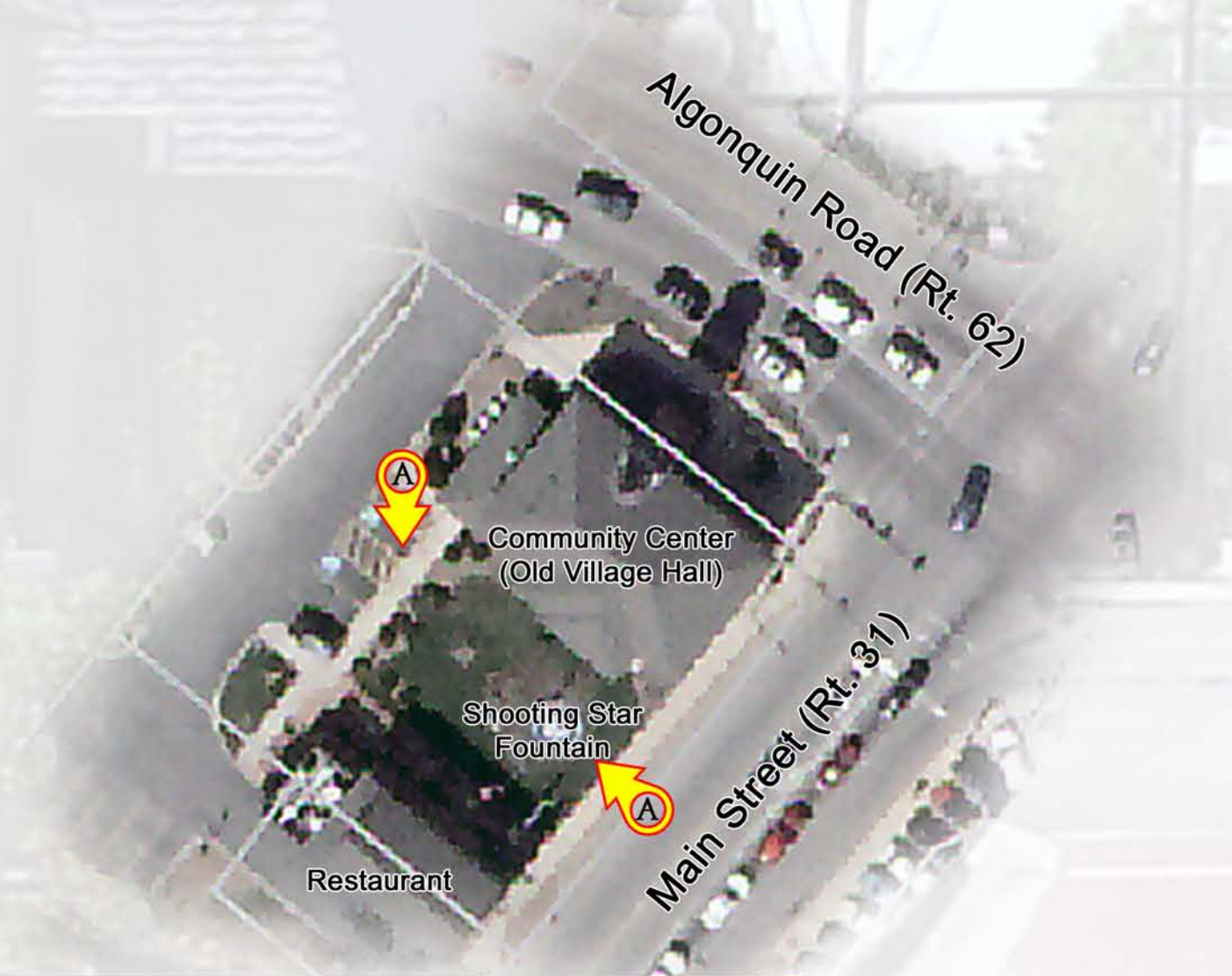
A. Looking South into Pocket Park

Opportunities:

- Proximity to Restaurant
- Prominent Location
- Access to Potential Creek Trail

Constraints:

