

**COMMITTEE OF THE WHOLE  
FEBRUARY 11, 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. Public Comment – Audience Participation**  
*(Persons wishing to address the Committee must register with the Chairperson prior to roll call.)*
- 3. Community Development**
  - A. Consider an Ordinance Amending Chapter 21, Algonquin Zoning Ordinance, Sections 21.3, 21.4.Q, 21.9.G, and 21.12
- 4. General Administration**
  - A. Consider an Amendment to Chapter 33, Liquor Control and Liquor Licensing by Increasing the Available Class A-1 Liquor Licenses by Two (2)
- 5. Public Works & Safety**
  - A. Consider an Agreement with Baxter & Woodman Natural Resources for 2025 Natural Area Maintenance
  - B. Consider an Agreement with A Lamp for the Construction of Eastgate Drive Water Main and Roadway Improvements
  - C. Consider an Agreement with CBBEL for the Construction Oversight of Eastgate Drive Water Main and Roadway Improvements
  - D. Consider an Intergovernmental Agreement with the Forest Preserve of Kane County for a Permanent Easement to Construct a Multi-Use Path
- 6. Executive Session (if needed)**
- 7. Other Business**
- 8. Adjournment**



# Village of Algonquin

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

## AGENDA ITEM

<b><u>MEETING TYPE:</u></b>	Committee of the Whole
<b><u>MEETING DATE:</u></b>	February 11, 2025
<b><u>SUBMITTED BY:</u></b>	Patrick M. Knapp, AICP, Director Stephanie Barajas, Planner
<b><u>DEPARTMENT:</u></b>	Community Development
<b><u>SUBJECT:</u></b>	Text Amendment to Sections 21.3, 21.4.Q, 21.9.G, and 21.12 of the Zoning Code

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### **ACTION REQUESTED:**

The Village of Algonquin, the “Petitioner”, is requesting Text Amendments to the Zoning Code in Sections 21.3 Definitions, 21.4.Q Conservation Design Standards and Procedures, 21.9.G B-2 Business District Permitted Uses, and 21.12 Special Uses. The Text Amendments will add specialty recreation facilities and remove “indoor” from throwing sports from the Arcade or Billiard/Pool Hall, or Game Room definition, will define banquet and event facility, specialty recreation facility, and balcony, will remove the 30-foot vegetative buffer requirement in a conservation subdivision, will add Billiard and Pool Room, Game Room, and Arcade as a Special Use in the B-2 District, and will add banquet and event facility as a Special Use, herein called the “Request”.

### **BOARD/COMMISSION REVIEW:**

The Planning and Zoning Commission held a Public Hearing for the Request at the January 13, 2025, Planning and Zoning Commission Meeting. No one from the public commented at the Public Hearing.

The Planning and Zoning Commission accepted staff’s recommendation and the Planning and Zoning Commission recommended approval of an amendment to Sections 21.3 Definitions, 21.4.Q Conservation Design Standards and Procedures, 21.9.G B-2 Business District Permitted Uses, and 21.12 Special Uses, as outlined in the staff report for PZ-2024-25. The Motion was approved 6-0.

### **RECOMMENDATION:**

Staff recommends that the Committee of the Whole advance this matter to the Village Board for approval of the Text Amendment to Sections 21.3 Definitions, 21.4.Q Conservation Design Standards and Procedures, 21.9.G B-2 Business District Permitted Uses, and 21.12 Special Uses as outlined in the staff report for PZ-2024-25.

### **ATTACHMENTS:**

- Exhibit A Planning & Zoning Commission Staff Report for Case No. PZ-2024-25
- Exhibit B DRAFT Planning & Zoning Commission Minutes (January 13, 2025)
- Exhibit C Redlined Zoning Text Amendment

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-2024-25
MEMO DATE:	January 9, 2025
PUBLIC HEARING DATE:	January 13, 2025
APPLICANT:	Village of Algonquin

REQUEST SUMMARY

The Village of Algonquin, hereinto referred to as the “Petitioner”, is requesting Text Amendments to the Zoning Code in Sections 21.3 Definitions, 21.4.Q Conservation Design Standards and Procedures, 21.9.G B-2 Business District Permitted Uses, and 21.12 Special Uses. The Petitioner’s Text Amendments will 1) provide clarity with updates and new definitions, 2) remove unnecessary design requirements, 3) reverse a previous text amendment, and 4) move additional Special Use text into this section.

STAFF RECOMMENDATION

Staff recommends approval of this text amendment.

DISCUSSION OF STAFF RECOMMENDATION

**KEY:**

*Notes/Moved Text*

[New Text](#)

~~Deleted Text~~

No Changes to Text

**SECTION 21.3 DEFINITIONS**

- Add “specialty recreation facilities” under the definition for “Arcade or Billiard/Pool Hall, or Game Room”. Remove “indoor” from throwing sports.

**ARCADE OR BILLIARD/POOL HALL, OR GAME ROOM:** Any establishment displaying, for public patronage or keeping for operation, four or more amusement devices including, but not limited to, pool tables, foosball tables, air hockey tables, mechanical rides for children, electronic games and shooting gallery-type games. Includes ~~indoor~~ throwing sports in which the competitor safely throws an object at a target. [Includes specialty recreation facilities.](#)

- Add “BANQUET AND EVENT FACILITY” and define the use.

**BANQUET AND EVENT FACILITY:** [An establishment where a building, room, outdoor area, or portions thereof, primarily intended to provide space, whether rented, leased, or otherwise made available, to any person, group, or entity for an event or function, that may or may not have food and beverage service, such as a conference or meeting, party, wedding, reception, fundraiser, or other similar occasion.](#)

- Add “SPECIALTY RECREATION FACILITY” and define the use.

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

- Add “without a roof” and “excluding balconies” to the definition for “DECK” to clarify the characteristics of this accessory structure.

DECK: An exterior floor system, without a roof, supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports, excluding balconies.

- Add “BALCONY” and add a definition to differentiate this structure from other accessory structures.

**BALCONY:** An exterior floor system projecting from a structure and supported by that structure, with no additional independent supports.

- Move “PORCH” below “PLANNING AND ZONING COMMISSION” to follow alphabetical order.

## **SECTION 21.4.Q CONSERVATION DESIGN STANDARDS AND PROCEDURES**

Changes to the Conservation Design section include:

- Remove the 30-foot vegetative buffer requirement from Section 21.4.Q.b.1. This perimeter buffer is not always necessary based on the conditions of the development and is difficult to maintain and/or enforce. The overall section provides specific guidelines to follow when conservation is needed based on site characteristics. Non-residential developments will still need to comply with the perimeter landscaping code which requires landscape buffers between non-compliant uses. Developers also still have the option to voluntarily include a perimeter buffer if a buffer is not required through applicable code.

b. Buffer Standards.

- ~~I. A minimum 30-foot vegetative buffer designated as a separate outlot shall be maintained around the exterior of the development on all sides. The buffer shall be measured from the road right-of-way or adjacent property line. This buffer shall be designed to screen new housing or incompatible development, to preserve scenic views, or otherwise enhance the landscape as seen from existing perimeter roads. A trail or sidewalk may be constructed within the perimeter buffer area and should, where feasible, connect to any neighboring trails or sidewalks.~~
- II.** I. A 50-foot-wide buffer is required along the perimeter of an area that borders an adjacent natural area, or a public or private deed-restricted open space.
- III.** II. A minimum 100-foot wide buffer is required around sensitive natural resources, and the buffer may be increased based on the quality of the natural resource and adjacent use.
- IV.** III. All other required buffers shall comply with the Kane County Stormwater Management Ordinance.

## **SECTION 21.9.G B-2 BUSINESS DISTRICT, GENERAL RETAIL**

Remove Billiard and Pool Room, Game Room, and Arcade as a Permitted use in the B-2 District. These uses are currently listed as a Special Use in all other districts except Residential Districts. While these uses are contained wholly inside the business, they can negatively impact surrounding businesses and neighborhoods and they should require particular consideration as to their location in relation to adjacent uses. Billiard and Pool Room, Game Room, and Arcade will continue to be a Special Use in all other districts except the Residential Districts.

### **G. B-2 BUSINESS DISTRICT, GENERAL RETAIL.**

1. **Permitted Uses.** All activities, except for automobile off-street parking facilities as permitted or required in this B-2 Business District, General Retail, shall be conducted wholly within an enclosed building. The following uses are considered permitted uses in the B-2 Business District, General Retail:
  - a. Any use permitted in the B-1 Business District, Limited Retail.
  - b. Cultural: Dance Studios, Art Galleries, Museums.
  - c. Municipal Facilities/Utilities.
  - d. Public Parks or Public Playgrounds.
  - e. Retail Sales: Building Materials, Home Improvement.
  - f. Restaurant: Taverns, places with drive-through require a Special Use Permit.
  - g. Services: Catering, Contractor Offices, Locksmiths, Small Appliance Repair, Fitness Center, Gun Repair.
  - ~~h. Billiard and Pool Room, Game Room, and Arcade in the B-2 District only. See Section 12.12, Special Uses, herein for more specific information.~~
  - i.h. Off-street parking facilities, as required or permitted in Chapter 26, Site Plan and Development Review Requirements, of the Code.
  - j.i. Signs, as defined and regulated the Chapter 29, Sign Code, of the Code.
  - ~~k.j.~~ Any other similar type use not specifically listed herein, and that is compatible with the established uses on adjoining property, as interpreted by the Zoning Administrator.

### **SECTION 21.12.C SPECIAL USES**

Changes to the Special Use section include:

- Add “Banquet and Event Facility” to #3.
- Remove #4 to require a Special Use Permit for billiard and pool room, game room, and arcade in the B-2 District. The reasoning for this removal is described in the previous section of this Staff Memo.

**C. SPECIAL USES.** The following uses require a special use permit. In addition to the special use permit, the following uses are only permissible in the zoning districts indicated. Also refer to the OR&D and B-P Districts for additional uses that shall require a special use permit.

3. **Auditorium, amphitheater, stadium, arena, armory, gymnasium, billiard and pool room, game room, arcade, club, fraternal organization, night club, bowling alley, dance hall, banquet and event facility, amusement park, meeting hall, conference center, lodge hall, health club, theatre and movie theatre, and other similar places for public events** in any use district other than Residential Districts.
- ~~4. Billiard and pool room, game room, and arcade allowed by right in the B-2 District.~~

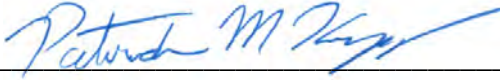
### **STAFF RECOMMENDATION**

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

1. “To approve an amendment to Sections 21.3 Definitions, 21.4.Q Conservation Design Standards and Procedures, 21.9.G B-2 Business District Permitted Uses, and 21.12 Special Uses, as outlined in the staff report for PZ-2024-25.”

The Village Board’s decision is final for this case.

I concur:



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Patrick M Knapp, AICP  
Director of Community Development

**Attachments:**

- Exhibit A. Current Zoning Code: Chapter 21



# Village of Algonquin

COMMUNITY DEVELOPMENT DEPARTMENT

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

## PLANNING AND ZONING COMMISSION MINUTES

JANUARY 13, 2025 – SPECIAL MEETING

### Roll Call - Establish Quorum

Commissioner Neuhalfen called the meeting to order at 7:35 pm.

Director Patrick Knapp called the roll to check attendance.

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

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

Member absent: Chair Patrician

Staff Present: Director Patrick Knapp and Planner Stephanie Barajas

Commissioner Szpekowski made a motion to nominate Commissioner Neuhalfen to Chair for the meeting in Chairman Patrician's absence. Commissioner Bumbales seconded the motion and the motion was approved with a 6-0 vote.

### Public Comment

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

### Approval of Minutes

Chair Neuhalfen asked for approval of the December 9, 2024, Planning and Zoning Commission minutes. Chair Neuhalfen noted an error with the attendance list in the minutes. A motion was made by Commissioner Rasek and seconded by Commissioner Szpekowski to approve the minutes with revisions. The motion was approved with a 6-0 vote.



**Case Number PZ-2024-25 – Consideration of a Request to Approve Zoning Text Amendments to Sections 21.3 Definitions, 21.4.Q Conservation Design Standards and Procedures, 21.9.G B-2 Business District Permitted Uses, and 21.12 Special Uses.**

Director Patrick Knapp confirmed that the Public Notice requirement was fulfilled.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission and requested a positive recommendation of the zoning text amendment changes.

Commissioner Rasek asked for clarification regarding the definition of specialty recreation facility. Director Knapp responded that the definition was needed in order to the use and that there are existing businesses that would be classified as this use.

Chair Neuhalfen asked about the differences between a deck and balcony. Planner Barajas explained the structural differences between the two accessory structures and confirmed that only one of each structure is allowed per the Zoning Code. Commissioner Szpekowski then asked what the difference between a patio and these two accessory structures and Planner Barajas responded that there is no structural support for patios.

Commissioner Bumbales asked what resources staff used to create the definition. Planner Barajas explained that staff reviewed language from other municipal ordinances as well as online resources in order to define the terms.

Commissioner Rasek asked if there was a height requirement for railings. Planner Barajas responded that there is a requirement in the building code and clarified that changes to the accessory structure requirements were proposed.

Commissioner Bumbales asked if there was any district that Billiard and Pool Room, Game Room, and Arcade Use can go. Planner Barajas explained that the use would require a Special Use Permit in all district, except residential districts. Director Knapp further explained that the use was allowed by right in the B-2 District for a brief period, but will now be a Special Use due to the additional review required. Commissioner Rasek asked how many businesses opened during that time and Director Knapp responded that there were three.

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

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

Chair Neuhalfen asked for a motion. A motion was made by Commissioner Laipert and seconded by Commissioner Rasek to recommend approval of an amendment to Sections 21.3 Definitions, 21.4.Q Conservation Design Standards and Procedures, 21.9.G B-2 Business District Permitted Uses, and 21.12 Special Uses, as outlined in the staff report for PZ-2024-25, dated January 9, 2025. The motion carried with a 6-0 vote.

**ALLEY:** A public way, not more than 30 feet wide, which affords only a secondary means of access to abutting property.

**ALTERNATIVE TOWER STRUCTURE:** Man-made trees, clock towers, bell steeples, light poles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

**ANIMAL HOSPITAL OR VETERINARY CLINIC:** An establishment designed for the care and treatment of domestic animals.

**ANTENNA:** An arrangement of wires, metal rods, or similar materials used for the transmission and/or reception of electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, and includes satellite dishes and communication towers.

**APARTMENT:** A room or suite of rooms in a multiple-family structure, that is arranged, designed, used, or intended to be used as a single housekeeping unit. Complete kitchen, bath, and toilet facilities, permanently installed, must always be included for each apartment.

**ARCADE OR BILLIARD/POOL HALL, OR GAME ROOM:** Any establishment displaying, for public patronage or keeping for operation, four or more amusement devices including, but not limited to, pool tables, foosball tables, air hockey tables, mechanical rides for children, electronic games and shooting gallery-type games. Includes ~~indoor~~ throwing sports in which the competitor safely throws an object at a target. Includes specialty recreation facilities.

**AWNING OR CANOPY:** An architectural projection that provides weather protection, identity, or decoration and is supported by the building to which it is attached. An awning/canopy is comprised of a rigid structure over which a covering is generally attached.

**BACKHAUL NETWORK:** The lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices, and/or long distance providers, or the public-switched telephone network.

**BALCONY:** An exterior floor system projecting from a structure and supported by that structure, with no additional independent supports.

**BANQUET AND EVENT FACILITY:** An establishment where a building, room, outdoor area, or portions thereof, primarily intended to provide space, whether rented, leased, or otherwise made available, to any person, group, or entity for an event or function, that may or may not have food and beverage service, such as a conference or meeting, party, wedding, reception, fundraiser, or other similar occasion.

**BASEMENT:** A story partly or wholly underground. Where more than one-half of its height is above the established curb level or above the average level of the adjoining ground where curb level has not been established, a basement shall be counted as a story for purposes of height measurement.

**BED AND BREAKFAST ESTABLISHMENT:** As defined in 50 ILCS 820/2. An owner-occupied dwelling unit having not more than five guest rooms where lodging, with or without meals, is provided to the public for compensation.

**COMMUNITY RESIDENCE:** A single dwelling unit occupied on a relatively permanent basis in a family like environment by unrelated persons with disabilities. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents are present at the dwelling shall be required, unless a special use permit is issued. The community residence shall comply with the zoning regulations for the use district in which it is located. Community residence excludes facilities that provide care for persons who have been convicted of a crime or who have been released from jail or prison. (See also Group Home or Halfway House.)

**COMPREHENSIVE PLAN:** The Village of Algonquin Comprehensive Plan which is on file in the Community Development Department and the office of the Village Clerk and is amended from time to time.

**CONSERVATION AREAS:** Public or private lands that are preserved or managed to encourage native plant and animal communities.

**CONSERVATION DESIGN:** A density-neutral design system that takes into account the natural landscape and ecology of a development site and facilitates development while maintaining the most valuable natural features and functions of the site.

**CONSERVATION EASEMENT:** The grant of a property right or interest from the property owner to a unit of government or nonprofit conservation organization stipulating that the described land shall remain in its natural, scenic, open, or wooded state, precluding future or additional development.

**CUBICLE:** See definition for Booth.

**CURB LEVEL:** The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one street, the curb level shall be the average of the levels of the curbs at the center of the front of each street. Where no curb elevation has been established, the mean level of the land immediately adjacent to the building shall be considered the curb level.

**DAY CARE CENTER:** Any child care facility operated for profit or not for profit, that regularly provides day care for minor children and which must be licensed to render such day care by the Illinois Department of Children and Family Services (includes day nursery and nursery schools).

**DECK:** An exterior floor system, without a roof, supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports, excluding balconies.

**DOOR:** Full, complete, non-transparent closure device that obscures the view or activity taking place within the enclosure.

**DOWNTOWN PLANNING STUDY:** A document dated March 5, 2013, and prepared by Land Vision, Inc. that is on file in the Community Development Department.

**DRIVE-THROUGH:** A business establishment so developed that its retail or service is provided to serve the patrons while in the motor vehicle.

occupants of the building or buildings for which the parking area is developed and is accessory.

**PARKING AREA, PUBLIC:** An open paved area, other than a street or public way, intended to be used for the storage of passenger automobiles and commercial vehicles under 1½ ton capacity, and available to the public whether for compensation, free, or as an accommodation to clients or customers.

**PARKING SPACE:** Space within a public or private parking area which shall measure 9 feet by 18 feet, exclusive of access drives or aisles, ramps, columns, or office and work areas, for the storage of one motor vehicle under 1½ ton capacity.

**PATRON:** For purposes of an Adult Business, any customer, patron, or visitor to an Adult Business who is not employed by any operator of said establishment.

**PAYDAY ADVANCE:** A facility that is not a bank or currency exchange, rather a business that offers check cashing services or payday loans to customers.

**PERFORMANCE STANDARD:** A criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare to be moved or removed.

**PLANNED DEVELOPMENT (PLANNED UNIT DEVELOPMENT), (PUD):** A planned development is a tract of land, which is developed as a unit under single ownership or control, that includes two or more principal buildings and which may not completely conform to all of the regulations of the zoning district in which it is located. The development of a “planned development” shall be according to regulations as hereinafter set forth.

**PLANNING AND ZONING COMMISSION:** See Chapter 18 of this Code.

**PORTABLE STORAGE CONTAINER:** A self-storage container that is delivered to and retrieved from a home or business for long-term off-site storage or on-site storage. Portable On Demand Storage, or PODS, are a familiar trade name for such containers. These containers are not on a chassis and do not have axles or wheels.

**PORCH:** A roofed-over structure, projecting out from the wall or walls of a main structure, and commonly open to the weather in part.

**PRAIRIE:** An extensive area of flat to hilly, predominantly treeless grassland. Prairies comprise those native plant communities that are dominated by a diversity of perennial forbs, or wildflowers, growing in a perennial graminoid, or grass-like, matrix which forms a dry, flammable turf in autumn.

~~**PORCH:** A roofed-over structure, projecting out from the wall or walls of a main structure, and commonly open to the weather in part.~~

**PUBLIC UTILITY:** Any person, firm, corporation, or municipal department duly authorized to furnish, under public regulation to the public, electricity, gas, steam, telephone, cable, transportation, potable water, or sanitary sewage disposal.

**RAP PARLOR:** An establishment or place primarily in the business of providing nonprofessional

**SOIL SURVEY:** The document was created by the U.S. Department of Agriculture's Natural Resources Conservation Service which records soil types with maps and describes soil characteristics.

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

**SPECIAL USE:** Any use of land or buildings or both, described and permitted herein, subject to the provisions of Section 21.12 herein.

**STEEP SLOPES:** Land slopes equal to or greater than 12 percent.

**STORY:** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

**STORY, HALF (HALF STORY):** A half story is that portion of a building under a gable, hip, or mansard roof, the wall plates of which, on at least two opposite exterior walls, are not more than 4½ feet above the finished floor of such story. In the case of one-family dwellings, two-family dwellings and multiple-family dwellings less than three stories in height, a half story in a sloping roof shall not be counted as a story for the purpose of this Chapter. In the case of multiple-family dwellings three or more stories in height, a half story shall be counted as a story.

**STREET:** A public way other than an alley.

**STREET LINE:** A line separating an abutting lot, piece, or parcel, from a street.

**STRUCTURAL ALTERATIONS:** Any change other than incidental repairs which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams, or girders.

**STRUCTURE:** Anything constructed or erected which requires location on the ground or is attached to something having location on the ground.

**SURFACE WATER:** Water that resides or flows in streams, rivers, natural lakes, constructed reservoirs, and wetlands.

**SUSTAINABLE DEVELOPMENT:** Development that enhances people's wellbeing within the environment's capacity.

**TAVERN:** A building where alcoholic liquors are sold to be consumed on the premises.

**TERRACE, OPEN:** A level and rather narrow plane or platform open to the sky that, for the purpose of this Chapter, is located adjacent to one or more faces of the principal structure and which is constructed not more than 4 feet in height above the average level of the adjoining ground.

**TOWER:** Any structure that is designed and constructed primarily for the purpose of supporting one

Conservation Code (Section 23.16 of this Code), green roofs or white membrane roofs, or similar high standards.

- xi Lot easements: public, private, and utility easements shall be located on the lot.
- xii The garage elevation shall be set back from the front elevation of the house by at least 5 feet.
- xiii Every lot shall have access, where practical, to an interior street. However, any existing farmstead that is to be preserved that has a driveway outside of the proposed development should be preserved and allowed.
- xiv If agricultural uses are being maintained, lots shall be configured in a manner that maximizes the usable area remaining for such use and should have appropriate buffers between residential and agricultural.

b. Buffer Standards.

~~I. A minimum 30-foot vegetative buffer designated as a separate outlot shall be maintained around the exterior of the development on all sides. The buffer shall be measured from the road right of way or adjacent property line. This buffer shall be designed to screen new housing or incompatible development, to preserve scenic views, or otherwise enhance the landscape as seen from existing perimeter roads. A trail or sidewalk may be constructed within the perimeter buffer area and should, where feasible, connect to any neighboring trails or sidewalks.~~

H.I. A 50-foot-wide buffer is required along the perimeter of an area that borders an adjacent natural area, or a public or private deed-restricted open space.

III.II. A minimum 100-foot wide buffer is required around sensitive natural resources, and the buffer may be increased based on the quality of the natural resource and adjacent use.

IV.III. All other required buffers shall comply with the *Kane County Stormwater Management Ordinance*.

c. Street and Trail Standards.

I. Local streets shall be two-way streets.

**G. B-2 BUSINESS DISTRICT, GENERAL RETAIL.**

1. **Permitted Uses.** All activities, except for automobile off-street parking facilities as permitted or required in this B-2 Business District, General Retail, shall be conducted wholly within an enclosed building. The following uses are considered permitted uses in the B-2 Business District, General Retail:
  - a. Any use permitted in the B-1 Business District, Limited Retail.
  - b. Cultural: Dance Studios, Art Galleries, Museums.
  - c. Municipal Facilities/Utilities.
  - d. Public Parks or Public Playgrounds.
  - e. Retail Sales: Building Materials, Home Improvement.
  - f. Restaurant: Taverns, places with drive-through require a Special Use Permit.
  - g. Services: Catering, Contractor Offices, Locksmiths, Small Appliance Repair, Fitness Center, Gun Repair.
  - h. Off-street parking facilities, as required or permitted in Chapter 26, Site Plan and Development Review Requirements, of the Code.
  - i. Signs, as defined and regulated the Chapter 29, Sign Code, of the Code.
  - ~~j. Billiard and Pool Room, Game Room, and Arcade in the B-2 District only. See Section 12.12, Special Uses, herein for more specific information.~~
  - k.j. Any other similar type use not specifically listed herein, and that is compatible with the established uses on adjoining property, as interpreted by the Zoning Administrator.

**H. OR&D OFFICE, RESEARCH, AND DEVELOPMENT DISTRICT (OR&D DISTRICT).**

1. **Purpose.** The OR&D District is intended to provide for innovative, well-designed and maintained office and nuisance-free research uses in an environment that is characterized by controlled ingress and egress to major streets and extensive setbacks and yard areas, imaginative landscaping and high quality building architecture.
2. **Permitted Uses.**
  - a. Accessory uses, subject to the provisions of Section 21.15 herein.