- High Traffic Area
- Limited Pedestrian Use Area



B. Looking Northwest into Pocket Park

Blank Walls

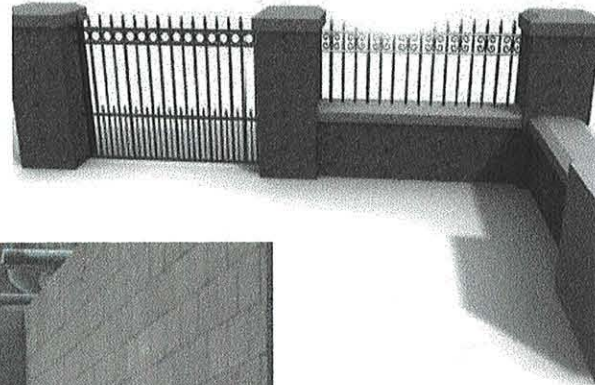
Visual Leaks to
Parking Lot to Back



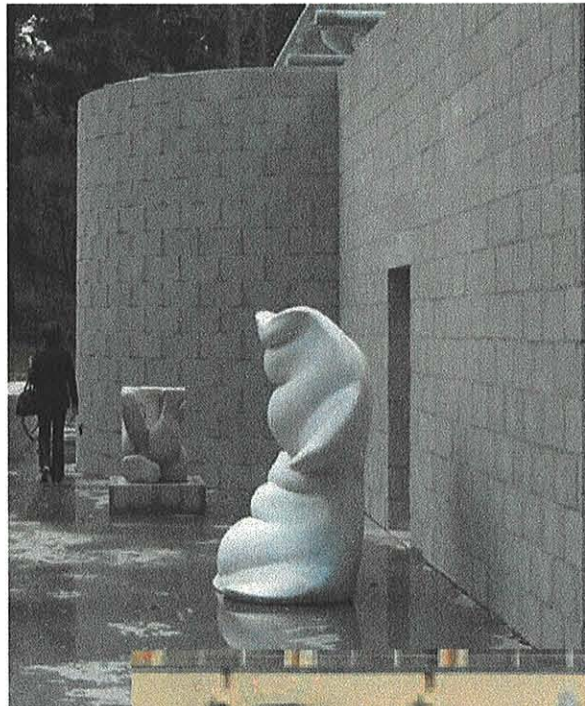


Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Fountain Square Courtyard



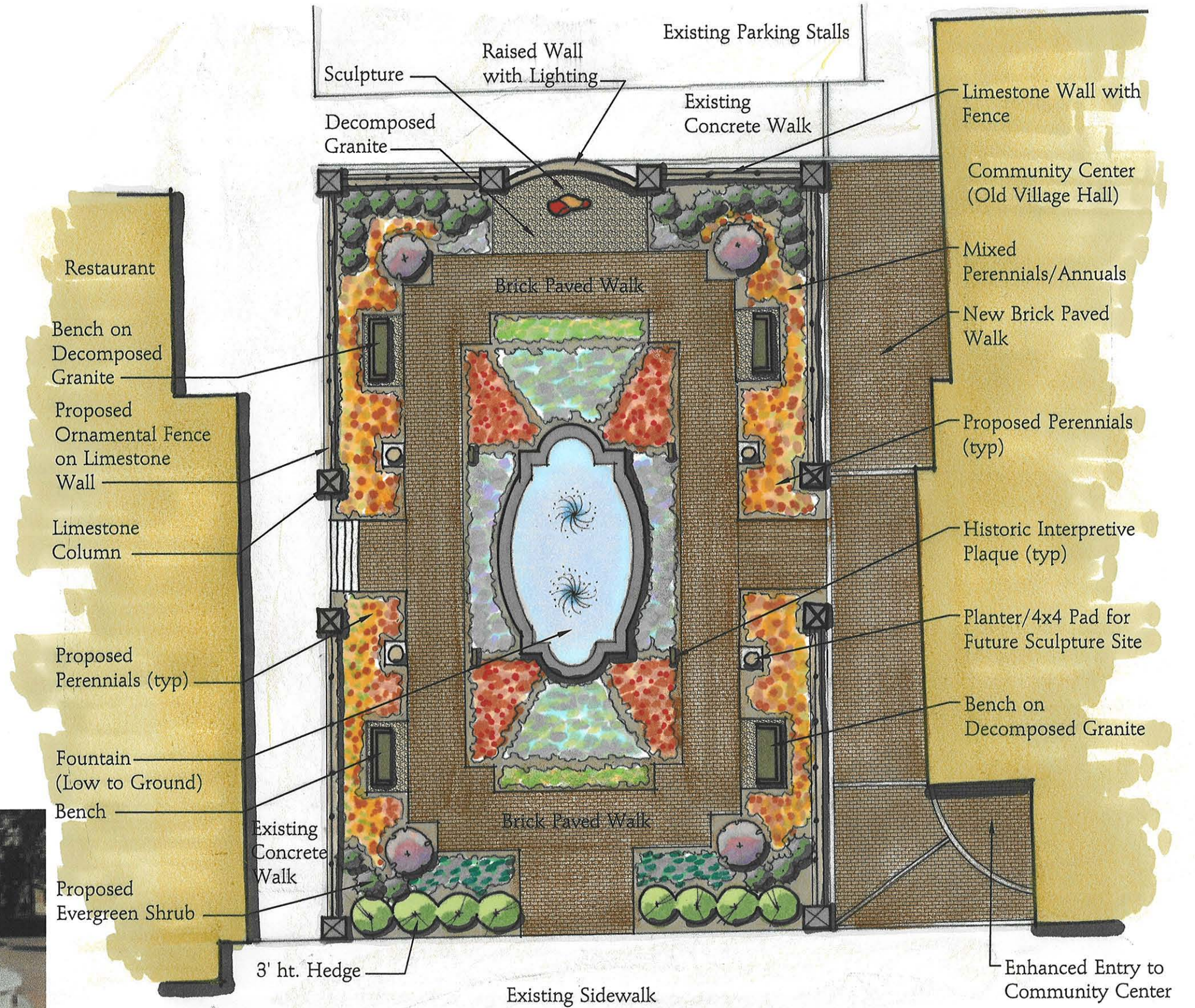
Wall with Fence



Sculpture



Fountain



Overall Plan

Scale: 1"=20'



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

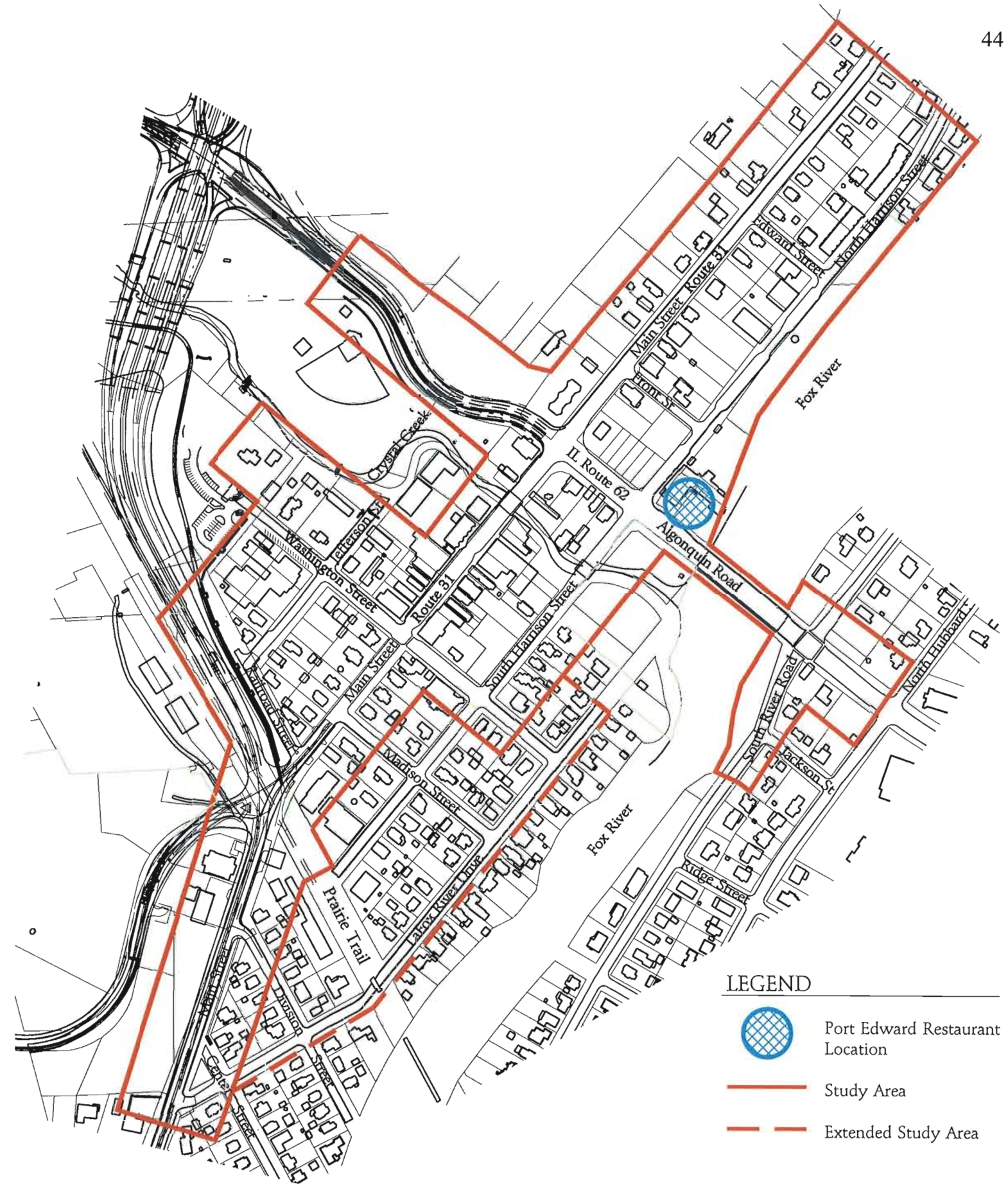
Port Edward Restaurant Parking Lot

Port Edward Restaurant is a highly visible site bordered to the northwest by North Harrison Street, to the southwest by Algonquin Road (Route 62), and to the southeast by the Fox River. New development has begun taking place on neighboring properties which will raise the profile of this site even more.




Currently the asphalt of the parking lot for Port Edward Restaurant abuts the public sidewalk along Algonquin Road and during times of heavy business vehicles are parked along the sidewalk in an un-striped area. With the addition of landscaping during the development of Cornish Park directly across the street, the Village would like to mirror that effect within the right-of-way adjacent to the Port Edward parking lot.

The proposed plan incorporates a narrow landscape bed planted with perennials, ornamental grasses, and low shrubs to coordinate with improvements proposed in the downtown area and at the South Harrison parking lots. This will serve as visual definition for the parking lot and partially screen the parked cars. Car stops will further reinforce the structure and organization of the parking lot.

In addition, it is proposed that the existing restaurant sign be incorporated into an island and the parking lot be striped.



LEGEND

-  Port Edward Restaurant Location
-  Study Area
-  Extended Study Area

 **Key Map**
Scale: 1"=400'



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Port Edward Restaurant Parking Lot

Opportunities:
High Visibility Corner
Intersection Enhancement

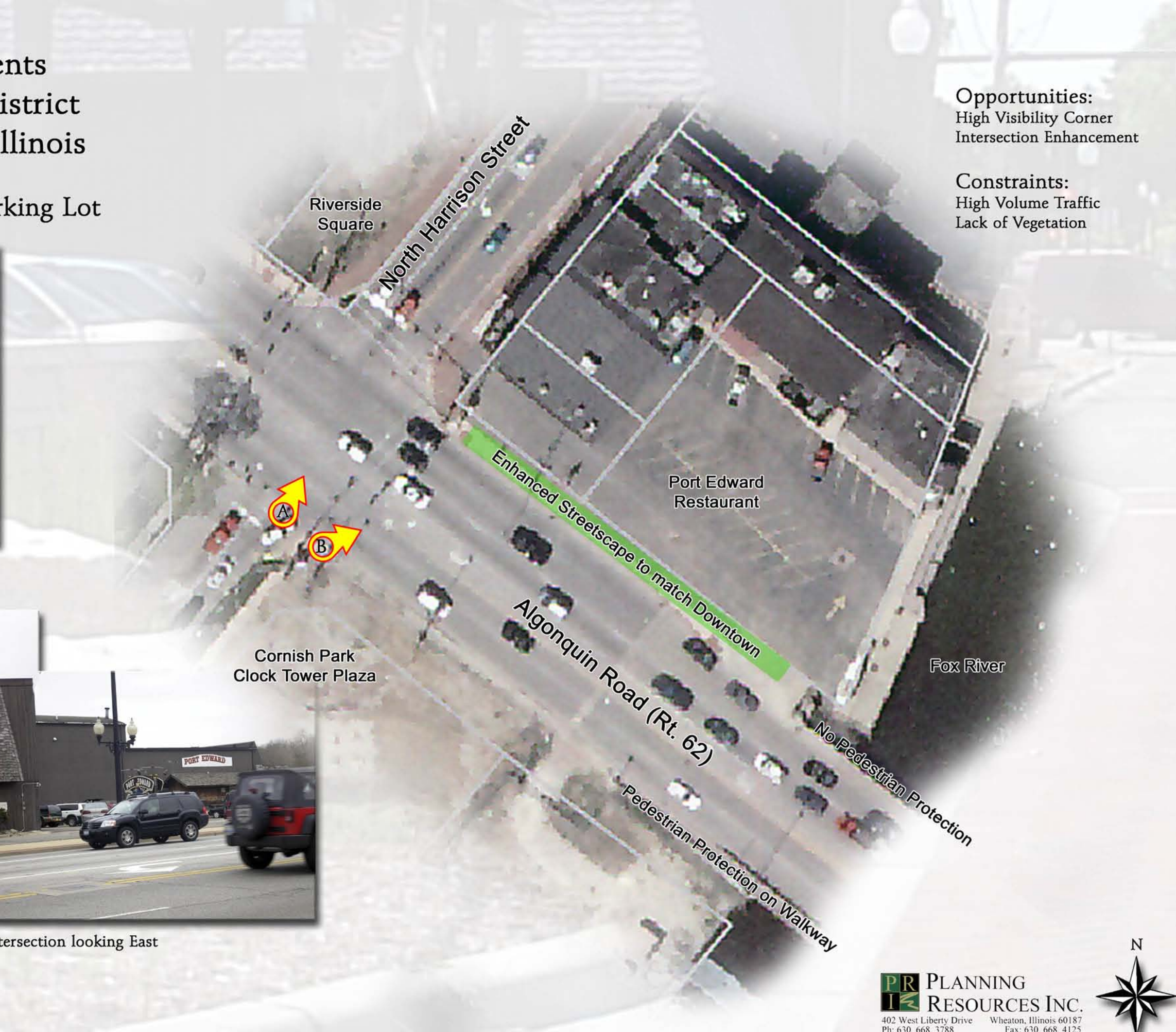
Constraints:
High Volume Traffic
Lack of Vegetation