**Section 21.12**  
**SPECIAL USES**

- A. **PURPOSE.** The principal objective of this Chapter is to provide for an orderly arrangement of compatible building and land uses, and for the proper location of all types of uses required for the social and economic welfare of the Village. To accomplish this objective, each type and kind of use is classified as permitted in one or more of the various districts established by this Chapter. However, in addition to those uses specifically classified and permitted in each district, there are certain additional uses that it may be necessary to allow because of their unusual characteristics or the service they provide the public. These special uses require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the community. The conditions controlling the location and operation of such special uses are established by the following provisions of this Section.
- B. **AUTHORITY.** The Village Board shall have authority to permit the following uses of land or structures, or both, subject to conditions contained herein, if it finds that the proposed location and establishment of any such use will be desirable or necessary to the public convenience or welfare and will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites. Unless otherwise limited by the Village Board, a special use is granted to the property, not a particular person. Conditions may be imposed to ensure compliance with this Section.
- C. **SPECIAL USES.** The following uses require a special use permit. In addition to the special use permit, the following uses are only permissible in the zoning districts indicated. Also refer to the OR&D and B-P Districts for additional uses that shall require a special use permit.
1. **Adult Business**, in the I-2 District. See Section 21.12.H for additional regulations.
  2. **Airport, heliport, balloon port, ultralite port, landing field, or landing strip** in the I-2 District, subject to the Federal Aviation Administration certifying that a new or reoriented runway will not interfere with the flight pattern of any established airport, landing field, or landing strip.
  3. **Auditorium, amphitheater, stadium, arena, armory, gymnasium, billiard and pool room, game room, arcade, club, fraternal organization, night club, bowling alley, dance hall, banquet and event facility, amusement park, meeting hall, conference center, lodge hall, health club, theatre and movie theatre, and other similar places for public events** in any use district other than Residential Districts.
  - ~~4. **Billiard and pool room, game room, and arcade** allowed by right in the B-2 District.~~
  - 5.4. **Bed and breakfast establishment.** Bed and Breakfast establishments, subject to the provisions of 50 ILCS 820/ *et seq.*, as amended, in R-4, R-5, B-1, B-2 and O-T Districts.





VILLAGE OF ALGONQUIN  
MEMORANDUM

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DATE: February 5, 2025

TO: Committee of the Whole

FROM: Michelle Weber

SUBJECT: Liquor Code Amendment

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In accordance with an ordinance passed in 2013 limiting the number of allowable liquor licenses in all classes to the number of licenses issued at that time, the attached proposed ordinance amending the number of available Class A-1 liquor licenses.

This change is the result of request from:

- Mr. Kimchi4, Inc. (dba) Mr. Kimchi a new restaurant located 1700 S. Randall Road, Algonquin, where Thirsty Whale was previous located, has applied for a class A-1 liquor license, which will allow patrons to consume alcoholic liquor on premise as well as purchase packaged alcohol to go.
- First Watch Restaurants, Inc. (dba) First Watch #1060 a new restaurant located 1723 S. Randall Road, Algonquin, has applied for a class A-1 liquor license, which will allow patrons to consume alcoholic liquor on premise as well as purchase packaged alcohol to go

Staff recommends increasing the number of available Class A-1 by two (2) to accommodate the requests as stated above.

Attachment

ORDINANCE NO. 2025 - O - \_\_\_\_

**An Ordinance Amending Chapter 33, Liquor Control  
and Liquor Licensing, of the Algonquin Municipal Code**

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

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF ALGONQUIN, McHenry and Kane Counties, Illinois, as follows:

SECTION 1: Section 33.07-B, Number of Licenses Issued, Paragraph 2 of the Algonquin Municipal Code shall be amended as follows:

- 2. Forty-One Class A-1 licenses at any one time.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect February \_\_\_\_, 2025, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye:  
Voting Nay:  
Abstain:  
Absent:

APPROVED:

(SEAL)

\_\_\_\_\_  
Village President, Debby Sosine

ATTEST: \_\_\_\_\_  
Village Clerk, Fred Martin

Passed: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Published: \_\_\_\_\_



**VILLAGE OF ALGONQUIN**  
*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: February 11, 2025  
TO: Tim Schloneger, Village Manager  
Nadim Badran, Public Works Director  
FROM: Brad Andresen, Village Ecologist / Horticulturist  
SUBJECT: 2025 Natural Area Maintenance Agreement Approval

---

A request for quote was sent to five qualified ecological contractors in January 2025 for natural area maintenance services for the upcoming growing season. The Village received the following responses:

<b>Contractor</b>	<b>Base Quote Price</b>
Baxter & Woodman Natural Resources	\$100,600.00
Resource Environmental Solutions (RES)	\$107,300.00
Cardinal State, LLC	\$242,064.00
ENCAP	No Bid
V3	No Bid

The Village of Algonquin manages an extensive inventory of restored natural areas, including prairies, savannas, woodlands, wetlands, and sedge meadows on Village-owned property. Maintaining these native ecosystems requires specialized maintenance to preserve a healthy balance of plant species and address the ongoing threat of invasive species.

After reviewing the proposals, we recommend approving the Baxter & Woodman Natural Resources quote of \$100,600.00. The Village has a proven history with this contractor, who has consistently delivered quality work, effective communication, and reasonable pricing. We are requesting contract approval in February so that we can get on the contractor's schedule for a timely start to maintenance activities after May 1<sup>st</sup>.

**Summary**

1. The Village received three quotes for the 2025 Natural Area Maintenance RFQ
2. Baxter & Woodman Natural Resources provided the lowest quote for the work at \$100,600.00
3. Sufficient funds will be available within the General Services budget for this essential infrastructure maintenance work.

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 Natural Area Maintenance Service Agreement in the amount of \$100,600.00 to Baxter & Woodman Natural Resources.

**VILLAGE OF ALGONQUIN PURCHASE ORDER - VENDOR (Services) Baxter and Woodman Final**

Effective Date: 05/1/2025

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 Natural Area Maintenance	Location: 28 natural area sites throughout Algonquin
Originating Department: <b>Village of Algonquin Public Works</b>	
<b>Owner</b>	<b>Vendor</b>
<b>Name :</b> Village of Algonquin <b>Address:</b> 2200 Harnish Drive Algonquin, IL 60102 <b>Contact:</b> Brad Andresen <b>Phone:</b> 847-658-1488 <b>Email:</b> bradleyandresen@algonquin.org	<b>Name:</b> Baxter and Woodman Natural Resources <b>Address:</b> 8678 Ridgefield Rd Crystal Lake, IL 60012 <b>Contact:</b> Lane Linnenkohl <b>Phone:</b> (815) 459-1260 <b>Email:</b> llinenkohl@baxterwoodman.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:  
 X Price as set forth in Schedule B

UNIT PRICE	UNIT OF MEASURE	DESCRIPTION/ITEMS	CONTRACT SUM EXTENSION
1		2025 Natural Area Maintenance Services. See Schedule B	\$100,600.00


**TERM/COMPLETION DATE:** The effective date of this Agreement shall be as stated at the top of this page. The substantial completion date is April 30th, 2026.

**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: President

Title: \_\_\_\_\_

Dated: February 4, 2025

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 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 Standard of Care:** Vendor shall perform the Services with the care and skill ordinarily used by members of the Vendor's profession practicing under similar circumstances at the same time and in the same locality. 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 except workers compensation 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, 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") including the death of, persons and/or damage to property, 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 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 34 pages,  
referred to in and part of the **Village of Algonquin  
Purchase Agreement (Vendor/Services)**  
No. \_\_\_\_\_ effective 05/1/2025

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VOA: \_\_\_\_\_

\_\_\_\_\_ : \_\_\_\_\_





# Village of Algonquin

The Gem of the Fox River Valley

## 2025 Natural Area Maintenance Request For Quote

Submit completed Quote form to [bradleyandresen@algonquin.org](mailto:bradleyandresen@algonquin.org)

Quotes due: 3pm Friday, January 24<sup>th</sup> 2025

**Pre-Bid Meeting:** Friday, January 17<sup>th</sup> 2025 at 9am. Algonquin Public Works Admin Conference Room, 110 Mitchard Way, Algonquin, IL

### Description:

The Village of Algonquin is seeking quotes from qualified contractors for maintenance work on restored natural areas within the Village of Algonquin during the 2025 growing season.

### Contract Term:

All work to take place between May 1<sup>st</sup>, 2025 and April 30<sup>th</sup>, 2026.

### Working Hours:

Contractors must complete all operations involving powered equipment between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday.

### 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.

### Project Specifications:

#### Natural Area Maintenance to include the following Activities:

##### Spot Herbicide Treatment:

Spot application of herbicide to target species using a various application methods. Backpack spraying, wick application and boom spraying are all approved methods of applying herbicide. Contractor shall select the most efficient application method that limits the amount of collateral damage caused to non-target species. Contractor responsible for restoration of areas impacted by overspray to non-target species at no additional cost to the Village. All employees who apply herbicide on Village property must hold a valid Illinois Department of Agriculture Pesticide license. Appropriate personal protective equipment and safe storage practices should be followed on all Village herbicide application projects.

##### Spot Mowing:

Mowing of annual and biennial target species to prevent seed production. Approved mowing methods include: weed whip, walk behind mower, and tractor mowing using a bush-hog or batwing type mower. Mowing should not adversely impact desirable species.



# Village of Algonquin

The Gem of the Fox River Valley

## **Dormant Season Rough Mowing:**

Natural Areas in which we intend to perform a dormant-season rough mow should be mowed to a height of 6-8" using a bush hog, brush mower, or other equipment that will mow material at the desired height.

Dormant season mowing to be completed after November 15<sup>th</sup> and before April 1<sup>st</sup>.

## **Brush Removal**

Invasive woody brush should be controlled within managed natural areas. Woody species on the species list shall be cut and stump treated as necessary to prevent resprouting. Cut material over 2" in diameter to be disposed of via brush pile burning (IEPA burn permit required for Brush Pile burning) or chipping.

## **Woody Resprout Treatment**

Spot herbicide application within areas recently brushed. Target both sapling and resprouting stumps with appropriate herbicide.

## **Species List:**

See Appendix A for list of weedy and invasive species to manage within the restored natural areas.

## **Work Location:**

All sites within the municipality of Algonquin, IL. See Appendix B for maps of individual sites.

**Performance Standard:** 90% one season kill of target species

## **Alternate Bid Specifications:**

### **Skid Steer with Fecon-style mulcher**

Hourly price to include operator, tracked skid steer with forestry package and mulching head. If alternate bid is awarded, the Village will contract in 8-hour increments.

### **Winter Clearing Hand Labor**

Hourly price for hand clearing labor. Labor to include cutting material (brush saw and/or chainsaw), herbicide application to cut stumps, and removal by either brush-pile burning or placing into piles for the Village to chip and remove from the site. If alternate bid is awarded, the Village will contract in 8-hour increments.

### **Marsh Master with Wick Applicator**

Hourly price for marsh-master with wick-bar applicator. Target species for marsh master treatment will be *Phragmites australis* and/or *Typha x glauca*. Price to include operator, mobilization, and herbicide. If alternate bid is awarded, the Village will contract in 8-hour increments.

## **Village Contact:**

Brad Andresen

Village of Algonquin Ecologist/Horticulturist

Mobile (515) 460-7269

Email: [Bradleyandresen@algonquin.org](mailto:Bradleyandresen@algonquin.org)

## 2025 Natural Area Maintenance Bid Form

### Base Bid: Spring 2025 Post-Burn Spot Herbicide (East Zone)

Site Name	Task	Acerage	Quantity	Trip Cost	Total Cost
Algonquin Public Works Facility	Spring Post-Burn Spot Herbicide Visit	2.3	1 Trip		
Algonquin Waste Water Treatment Plant	Spring Post-Burn Spot Herbicide Visit	3.7	1 Trip		
Blue Ridge Detention	Spring Post-Burn Spot Herbicide Visit	3.4	1 Trip		
Countryside Detention	Spring Post-Burn Spot Herbicide Visit	0.9	1 Trip		
Highland Ave Detentions	Spring Post-Burn Spot Herbicide Visit	1.7	1 Trip		
Holder Park Detention	Spring Post-Burn Spot Herbicide Visit	1.4	1 Trip		
Pioneer Rd Bluffs	Spring Post-Burn Spot Herbicide Visit	3.4	1 Trip		
Souwanas Creek Riparian Corridor	Spring Post-Burn Spot Herbicide Visit	5	1 Trip		
Spella Wetland	Spring Post-Burn Spot Herbicide Visit	88	1 Trip		
Western Bypass Prairie	Spring Post-Burn Spot Herbicide Visit	7.4	1 Trip		
Yellowstone Detention and Woodland	Spring Post-Burn Spot Herbicide Visit	6.8	1 Trip		
<b>Totals</b>					
11 sites	Total Post-Burn Spot Herbicide Visit	124		Subtotal	