A. Intersection looking Northeast



B. Intersection looking East



Potential Facade Improvement

Cornish Park
Clock Tower Plaza

Port Edward
Restaurant

Fox River

Enhanced Streetscape to match Downtown

Algonquin Road (Rt. 62)

Pedestrian Protection on Walkway

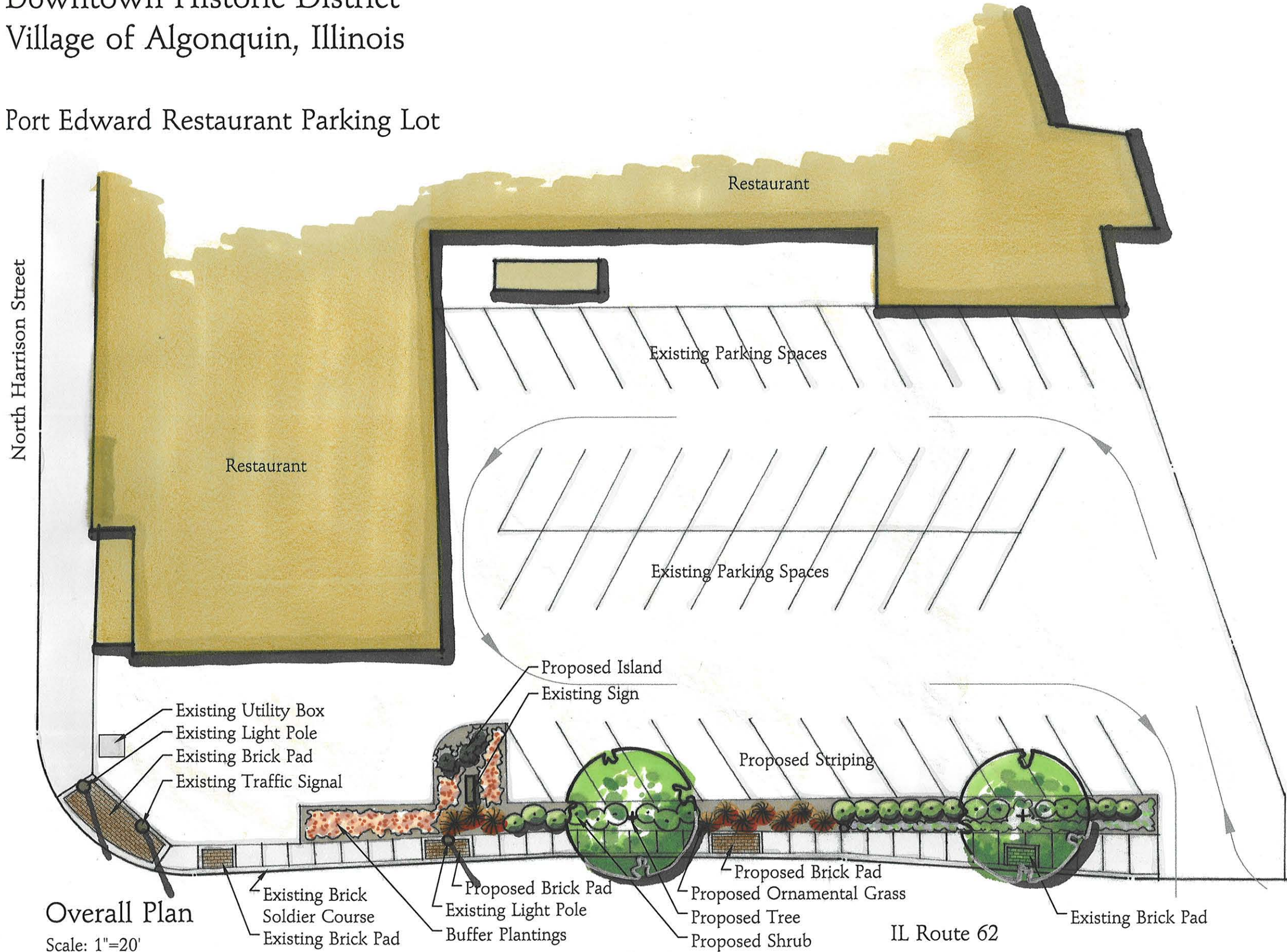
No Pedestrian Protection





Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

Port Edward Restaurant Parking Lot



Overall Plan
 Scale: 1"=20'

- Existing Utility Box
- Existing Light Pole
- Existing Brick Pad
- Existing Traffic Signal

- Existing Brick Soldier Course
- Existing Brick Pad

- Proposed Brick Pad
- Existing Light Pole
- Buffer Plantings

- Proposed Brick Pad
- Proposed Ornamental Grass
- Proposed Tree
- Proposed Shrub

Existing Brick Pad





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Port Edward Restaurant Parking Lot



Existing



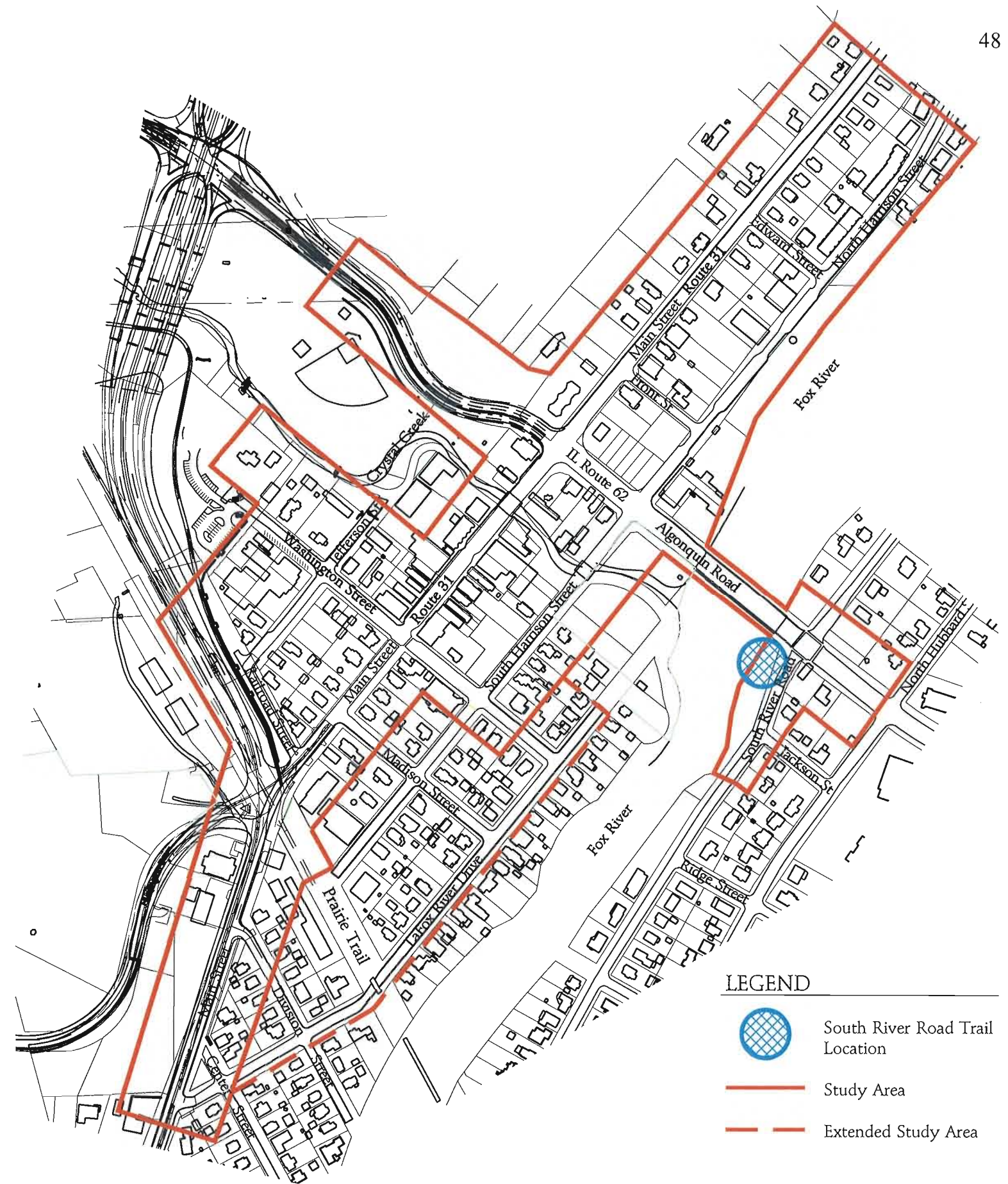
Proposed






Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois


South River Road Trail

Southwest of the intersection of Algonquin Road (Route 62) and South River Road, a narrow, heavily-sloped piece of land lies on the bank across the Fox River from Cornish Park. The site is heavily wooded and in a residential area. To the north, beyond Algonquin Road, is the marina. The Village wants to provide a pedestrian connection between the marina and residences utilizing this site and extending a path under the Algonquin Road bridge. Beneath the bridge are utility boxes that can be screened by fencing. The site itself cannot be heavily developed due to its location in a floodplain. The path, in order to be accessible, winds downhill following the topography and containing a switchback. At the base of the slope an overlook is proposed to view the Fox River and Cornish Park.



LEGEND

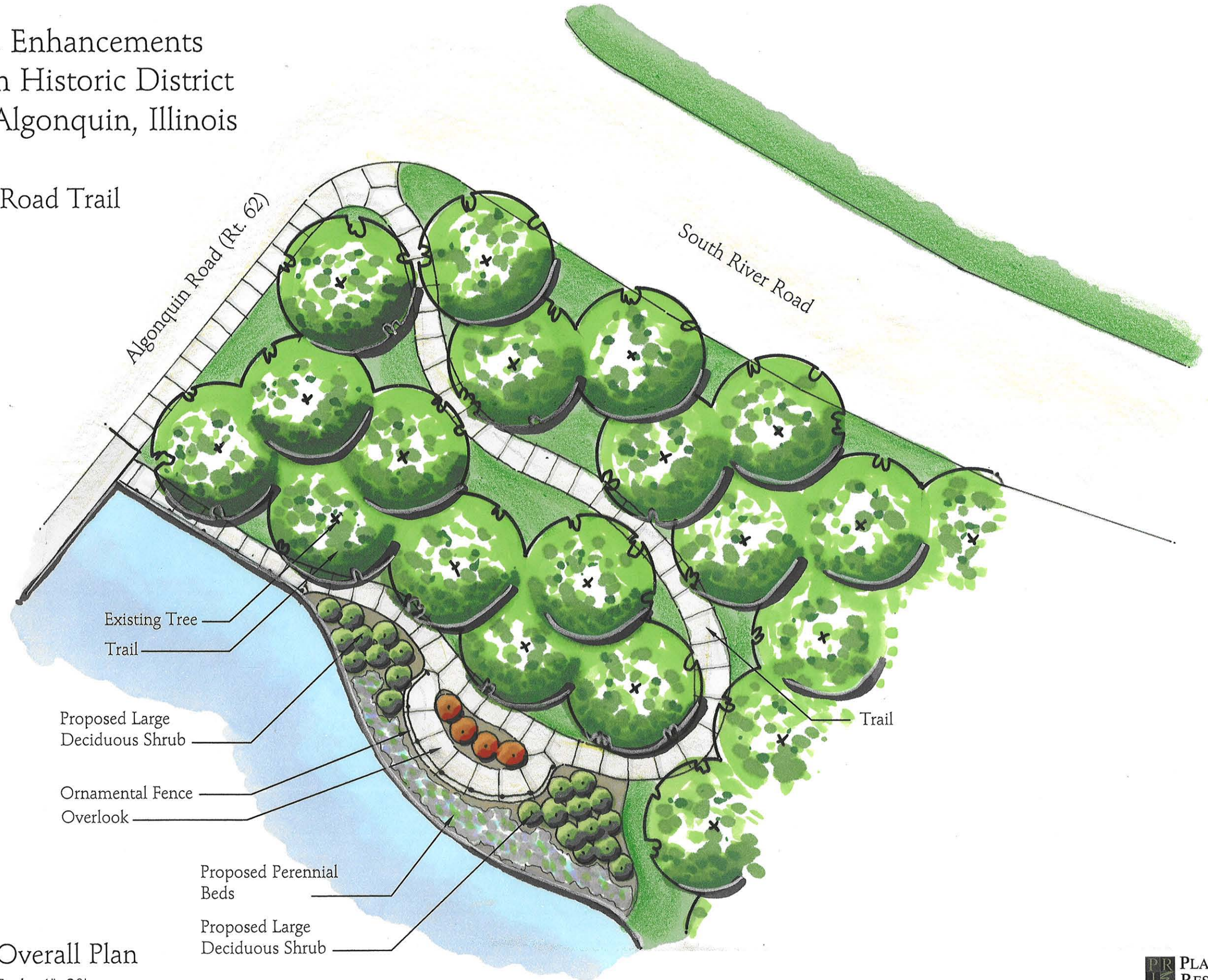
-  South River Road Trail Location
-  Study Area
-  Extended Study Area

 **Key Map**
Scale: 1"=400'



Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

South River Road Trail



Overall Plan

Scale: 1"=20'





Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

South River Road Trail



Existing

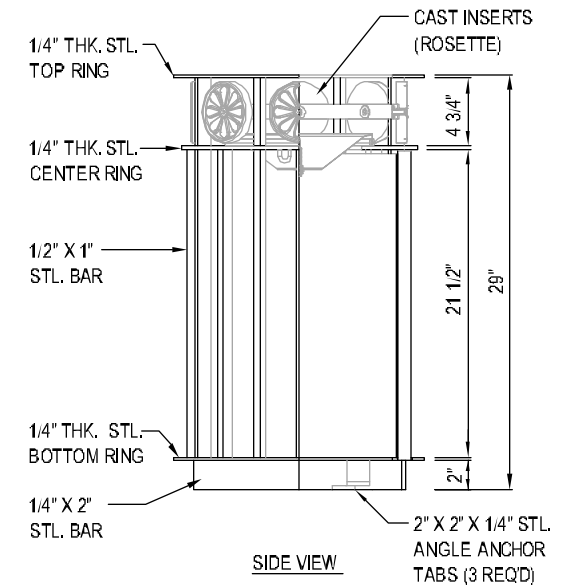
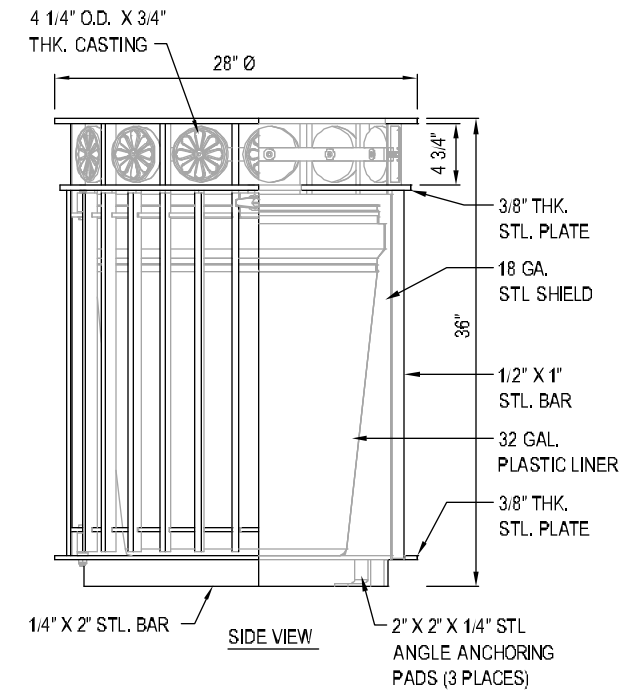
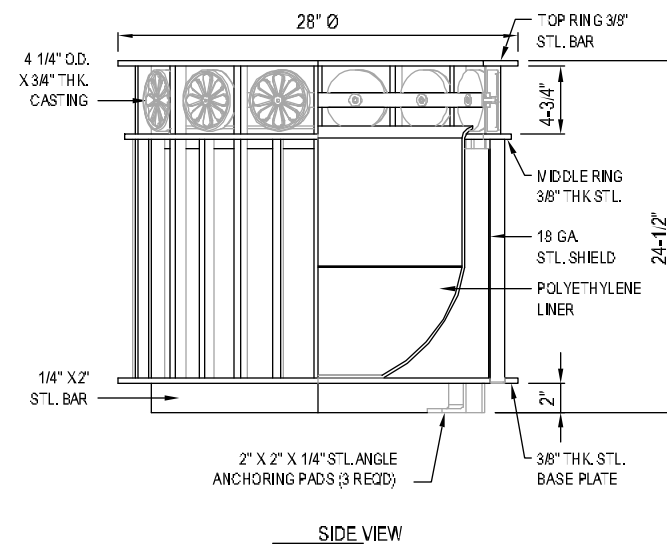
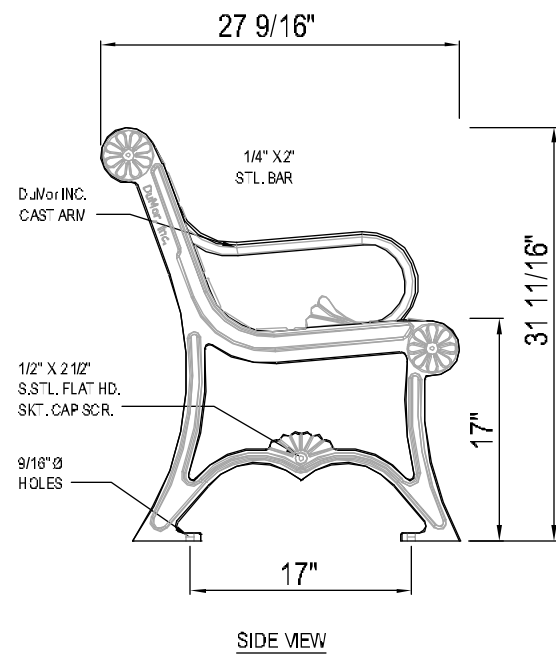


Proposed



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Site Furnishing Standards



57 Series Wood Bench by DuMor



120-00SH Steel Planter by DuMor



102-32-FTO Steel Receptacle by DuMor



123-00 Steel Ash Urn by DuMor

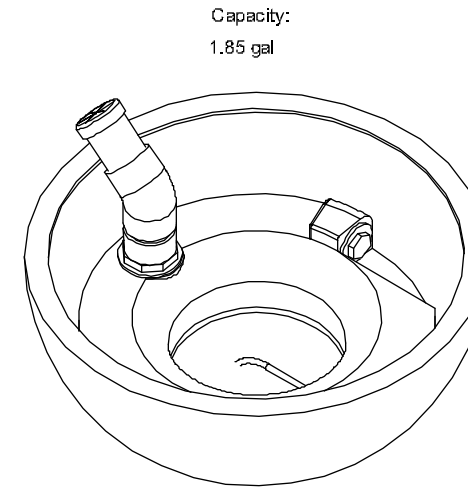
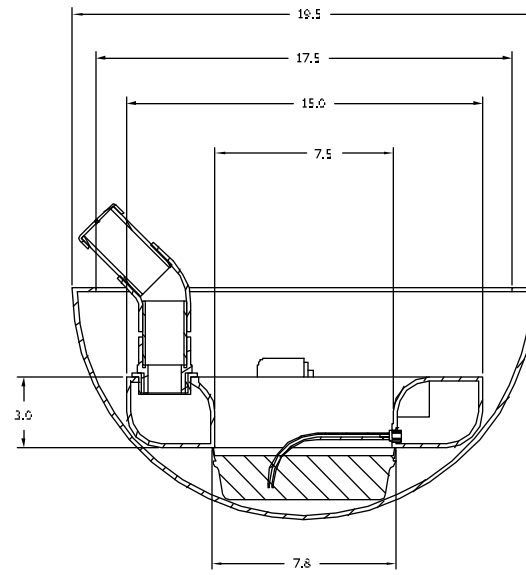


Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

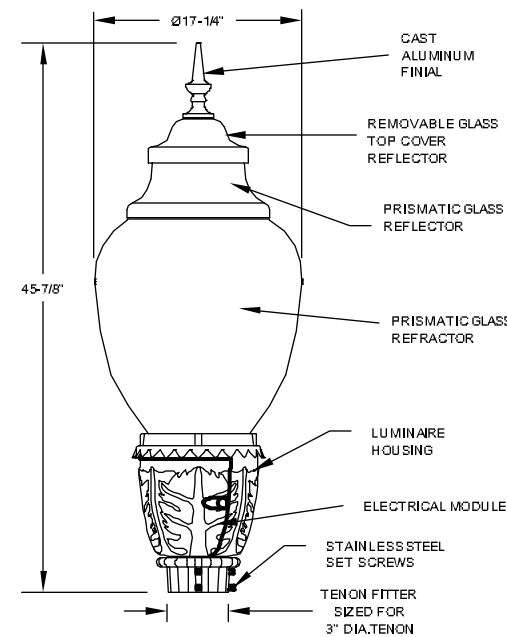
Site Furnishing Standards



Belle Chase Stop Sign Base
 by Mel Northey Company



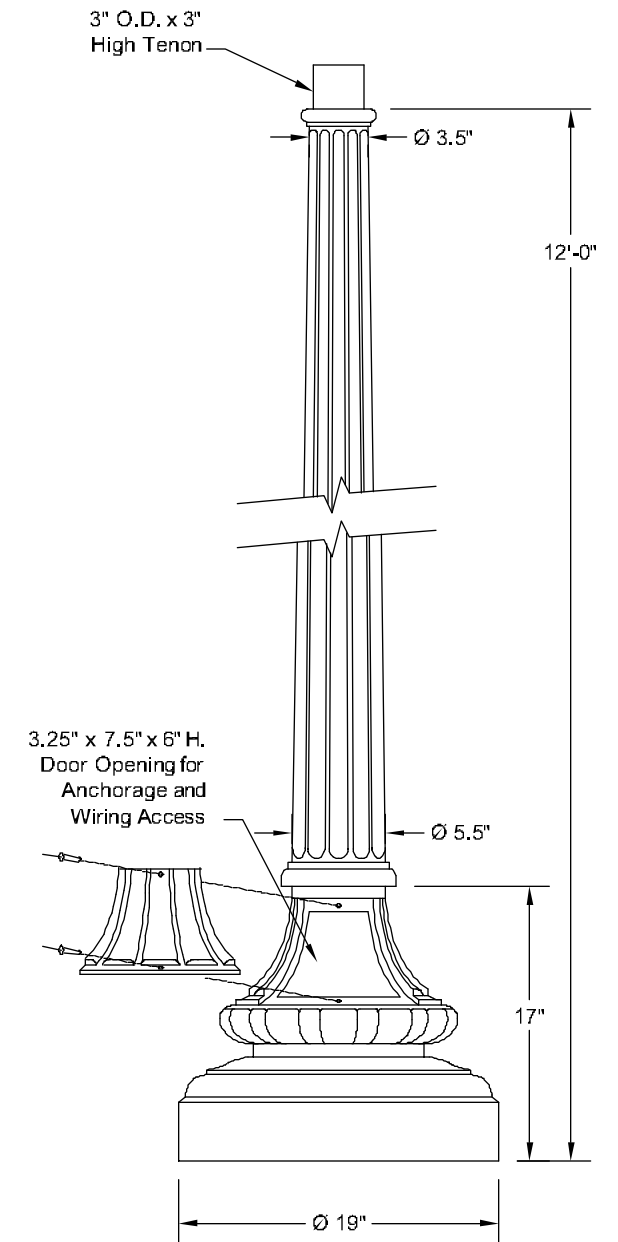
Basket Irrigation System for Light
 Posts by Planter Technologies