### Base Bid: 2025 Growing Season Maintenance (West Zone)

Site Name	Task	Acerage	Quantity	Trip Cost	Total Cost
Algonquin Commons Detention	Maintenance Visit	1.7	2 Trips		
Grand Reserve Detention	Maintenance Visit	13.8	2 Trips		
Grand Reserve Prairie	Maintenance Visit	4.6	3 Trips		
Spectrum Native Corridor	Maintenance Visit	5.1	2 Trips		
Spella Sled Hill	Maintenance Visit	8	3 Trips		
Spella Wetland	Maintenance Visit	88	2 Trips		
Winding Creek Corridor	Maintenance Visit	4.4	2 Trips		
Woods Creek Corridor: Spella Bridge To Woods Creek Ln	Maintenance Visit	16.2	3 Trips		
Woods Creek Trail 5 Detentions	Maintenance Visit	2.2	3 Trips		
Woods Creek Corridor: Northwest Bunker Hill Dr	Maintenance Visit	3.5	2 Trips		
Woods Creek Corridor: Brookside Bridge	Maintenance Visit	2.1	2 Trips		
Wood Park Detention	Maintenance Visit	2.5	2 Trips		
Hill Climb Park Woodland	Maintenance Visit	4.1	2 Trips		
Holder Park Detention	Maintenance Visit	1.4	2 Trips		
Presidential Park Detention Basins	Second Year Growing Season Maintenance	1.7	4 Trips		
Riverwalk Main Street to Fox River	Second Year Growing Season Maintenance	0.7	3 Trips		
Towne Park Prairie	Mowing and Herbicide Visits	4	4 Trips		
<b>Totals</b>					
17 Sites	Total Maintenance Sites	164		Subtotal	

### Base Bid: 2025 Misc Services

Site Name	Task	Acerage	Quantity	Trip Cost	Total Cost
Spella Park Pollinator Sled Hill	November Dormant Season Mowing	8	1 Trip		
Algonquin Public Works Woodland	Resprout treatment	1.2	1 trip		
<b>Totals</b>					
2 sites	Total Misc Service Sites	9.2		Subtotal	

**Base Bid Grand Total**

### Alternate 1: Winter Brushing Hourly Rates

Task	Hourly Rate
Skid Steer with fecon-style mulcher	
Winter Clearing Hand Labor	

### Alternate 2: Phragmites Wicking

Task	Hourly Rate
Marsh Master Wicking	

## Village of Algonquin Species Removal List

### Forbs

Common Name	Scientific Name
Garlic mustard	<i>Alliaria petiolate</i>
Common ragweed	<i>Ambrosia artemisiifolia</i>
Giant ragweed	<i>Ambrosia trifida</i>
Wild chervil	<i>Anthriscus sylvestris</i>
Burdock	<i>Arctium minus</i>
Mugwort	<i>Artemisia vulgaris</i>
Musk thistle	<i>Carduus nutans</i>
chicory	<i>Cichorium intybus</i>
Canada thistle	<i>Cirsium arvense</i>
Bull thistle	<i>Cirsium vulgare</i>
Poison hemlock	<i>Conium maculatum</i>
Queen Anne's lace	<i>Daucus carota</i>
Teasel	<i>Dipsacus spp</i>
Dame's rocket	<i>Hesperis matronalis</i>
Motherwort	<i>Leonurus cardiaca</i>
Birdsfoot trefoil	<i>Lotus corniculatus</i>
Purple loosestrife	<i>Lythrum salicaria</i>
White sweet clover	<i>Melilotus alba</i>
Yellow sweet clover	<i>Melilotus officinalis</i>
Watercress	<i>Nasturtium officinale</i>
Wild parsnip	<i>Pastinaca sativa</i>
Crownvetch	<i>Securigera varia</i>
Sow thistle	<i>Sonchus arvensis</i>
Red clover	<i>Trifolium pratense</i>
White clover	<i>Trifolium repens</i>
Cattail *	<i>Typha x glauca</i>
Stinging nettle	<i>Urtica dioica</i>
Mullein	<i>Verbascum thapsus</i>

### Grasses

Common Name	Scientific Name
Japanese stilt grass	<i>Microstegium vimineum</i>
Amur silver grass	<i>Miscanthus sacchariflorus</i>
Reed canarygrass	<i>Phalaris arundinacea</i>
Common reed	<i>Phragmites australis</i>

### Trees and Shrubs

Common Name	Scientific Name
Box elder	<i>Acer negundo</i>
Tree of heaven	<i>Ailanthus altissima</i>

Black alder	<i>Alnus glutinosa</i>
Russian olive	<i>Elaeagnus angustifolia</i>
Autumn olive	<i>Elaeagnus umbellate</i>
Burning bush	<i>Euonymus alatus</i>
Glossy buckthorn	<i>Frangula alnus</i>
Common privet	<i>Ligustrum vulgare</i>
Honeysuckle	<i>Lonicera spp.</i>
Mulberry	<i>Morus alba</i>
Amur corktree	<i>Phellodendron amurense</i>
Cottonwood	<i>Populus deltoides</i>
Callery pear	<i>Pyrus calleryana</i>
Common buckthorn	<i>Rhamnus cathartica</i>
Black locust	<i>Robinia pseudacacia</i>
Multiflora rose	<i>Rosa multiflora</i>
Crack willow	<i>Salix fragilis</i>
Black willow	<i>Salix nigra</i>
Sandbar willow	<i>Salix interior</i>
Siberian elm	<i>Ulmus pumila</i>

<b>Vines</b>	
<b>Common Name</b>	<b>Scientific Name</b>
Porcelainberry vine	<i>Anthriscus brevipedunculata</i>
Oriental bittersweet	<i>Celastrus orbiculatus</i>
Poison ivy	<i>Toxicodendron radicans</i>
Grapevines	<i>Vitis spp.</i>

\* Cattail control only at following sites:

- Crystal Creek Main St to Fox River
- Highland Ave Detentions
- Holder Detention
- Towne Park Prairie
- Algonquin Commons
- Grand reserve Detention
- Spectrum Native Corridor
- Woods Creek Trail 5 Detentions
- Wood Park Detention
- Presidential Park Detention Basins