Washington Postlite Luminere
 Acorn Style by Holophane



Washington Style Bollard by
 Hinckley Architectural



Wadsworth Series Cast
 Aluminum Light Post by
 Holophane



Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

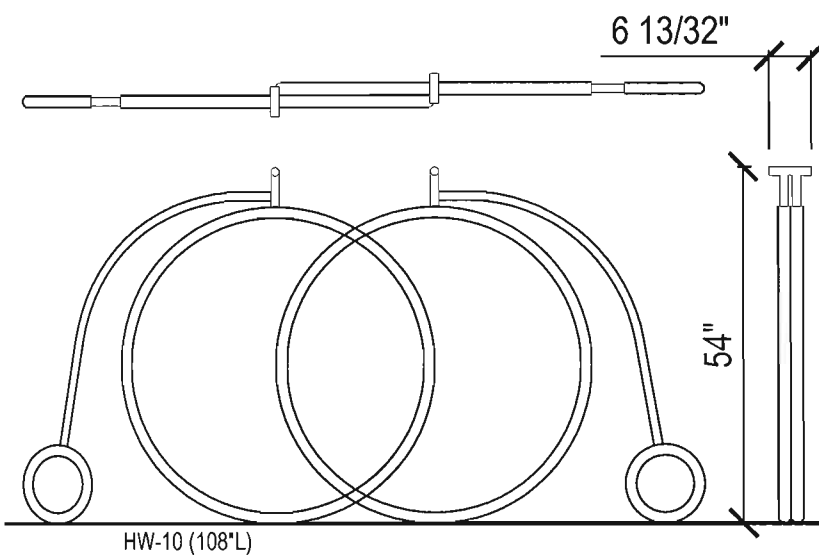
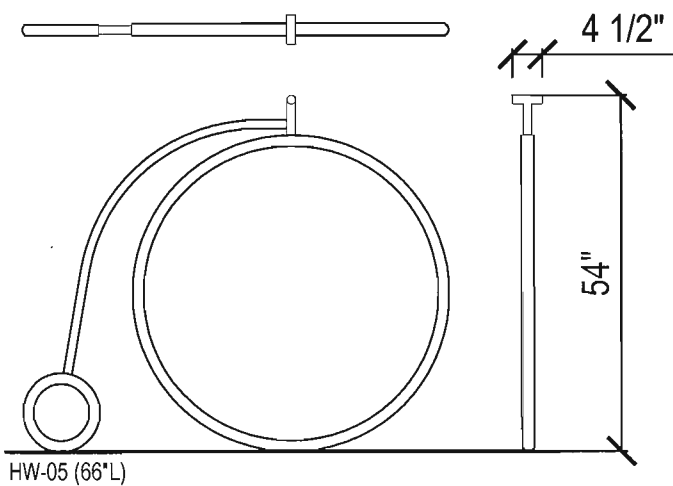
Site Furnishing Standards



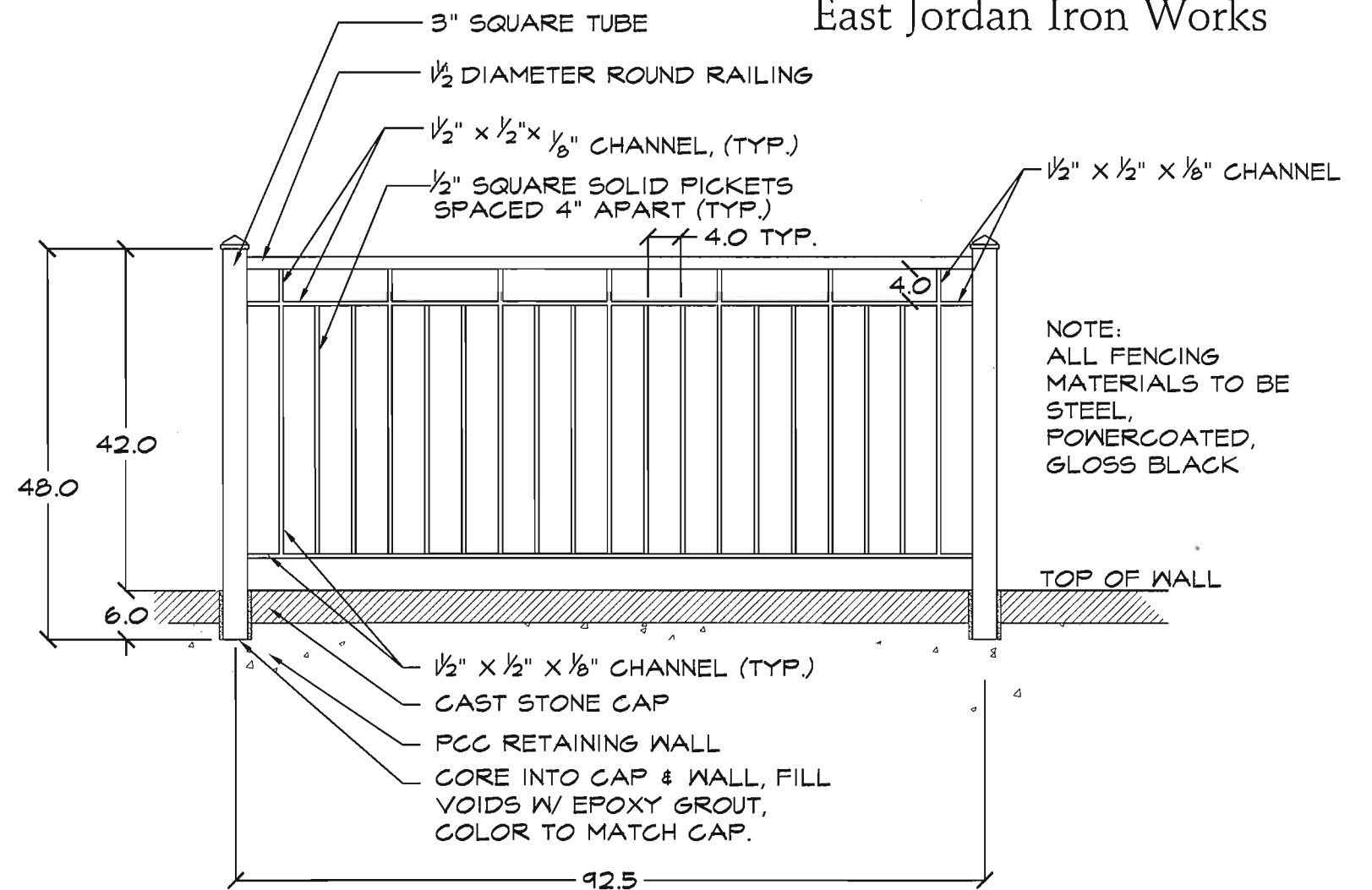
Lannon Stone Wall



Chelsea Style Tree Grate by
East Jordan Iron Works



High Wheeler Bike Rack by
BRP Enterprises



Custom Ornamental Fence



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Order of Magnitude Estimates

Composite Order of Magnitude Costs

The following summarizes the basic cost of improvements envisioned by the recommended prototypes identified in this document. It is intended to provide a "ballpark" idea of the capital cost of improvements recommended. Actual costs and those identified in the table are to be coordinated with developers over a multi year period and will depend on a variety of factors such as; final design selection of materials, inflation, scale and scope of individual construction with other infrastructure improvements carried out by the Village.

Assumptions and Qualifications

This cost analysis is based on the design concepts illustrated in the plan described in the accompanying report. It provides the most complete information available for cost analysis as of this April 2008. Since the site design will be refined in various implementation phases, actual costs for all elements of the project are expected to vary somewhat from the figures presented here. Any major change to the plan will clearly change the order of magnitude cost analysis:

Quantities for the different items are based on the information contained in the report, drawing on general estimates made about other site elements not shown on the drawing such as utilities and infrastructure improvements.

Unit pricing used in this cost analysis is based on current construction costs in the Midwest for high quality construction. No factor for inflation has been included.

Site planning, engineering and other professional design fees which will be required are not included.

Order of Magnitude Costs







Cost estimates that follow are derived from unit costs included on the Cost Estimate Worksheets according to the analysis and assumptions presented above (NOTE: Infrastructure improvements will significantly increase these estimated costs)



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Recommended Construction Development Phasing Plan

LEGEND

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Study Area
-  Extended Study Area



 Scale: 1"=400'



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Phase 1 Order of Magnitude Estimates

Main St. between Washington St. and Route 62	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$18,800.00
2. Brick Paver Walkways	\$213,350.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$6,000.00
4. Lighting and Electrical Service	\$66,000.00
5. Grading	\$7,500.00
6. Site Furnishings	\$181,500.00
<i>(Includes benches, litter receptacles, bike racks, railing replacement, planters, drinking fountain, tree grates, and stone facing)</i>	
7. Landscape Planting	\$7,500.00
<i>(Includes trees, mulch, and soil for planter)</i>	
8. 10% Contingency	\$50,065.00
Subtotal	\$550,715.00

Main St. between Route 62 and Front St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$9,500.00
2. Brick Paver Walkways	\$102,000.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$6,000.00
4. Lighting and Electrical Service	\$31,600.00
5. Grading	\$2,500.00
6. Site Furnishings	\$31,500.00
<i>(Includes benches, litter receptacles, bike racks, planters, drinking fountain, and tree grates)</i>	
7. Landscape Planting	\$3,000.00
<i>(Includes trees, mulch, and soil for planter)</i>	
8. 10% Contingency	\$18,610.00
Subtotal	\$204,710.00

** Estimates were prepared in April 2008 and are not be adjusted for inflation.



Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Phase 1 Order of Magnitude Estimates

Washington St. between Jefferson St. and Main St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$8,600.00
2. Brick Paver Walkways	\$81,000.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$6,000.00
4. Lighting and Electrical Service	\$25,100.00
5. Grading	\$2,500.00
6. Site Furnishings <i>(Includes benches, litter receptacles, bike racks, planters, drinking fountain, and tree grates)</i>	\$31,200.00
7. Landscape Planting <i>(Includes trees, mulch, and soil for planter)</i>	\$2,500.00
8. 10% Contingency	\$15,690.00
Subtotal	\$172,590.00

Washington St. between Main St. and Harrison St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$8,600.00
2. Brick Paver Walkways	\$80,000.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$6,000.00
4. Lighting and Electrical Service	\$25,100.00
5. Grading	\$2,500.00
6. Site Furnishings <i>(Includes benches, litter receptacles, bike racks, planters, drinking fountain, and tree grates)</i>	\$31,200.00
7. Landscape Planting <i>(Includes trees, mulch, and soil for planter)</i>	\$2,500.00
8. 10% Contingency	\$15,590.00
Subtotal	\$171,490.00

** Estimates were prepared in April 2008 and are not be adjusted for inflation.



Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 1 Order of Magnitude Estimates

Route 62 between 390' NW of Main St. and South Harrison St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$13,500.00
2. Brick Paver Walkways	\$282,500.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$12,000.00
4. Lighting and Electrical Service	\$33,000.00
5. Grading	\$4,500.00
6. Site Furnishings	\$35,000.00
<i>(Includes benches, litter receptacles, bike racks, planters, drinking fountain, and tree grates)</i>	
7. Landscape Planting	\$3,000.00
<i>(Includes trees, mulch, and soil for planter)</i>	
8. 10% Contingency	\$38,350.00
Subtotal	\$421,850.00

Main St. between Washington St. and Division St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$1,700.00
2. Brick Pavers at Intersections, Driveways, and Tree Bases	\$90,000.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$24,000.00
4. Lighting	\$26,000.00
5. Landscape Grading	\$7,500.00
6. Landscape Planting	\$24,000.00
<i>(Includes sod restoration, mulch, and compost)</i>	
7. 10% Contingency	\$17,320.00
Subtotal	\$190,520.00

** Estimates were prepared in April 2008 and are not be adjusted for inflation.



Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 1 Order of Magnitude Estimates

South Harrison St. between Washington St. and Route 62	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$1,100.00
2. Brick Pavers at Intersections, Driveways, and Tree Bases	\$42,000.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$13,500.00
4. Lighting	\$6,500.00
5. Landscape Grading	\$2,000.00
6. Landscape Planting	\$16,000.00
<i>(Includes sod restoration, mulch, and compost)</i>	
7. 10% Contingency	\$8,110.00
Subtotal	\$89,210.00

South Harrison Parking Lot Screening	
ITEM	TOTAL
1. Removals and Site Protection	\$3,000.00
2. Re-stripe Asphalt Parking Lot	\$1,000.00
3. Brick Pavers and Concrete Curb	\$900.00
4. Kiosk and Stone Pad	\$20,000.00
5. Landscape Plantings	\$22,000.00
<i>(Includes sod restoration, mulch, and compost)</i>	
6. 10% Contingency	\$4,690.00
Subtotal South Harrison Parking Lot Screening	\$51,590.00

** Estimates were prepared in April 2008 and are not be adjusted for inflation.



Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 1 Order of Magnitude Estimates

Alley: Prototype 1	
ITEM	TOTAL
1. Removals and Site Protection	\$12,000.00
2. Building Surface Repair	\$8,000.00
3. Brick Paver Areas, Curb Repair, and Verify Base Depth <i>(Uni Eco-Stone or Ecoloc)</i>	\$26,000.00
4. Site Furnishings <i>(Includes gateway features (2 total))</i>	\$75,000.00
5. Landscape Plantings	\$8,000.00
6. 10% Contingency	\$12,900.00
Subtotal Alley: Prototype 1	\$141,900.00

Alley: Prototype 2	
ITEM	TOTAL
1. Removals and Site Protection (Haul Off)	\$15,000.00
2. Building Surface Repair	\$8,000.00
3. Brick Paver Areas, 6" Concrete Bands, Concrete Replacement, and Curb Repair <i>(Uni Eco-Stone or Ecoloc)</i>	\$50,000.00
4. Site Electrical <i>(Includes 3 wall mounted lights)</i>	\$19,000.00
**5. Site Furnishings and Gateway Feature <i>(Includes benches, litter receptacles, and planters)</i>	\$75,000.00
6. Landscape Planting <i>(Includes sod restoration, mulch, and compost)</i>	\$6,000.00
7. 10% Contingency	\$17,300.00
Subtotal Alley: Prototype 2	\$190,300.00
** Mural and Sculpture will be provided by others.	

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 2 Order of Magnitude Estimates

Gateway Entry Monument: Alternate 1 - Proposed Monument	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$5,200.00
2. Underground Utility (Spot Location)	\$12,000.00
3. Brick Pavers and Concrete Walk	\$5,200.00
4. Entry Monument	\$10,000.00
5. Stepped Retaining Wall	\$8,500.00
6. Stop Sign Improvements (Pole and Base)	\$3,000.00
7. Ornamental Fencing	\$1,200.00
8. Landscape Grading	\$1,200.00
9. Landscape Planting	\$13,000.00
<i>(Includes sod restoration, mulch, and compost)</i>	
10. 10% Contingency	\$5,930.00
Subtotal Gateway Entry Monument Alternate 1	\$65,230.00

Gateway Entry Monument: Alternate 2 - Existing Monument	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$5,200.00
2. Underground Utility (Spot Location)	\$12,000.00
3. Brick Pavers and Concrete Walk	\$5,200.00
4. Relocate Existing Entry Monument	\$1,000.00
5. Stepped Retaining Wall	\$8,500.00
6. Stop Sign Improvements (Pole and Base)	\$3,000.00
7. Ornamental Fencing	\$1,200.00
8. Landscape Grading	\$1,200.00
9. Landscape Planting	\$13,000.00
<i>(Includes sod restoration, mulch, and compost)</i>	
10. 10% Contingency	\$5,030.00
Subtotal Gateway Entry Monument Alternate 2	\$55,330.00

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 2 Order of Magnitude Estimates

Trailhead	
ITEM	TOTAL
1. Removals and Site Protection	\$1,500.00
2. Asphalt Path and Parking Lot	\$27,000.00
<i>(Includes striping)</i>	
3. Brick Pavers and Seat Wall	\$15,000.00
4. Site Furnishings	\$12,000.00
<i>(Includes benches, litter receptacles, bike racks, and way finding signs)</i>	
5. Landscape Plantings	\$25,000.00
<i>(Includes landforms and planting material)</i>	
6. 10% Contingency	\$8,050.00
Subtotal Trailhead	\$88,550.00

Huntington Drive Plaza	
ITEM	TOTAL
1. Removals, Site Protection, Grading, and Excavation	\$20,000.00
2. Site Drainage	\$8,500.00
3. Site Electrical	\$50,000.00
<i>(Includes accent and parking lot lighting)</i>	
4. Asphalt Path and Parking Lot	\$25,000.00
5. Brick Pavers and Seat Wall	\$48,000.00
6. Stream Water Features	\$27,000.00
7. Stone Outcroppings	\$34,000.00
8. Site Furnishings/Sculpture	\$25,000.00
<i>(Includes benches, litter receptacles, planters, and interpretive signs)</i>	
9. Landscape Plantings	\$60,000.00
10. 10% Contingency	\$29,750.00
Subtotal Huntington Drive Plaza	\$327,250.00

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Streetscape Enhancements Downtown Historic District Village of Algonquin, Illinois

Phase 2 Order of Magnitude Estimates

Centennial Plaza	
ITEM	TOTAL
1. Demolition, Removals and Site Protection	\$10,000.00
2. Site Drainage	\$18,000.00
3. Paths	\$95,000.00
<i>(Includes brick pavers, limestone steps, concrete pads for planters, and decomposed granite)</i>	
4. Site Electrical	\$43,000.00
5. Fountain	\$175,000.00
**6. Site Furnishings	\$25,000.00
<i>(Includes benches, planters, lights, and interpretive plaques)</i>	
7. Limestone Wall and Masonry Columns with Fencing	\$200,000.00
8. Landscape Plantings	\$30,000.00
<i>(Includes sod restoration, mulch, and compost)</i>	
9. 10% Contingency	\$59,600.00
Subtotal Centennial Plaza	\$655,600.00
** Sculpture will be provided by others.	