# PUBLIC WORKS FACILITY PRAIRIE

2.25 Acres To Burn

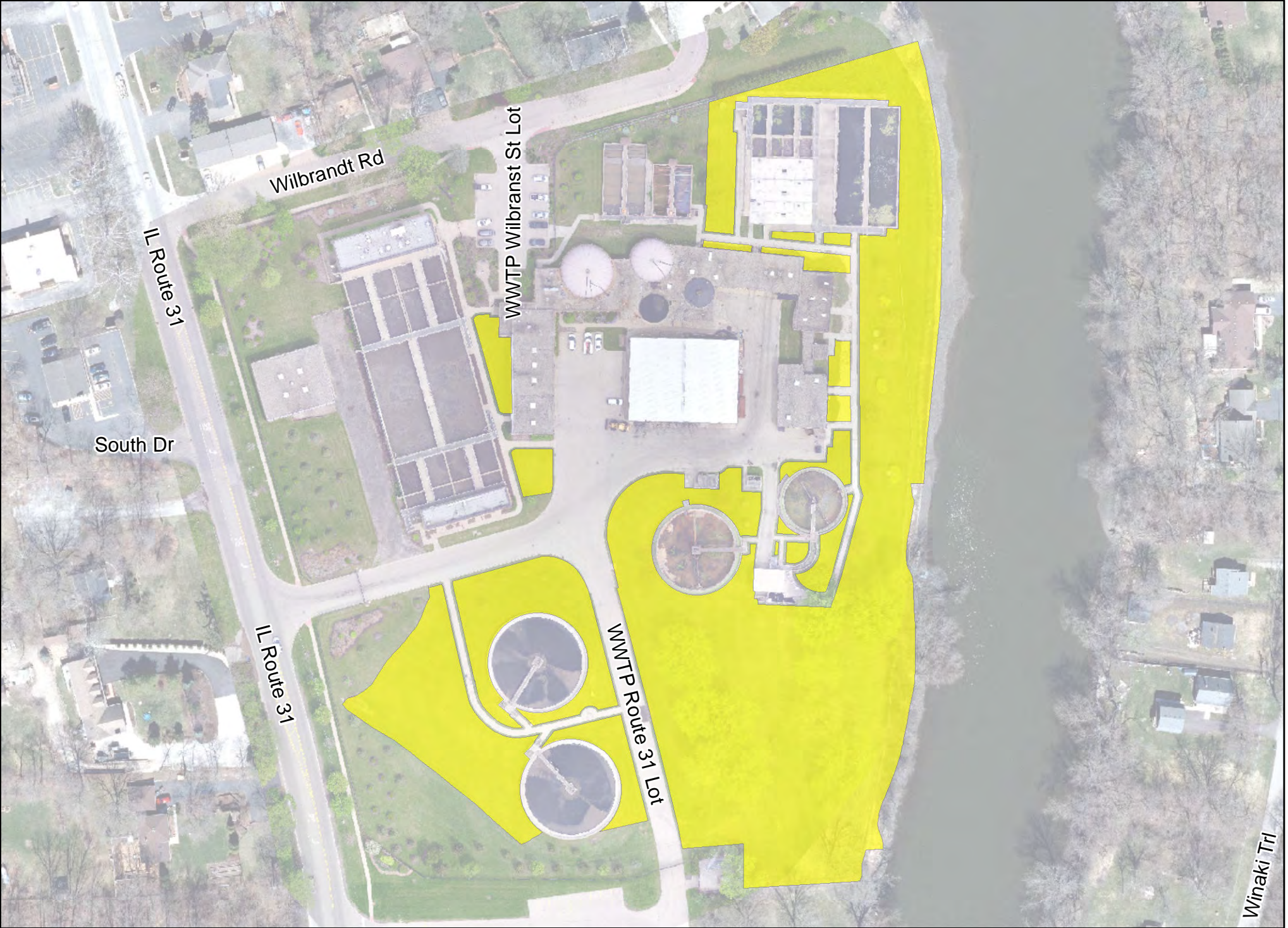
 Natural Area

 Prescribed Burn Areas



# WWTP NATURALIZATION

3.65 Acres



IL Route 31

South Dr

Wilbrandt Rd

WWTP Wilbrandt St Lot

IL Route 31


WWTP Route 31 Lot

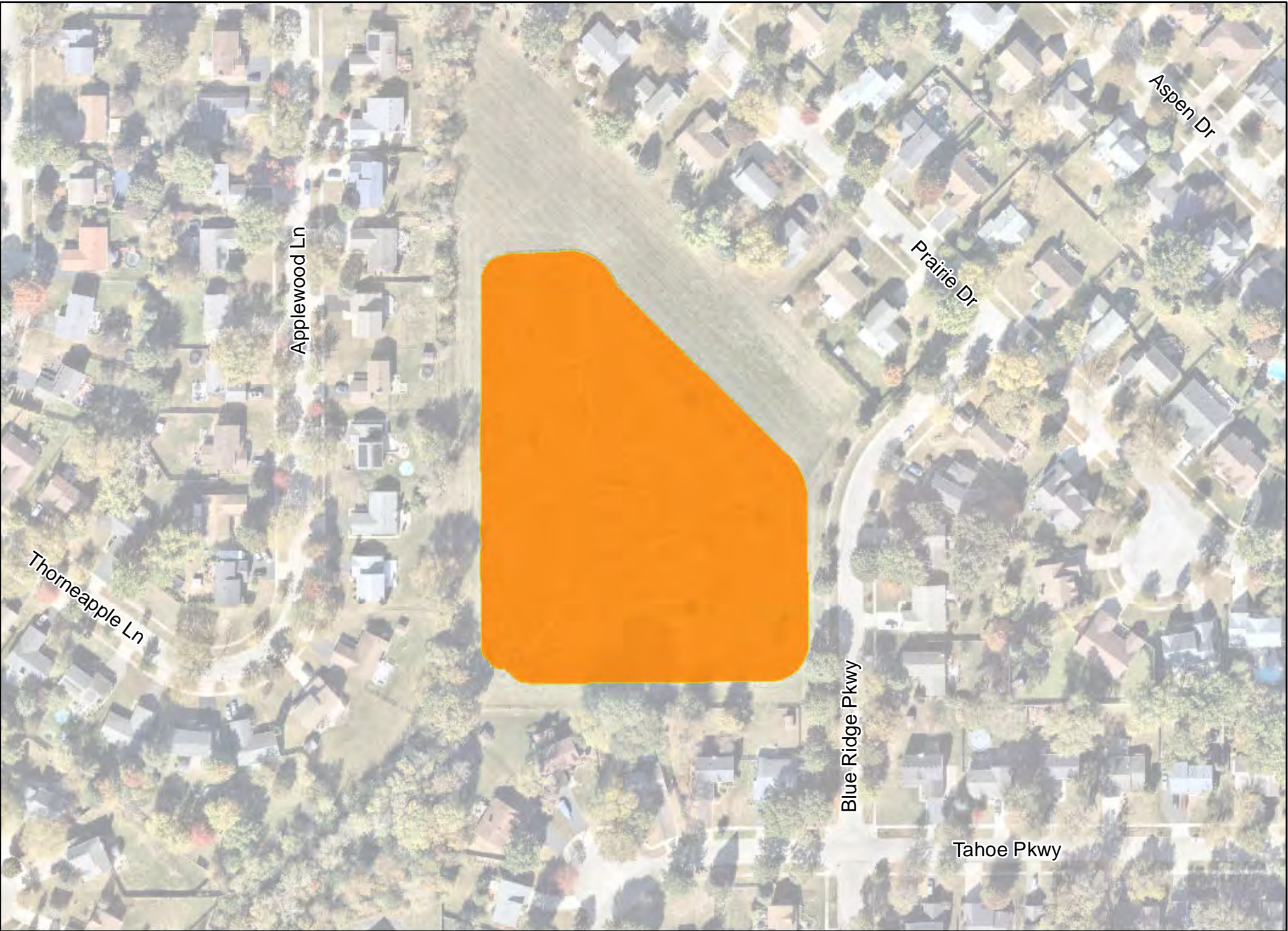
Winaki Trl

# BLUE RIDGE DETENTION

3.4 Acres To Burn

 Natural Area

 Prescribed Burn Areas



Applewood Ln

Thorneapple Ln