Crystal Creek Riverwalk	
ITEM	TOTAL
1. Removals and Site Protection	\$1,500.00
2. Asphalt Path	\$18,000.00
3. Site Electrical	\$30,000.00
4. Ornamental Fencing	\$30,000.00
5. Stone Outcroppings	\$420,000.00
6. Timber Overlook Area	\$4,000.00
7. Landscape Plantings	\$16,000.00
8. 10% Contingency	\$51,950.00
Subtotal Crystal Creek Riverwalk	\$571,450.00

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 2 Order of Magnitude Estimates

South River Road Trail	
ITEM	TOTAL
1. Removals, Clearing, and Site Protection	\$5,000.00
2. Concrete Walk and Grading	\$16,000.00
3. Ornamental Fencing	\$7,500.00
4. Stone Outcroppings	\$35,000.00
5. Site Electrical	\$22,000.00
<i>(Includes 4 light poles)</i>	
6. Landscape Plantings	\$10,000.00
7. 10% Contingency	\$9,550.00
Subtotal South River Road Trail	\$105,050.00

Route 62 between South River Rd. and North Hubbard St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$1,000.00
2. Brick Pavers at Intersections, Driveways, and Tree Bases	\$34,500.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$18,000.00
4. Lighting	\$13,000.00
5. Landscape Grading	\$2,000.00
6. Landscape Planting	\$8,000.00
<i>(Includes sod restoration, mulch, and compost)</i>	
7. 10% Contingency	\$7,650.00
Subtotal	\$84,150.00

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 3 Order of Magnitude Estimates

Port Edward Restaurant Parking Lot	
ITEM	TOTAL
1. Removals and Site Protection (Haul Off) and Sawcutting	\$8,500.00
2. Re-stripe Asphalt Parking Lot	\$4,000.00
3. Brick Area	\$1,000.00
4. Ornamental Fencing	\$15,000.00
5. Landscape Plantings	\$6,000.00
6. 10% Contingency	\$3,450.00
Subtotal Port Edward Restaurant Parking Lot	\$37,950.00

Railroad St. between Jefferson St. and Main St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$650.00
2. Brick Pavers at Intersections, Driveways, and Tree Bases	\$21,500.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$7,500.00
4. Landscape Grading	\$1,500.00
5. Landscape Planting	\$7,500.00
<i>(Includes sod restoration, mulch, and compost)</i>	
6. 10% Contingency	\$3,865.00
Subtotal	\$42,515.00

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 3 Order of Magnitude Estimates

Main St. between Front St. and Edward St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$1,000.00
2. Brick Pavers	\$3,500.00
3. Stop Sign Improvements (Pole and Base)	\$9,000.00
4. Lighting	\$13,000.00
5. Landscape Grading	\$3,000.00
6. Landscape Planting <i>(Includes sod restoration and tree infill)</i>	\$4,500.00
7. Poured Concrete Retaining Wall	\$30,000.00
8. 10% Contingency	\$6,400.00
Subtotal	\$70,400.00

Main St. between LaFox River Dr. and Division St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$500.00
2. Stop Sign Improvements (Pole and Base)	\$9,000.00
3. Landscape Grading	\$500.00
4. Landscape Planting <i>(Includes sod restoration and tree infill)</i>	\$3,500.00
5. 10% Contingency	\$1,350.00
Subtotal	\$14,850.00

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Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

Phase 4 Order of Magnitude Estimates

LaFox River Dr. between Main St. and Washington St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$2,500.00
2. Brick Pavers	\$8,000.00
3. Stop Sign Improvements (Pole and Base)	\$42,000.00
4. Lighting	\$32,500.00
5. Landscape Grading	\$7,500.00
6. Landscape Planting	\$13,000.00
<i>(Includes sod restoration and tree infill)</i>	
7. 10% Contingency	\$10,550.00
Subtotal	\$116,050.00

South Harrison St. between Trailhead and Washington	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$1,000.00
2. Brick Pavers	\$3,100.00
3. Stop Sign Improvements (Pole and Base)	\$12,000.00
4. Lighting	\$6,500.00
5. Landscape Grading	\$3,000.00
6. Landscape Planting	\$5,500.00
<i>(Includes sod restoration and tree infill)</i>	
7. 10% Contingency	\$3,110.00
Subtotal	\$34,210.00

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 4 Order of Magnitude Estimates

Madison St. between South Harrison St. and LaFox River Dr.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$500.00
2. Stop Sign Improvements (Pole and Base)	\$6,000.00
3. Landscape Grading	\$1,000.00
4. Landscape Planting	\$2,500.00
<i>(Includes sod restoration and tree infill)</i>	
5. 10% Contingency	\$1,000.00
Subtotal	\$11,000.00

Washington St. between South Harrison St. and LaFox River Dr.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$500.00
2. Stop Sign Improvements (Pole and Base)	\$6,000.00
3. Landscape Grading	\$1,000.00
4. Landscape Planting	\$2,500.00
<i>(Includes sod restoration and tree infill)</i>	
5. 10% Contingency	\$1,000.00
Subtotal	\$11,000.00

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 4 Order of Magnitude Estimates

Division St. between Main St. and LaFox River Dr.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$500.00
2. Brick Pavers	\$1,600.00
3. Stop Sign Improvements (Pole and Base)	\$9,000.00
4. Landscape Grading	\$1,000.00
5. Landscape Planting	\$2,700.00
<i>(Includes sod restoration and tree infill)</i>	
6. 10% Contingency	\$1,480.00
Subtotal	\$16,280.00

Center St. between Main St. and LaFox River Dr.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$500.00
2. Stop Sign Improvements (Pole and Base)	\$4,500.00
3. Landscape Grading	\$500.00
4. Landscape Planting	\$1,500.00
<i>(Includes sod restoration and tree infill)</i>	
5. 10% Contingency	\$700.00
Subtotal	\$7,700.00

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Streetscape Enhancements
 Downtown Historic District
 Village of Algonquin, Illinois

Phase 4 Order of Magnitude Estimates

Jefferson St. between Railroad St. and Towne Center Park	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$1,100.00
2. Brick Pavers at Intersections, Driveways, and Tree Bases	\$47,000.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$21,000.00
4. Lighting	\$13,000.00
5. Landscape Grading	\$3,000.00
6. Landscape Planting	\$15,000.00
<i>(Includes sod restoration, mulch, and compost)</i>	
7. 10% Contingency	\$10,010.00
Subtotal	\$110,110.00

Washington St. between Towne Center Park and Jefferson St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$650.00
2. Brick Pavers at Intersections, Driveways, and Tree Bases	\$22,500.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$6,000.00
4. Landscape Grading	\$1,500.00
5. Landscape Planting	\$7,500.00
<i>(Includes sod restoration, mulch, and compost)</i>	
6. 10% Contingency	\$3,815.00
Subtotal	\$41,965.00

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Phase 4 Order of Magnitude Estimates

Madison St. between Main St. and South Harrison St.	
ITEM	TOTAL
1. Removals/Site Protection and Traffic Control	\$750.00
2. Brick Pavers at Intersections, Driveways, and Tree Bases	\$25,000.00
3. Street Sign and Stop Sign Improvements (Pole and Base)	\$12,000.00
4. Landscape Grading	\$1,500.00
5. Landscape Planting	\$7,500.00
<i>(Includes sod restoration, mulch, and compost)</i>	
6. 10% Contingency	\$4,675.00
Subtotal	\$51,425.00

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Streetscape Enhancements
Downtown Historic District
Village of Algonquin, Illinois

Order of Magnitude Estimate Summary

Project Summary Estimate

Phase 1 Grand Total	<u>\$2,184,875.00</u>
Phase 2 Grand Total	<u>\$1,952,610.00</u>
Phase 3 Grand Total	<u>\$165,715.00</u>
Phase 4 Grand Total	<u><u>\$399,740.00</u></u>
 Grand Project Total	 \$4,702,940.00

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