Blue Ridge Pkwy

Tahoe Pkwy

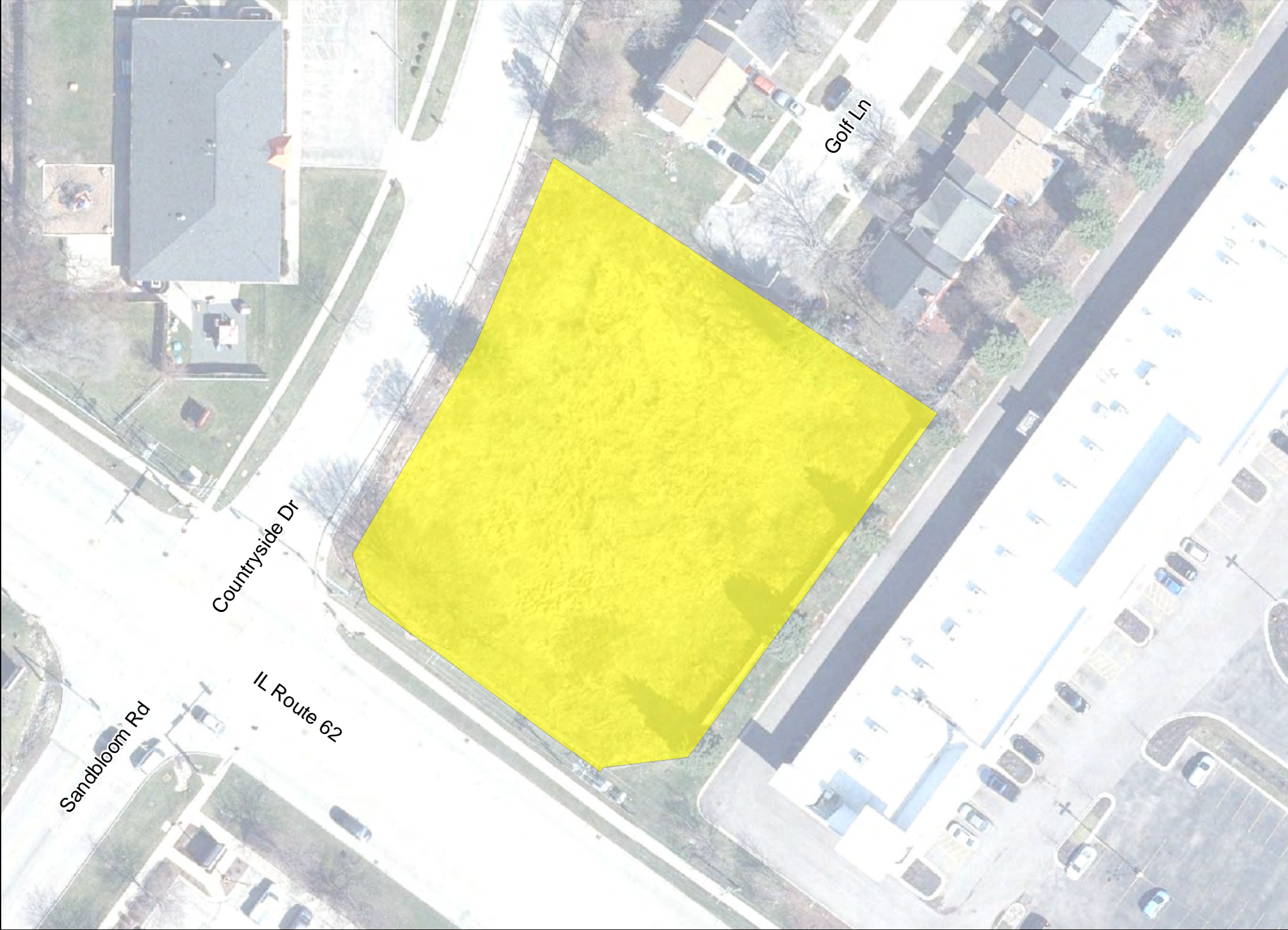
Prairie Dr

Aspen Dr



# COUNTRYSIDE DETENTION

0.86 Acres



Golf Ln

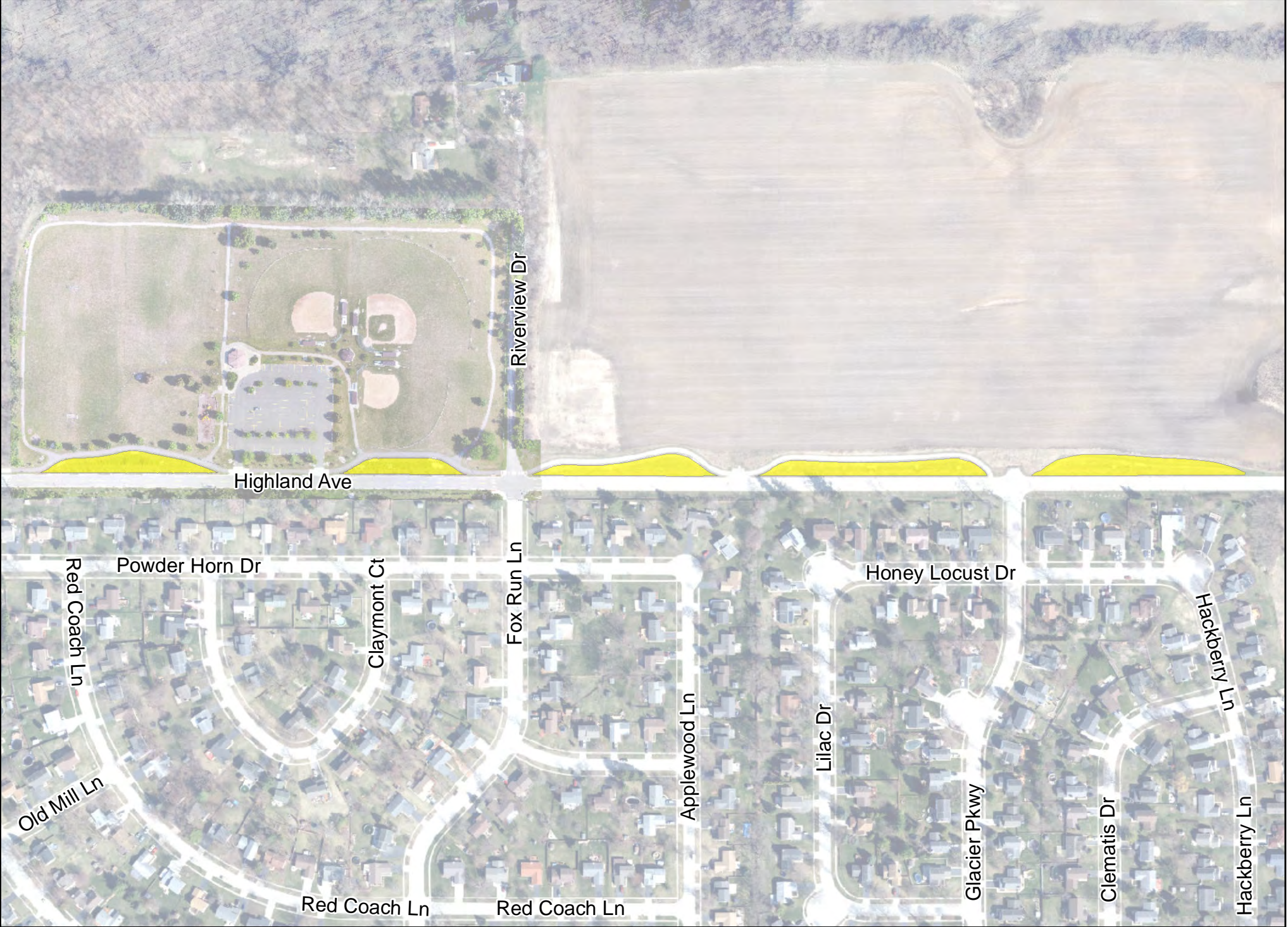
Countryside Dr

IL Route 62

Sandbloom Rd

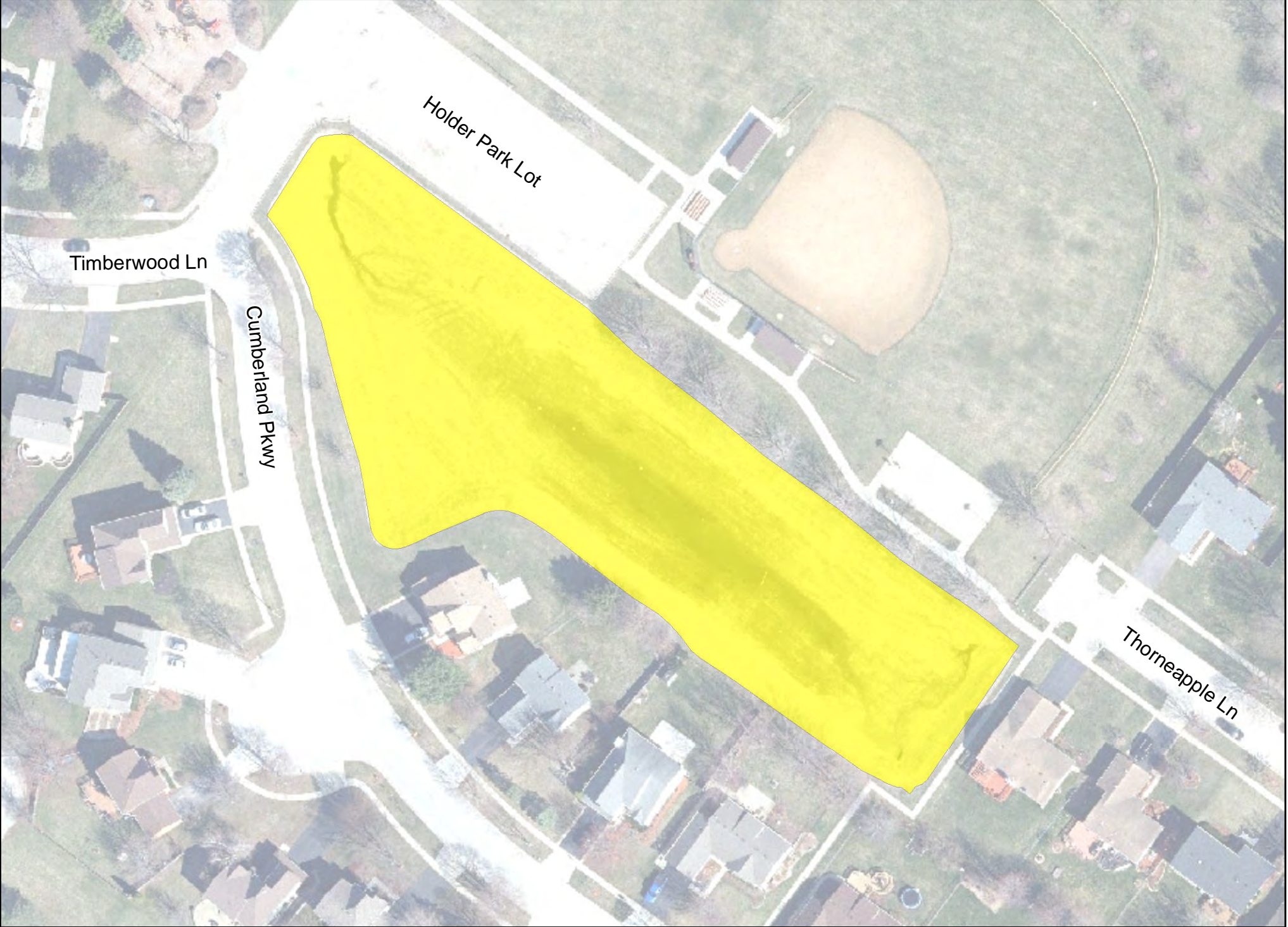
# HIGHLAND AVENUE DETENTIONS

1.7 Acres



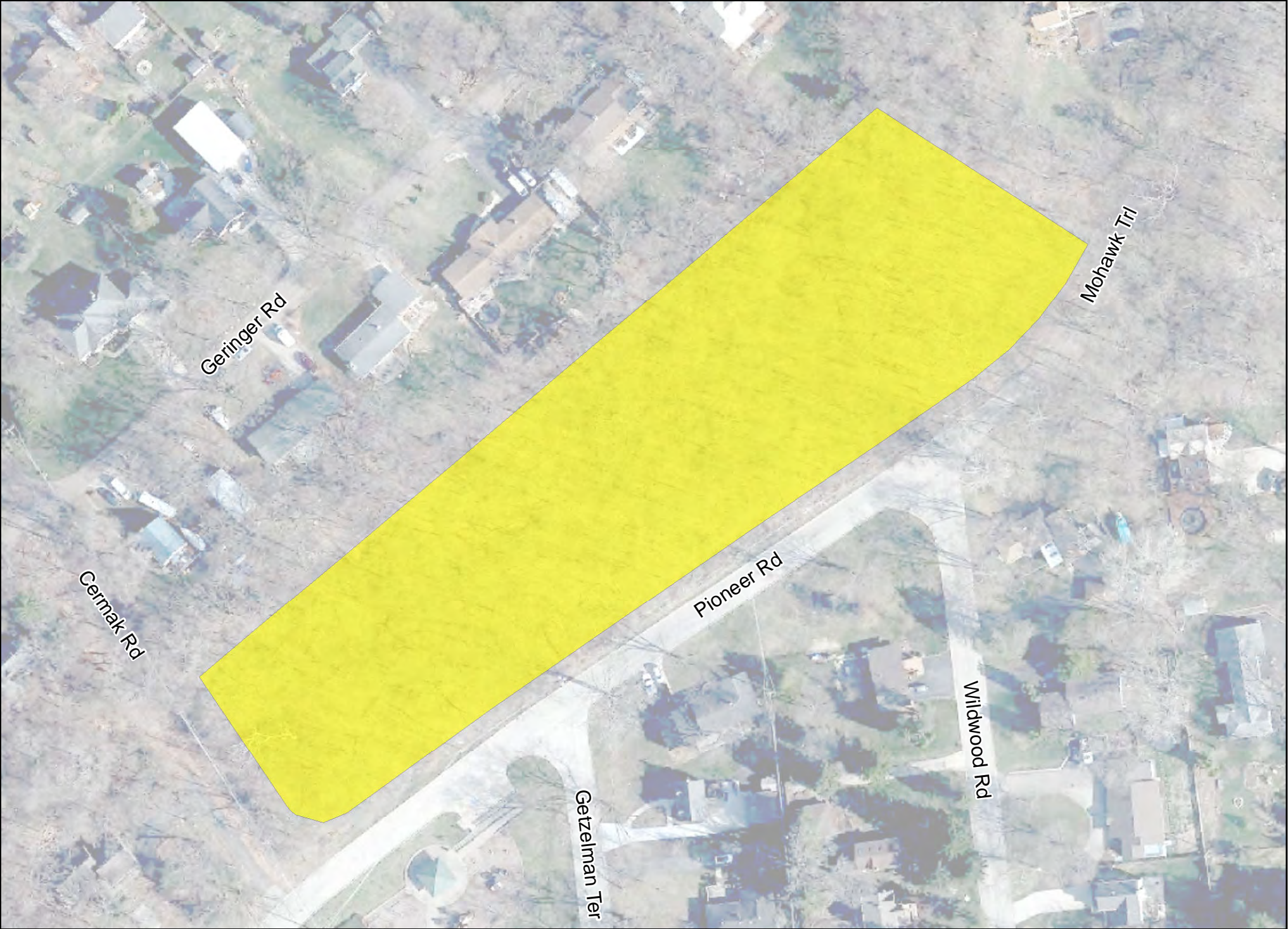
# HOLDER PARK DETENTION

1.43 Acres



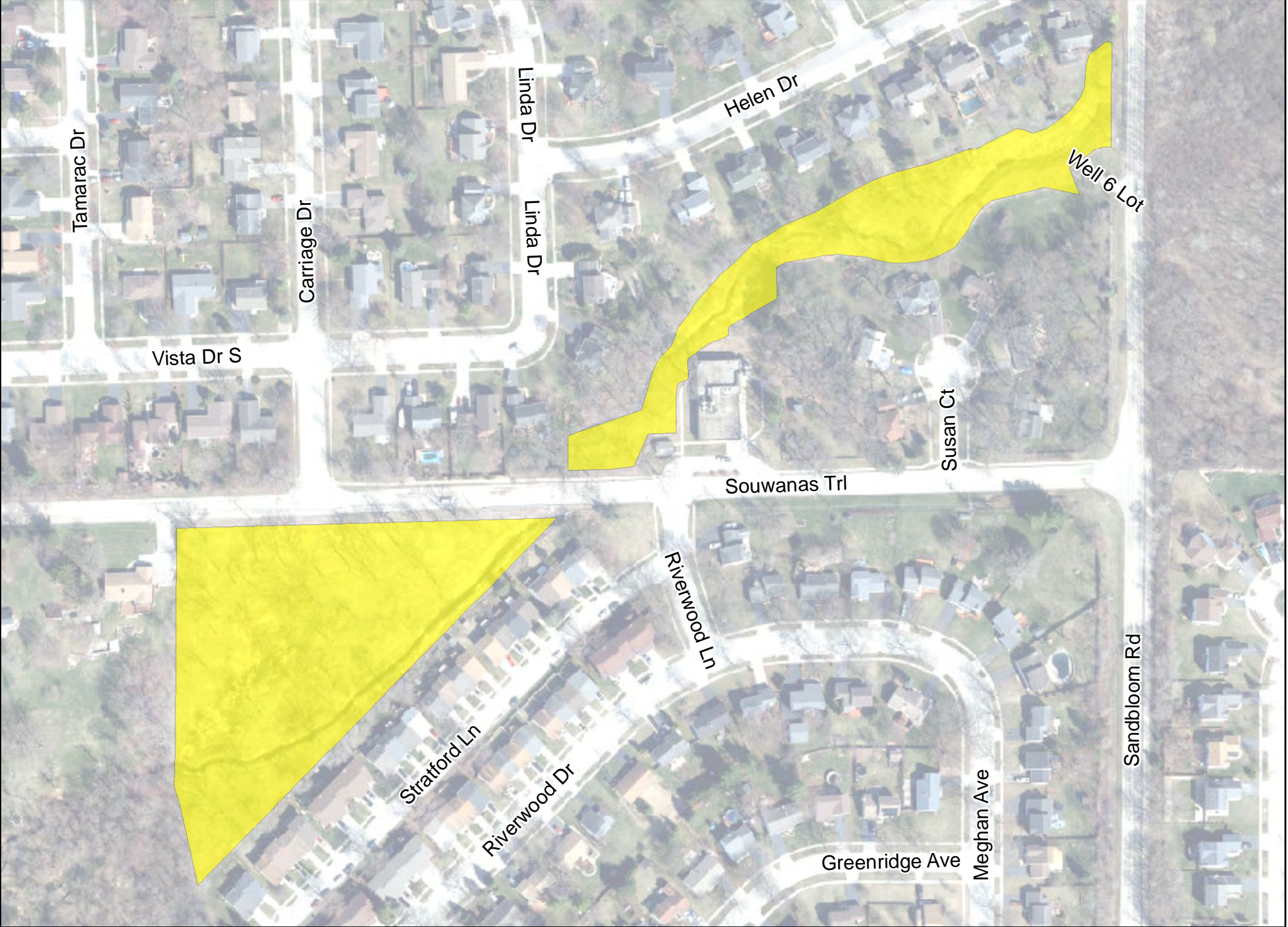
# PIONEER RD BLUFFS

3.37 Acres



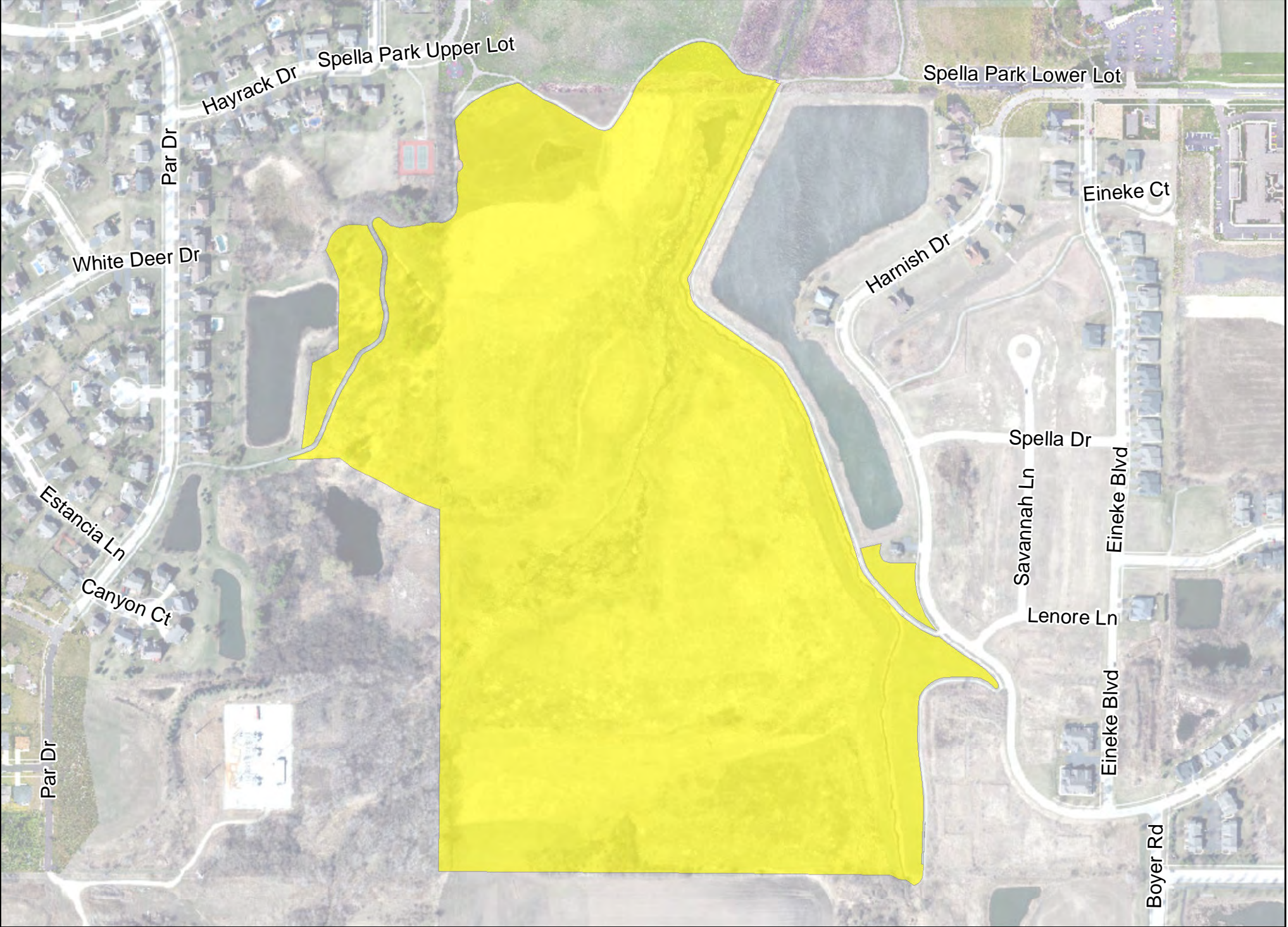
# SOUWANAS CREEK RIPARIAN CORRIDOR

5 Acres



# SPELLA WETLAND

87.99 Acres



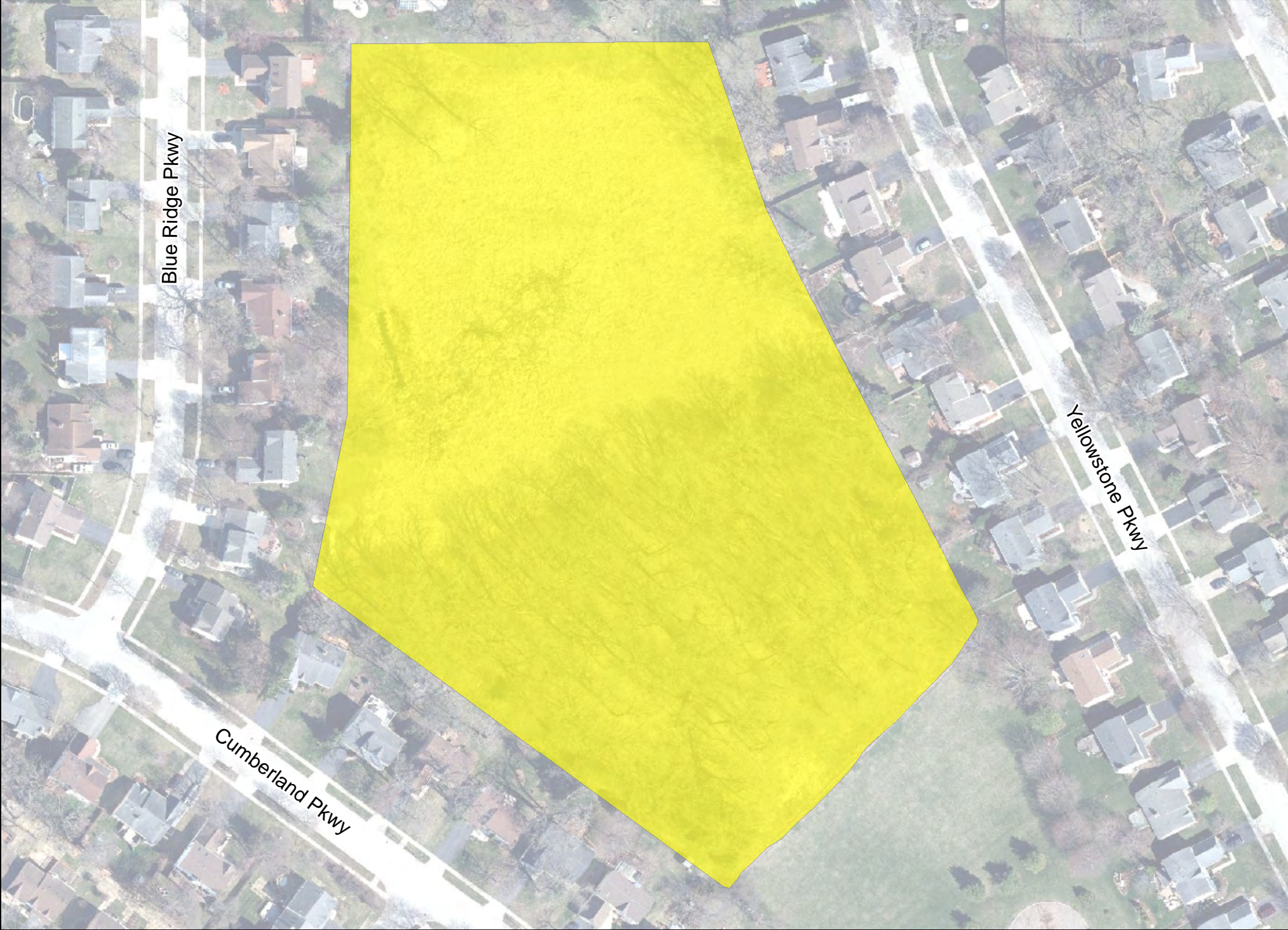
# WESTERN BYPASS PRAIRIE

7.44 Acres



# YELLOWSTONE DETENTION & WOODLAND

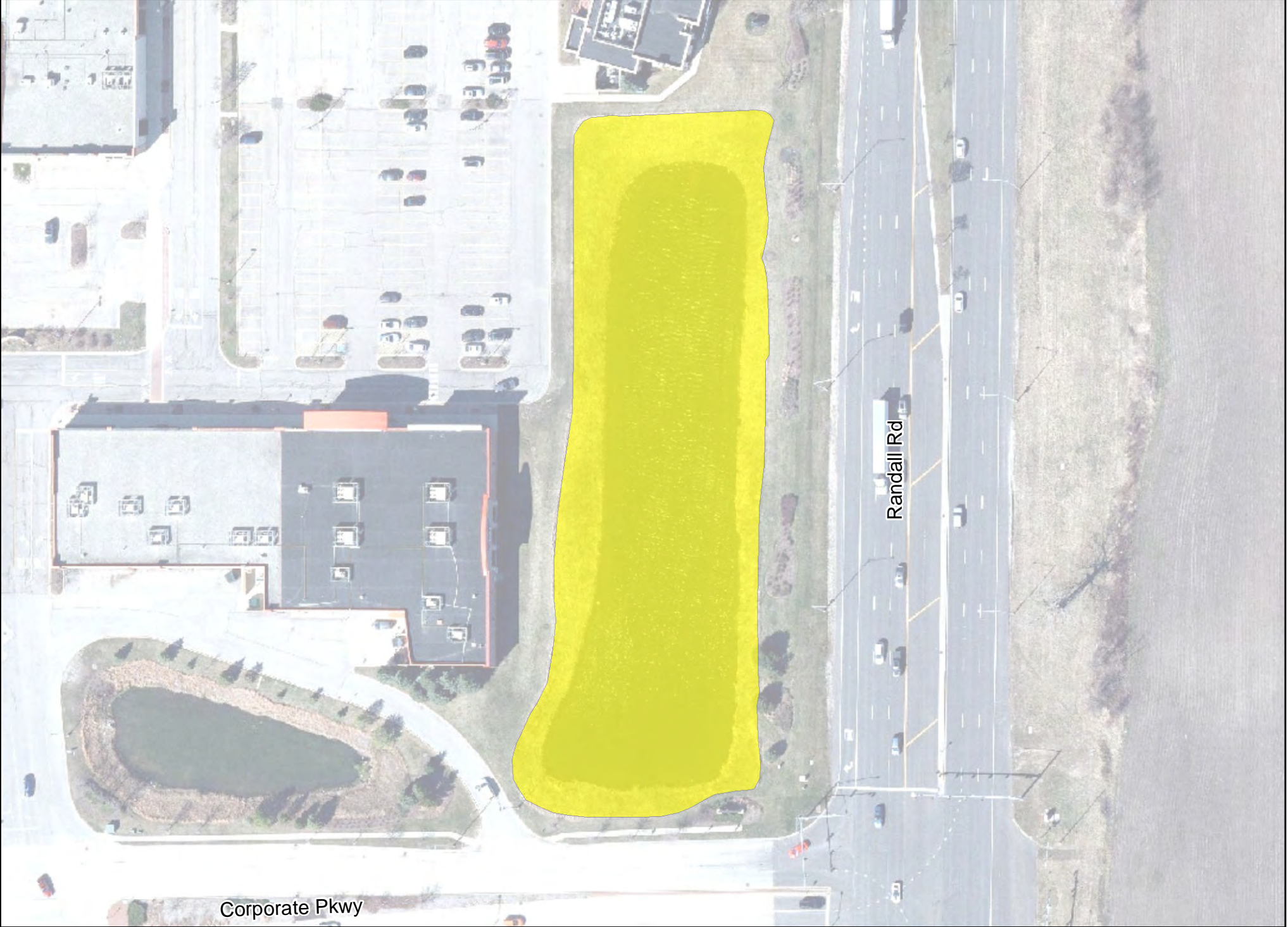
6.84 Acres





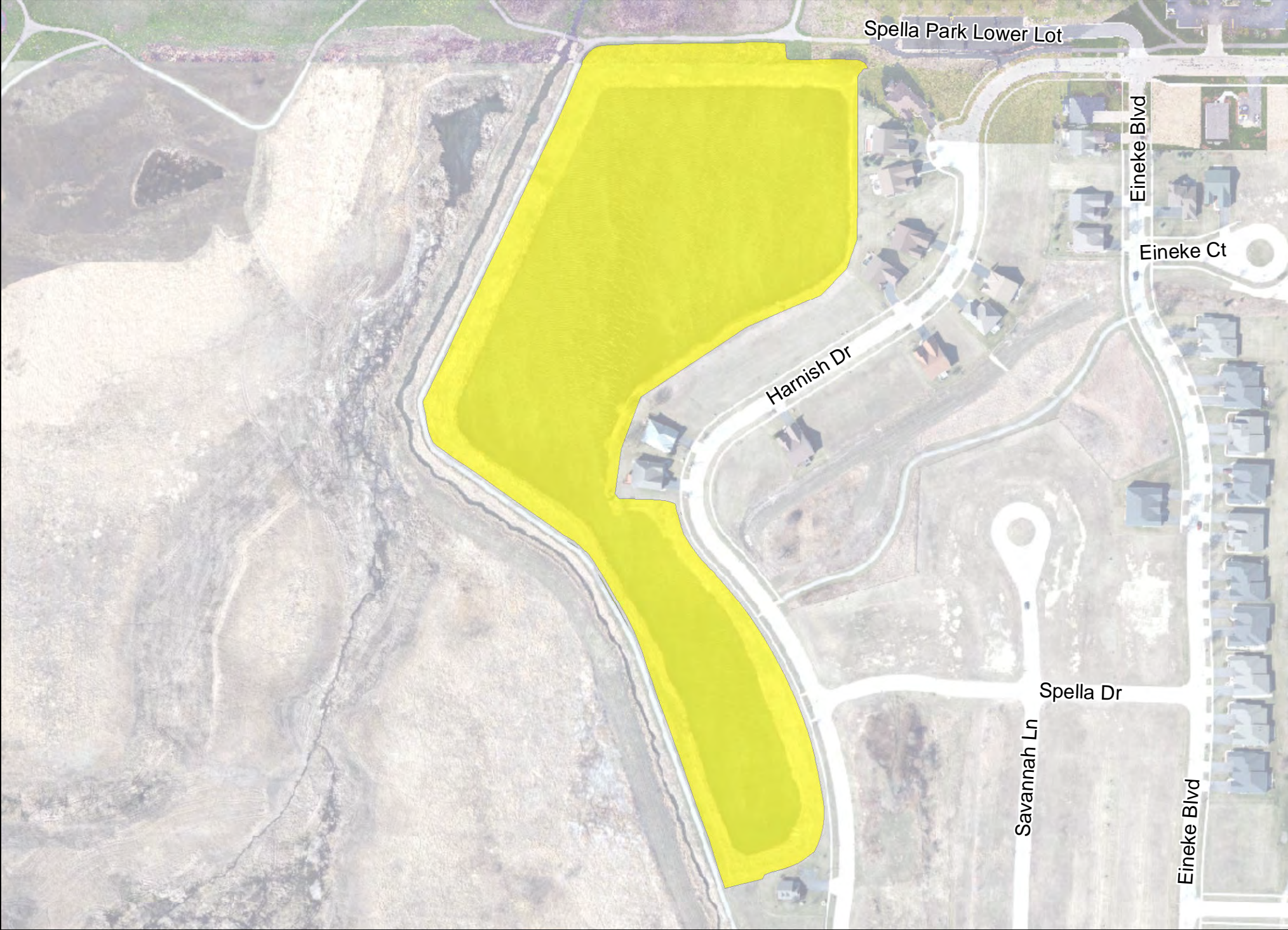
# ALGONQUIN COMMONS DETENTION

1.74 Acres



# GRAND RESERVE DETENTION

13.78 Acres



Spella Park Lower Lot

Eineke Blvd

Eineke Ct

Hamish Dr

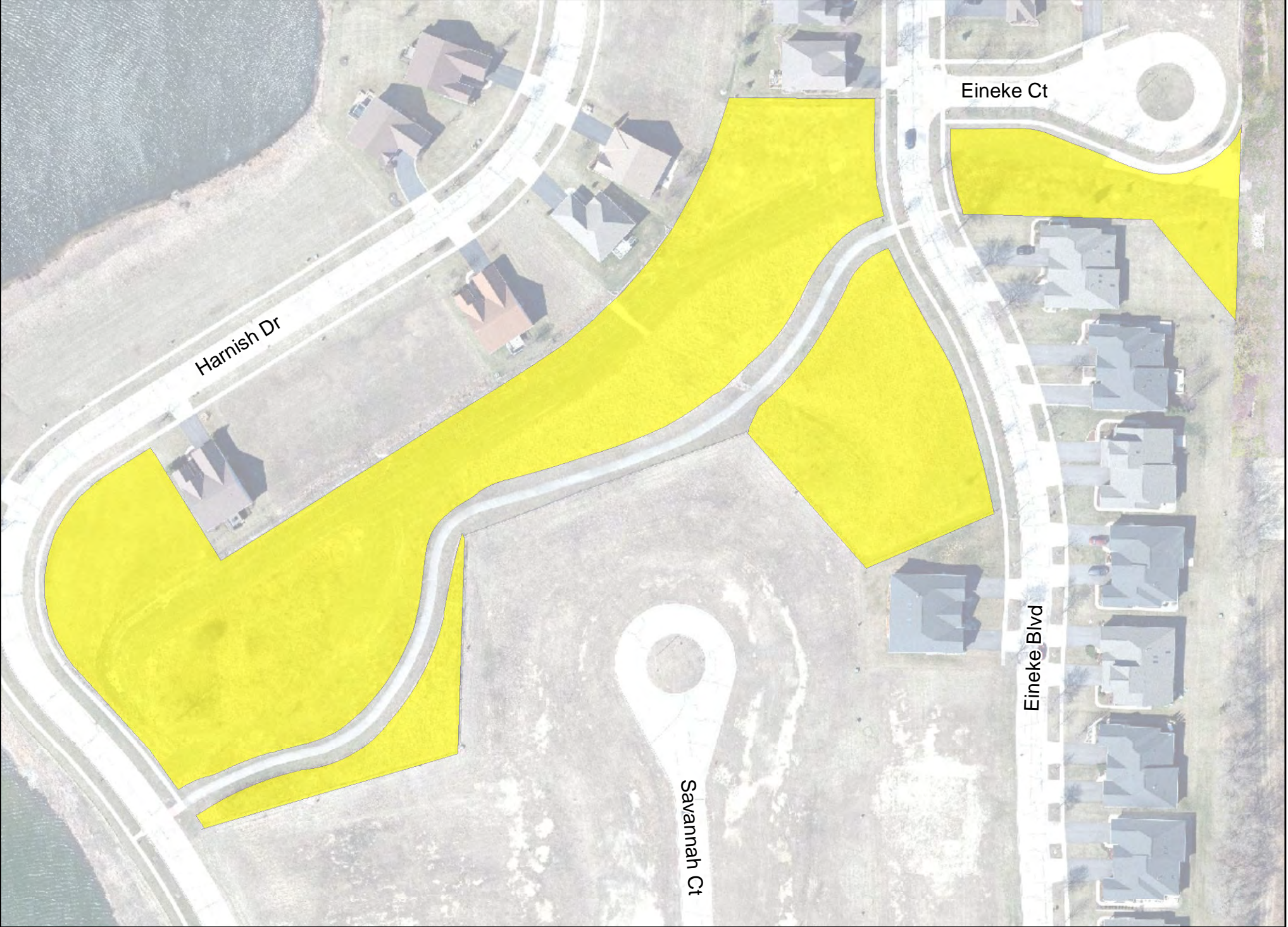
Spella Dr

Savannah Ln

Eineke Blvd

# GRAND RESERVE PRAIRIE

4.57 Acres



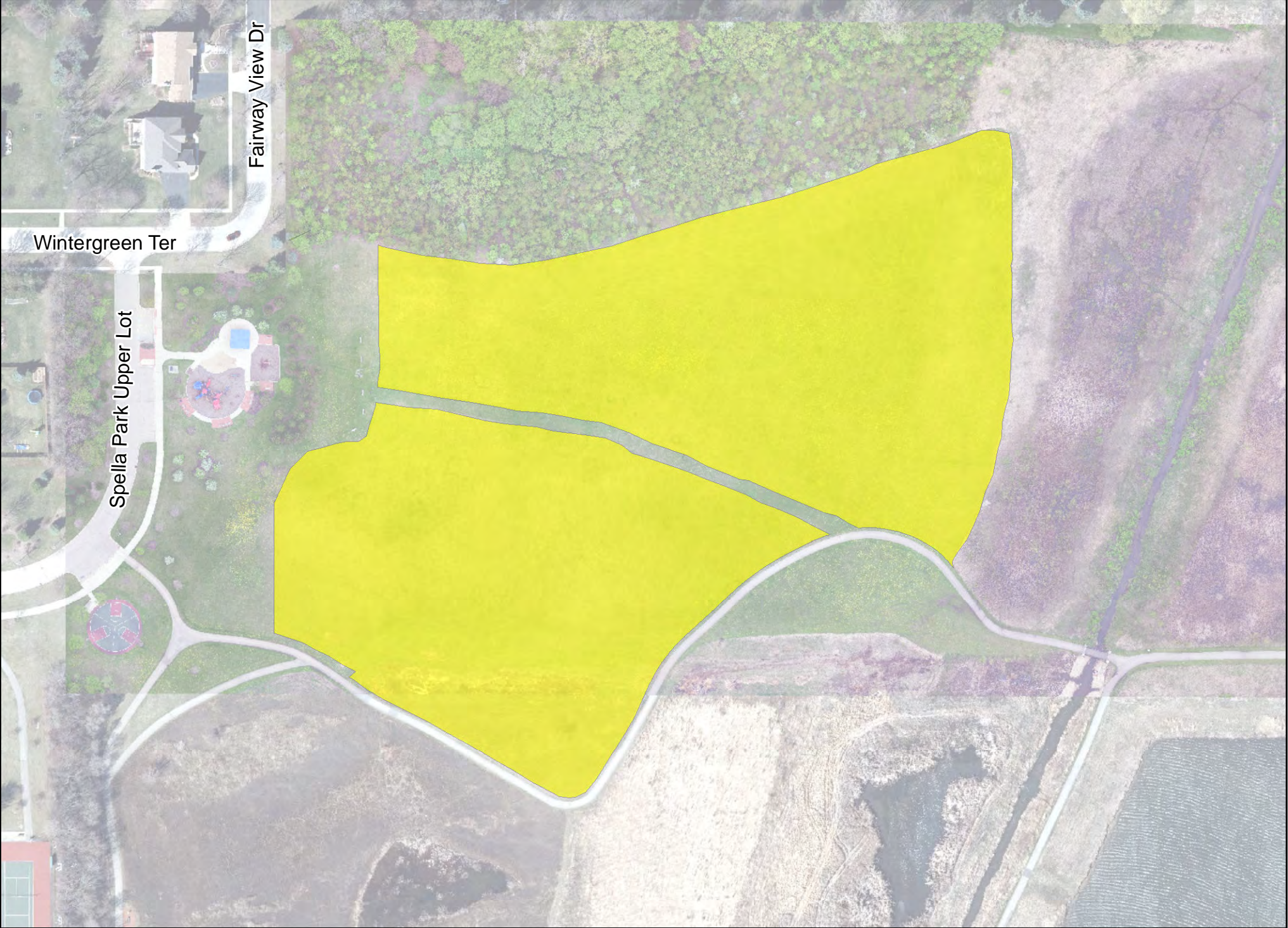
# SPECTRUM NATIVE CORRIDOR

5.1 Acres



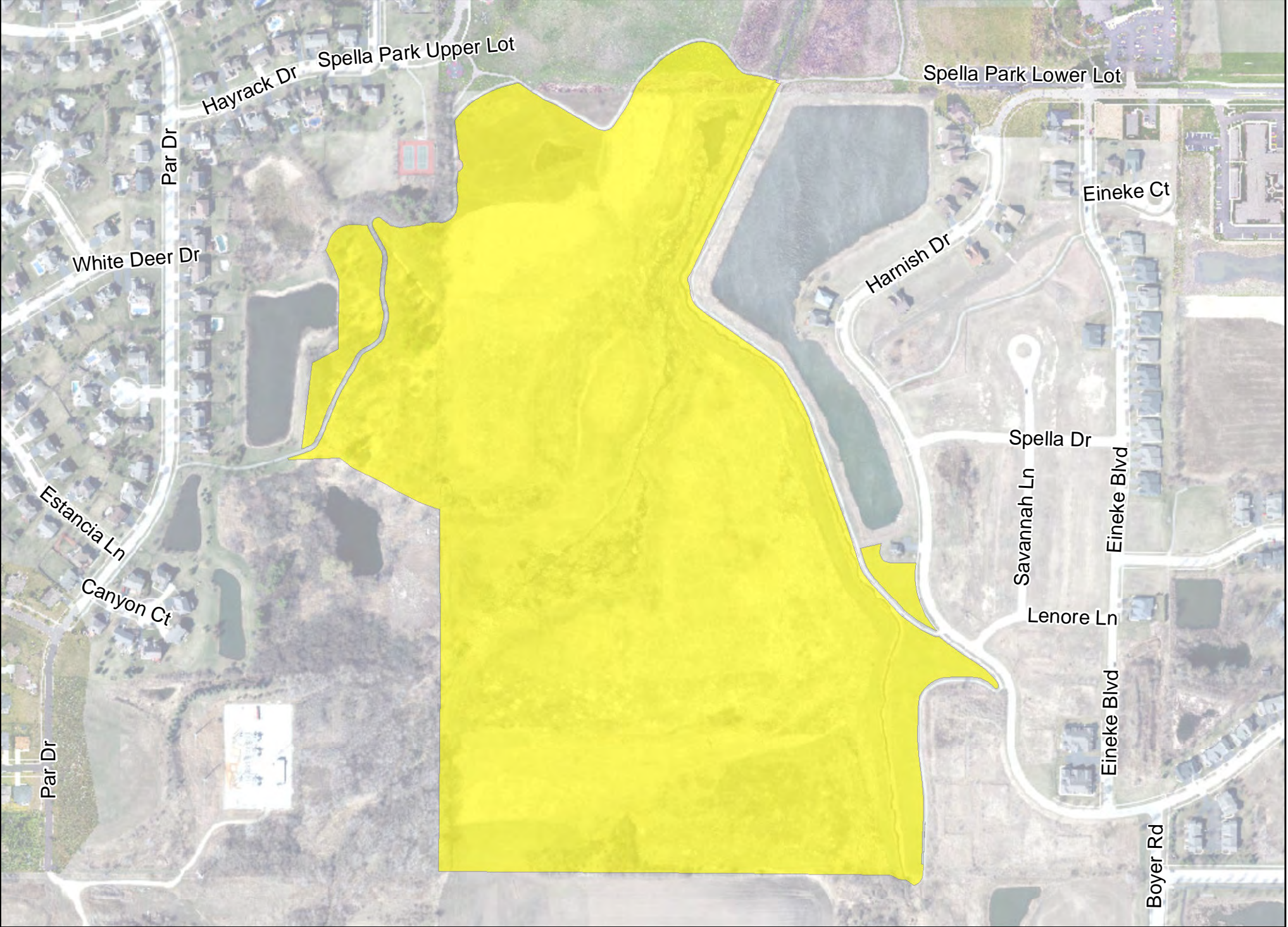
# SPELLA PARK POLLINATOR SLED HILL

8.01 Acres



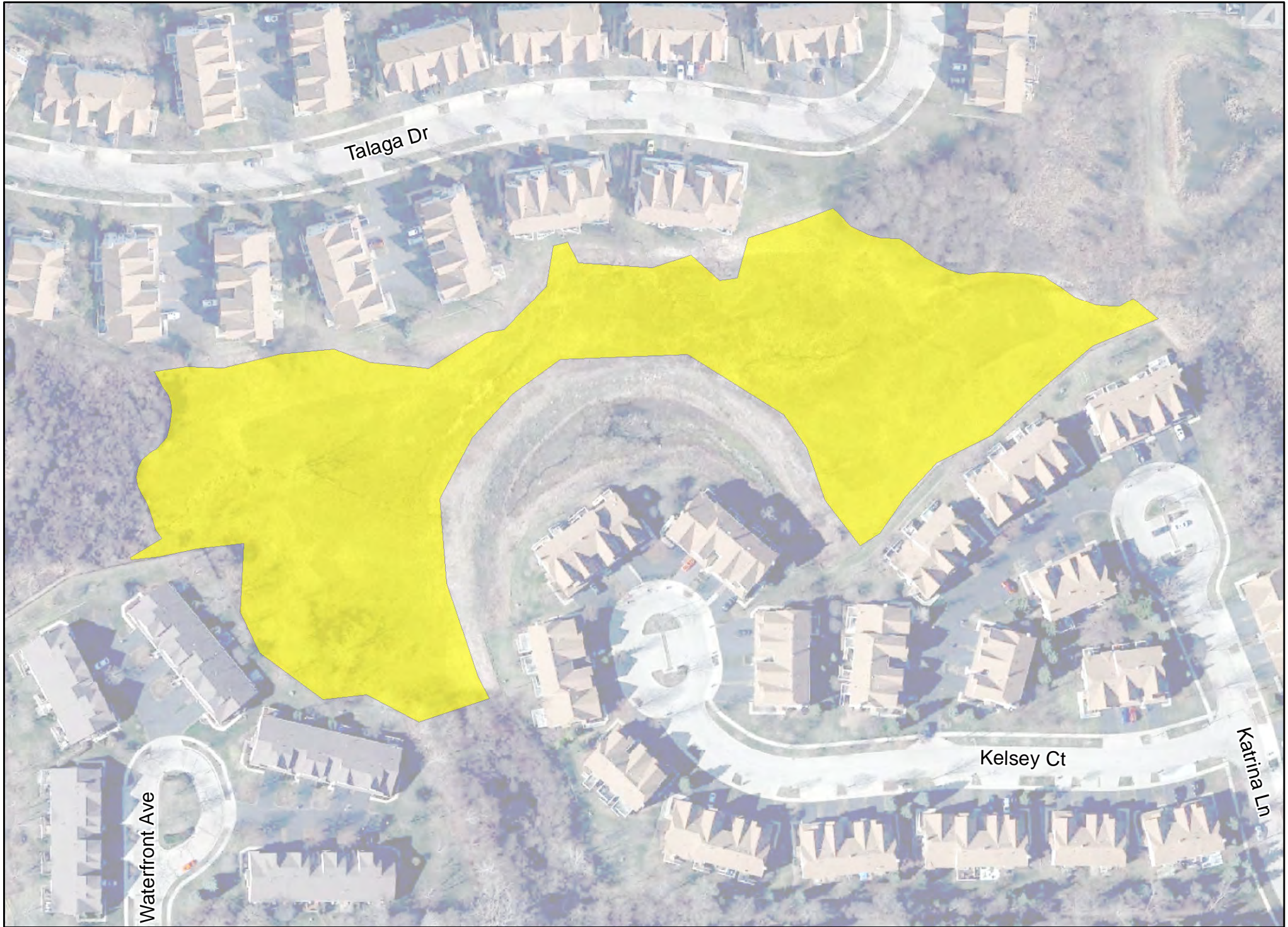
# SPELLA WETLAND

87.99 Acres



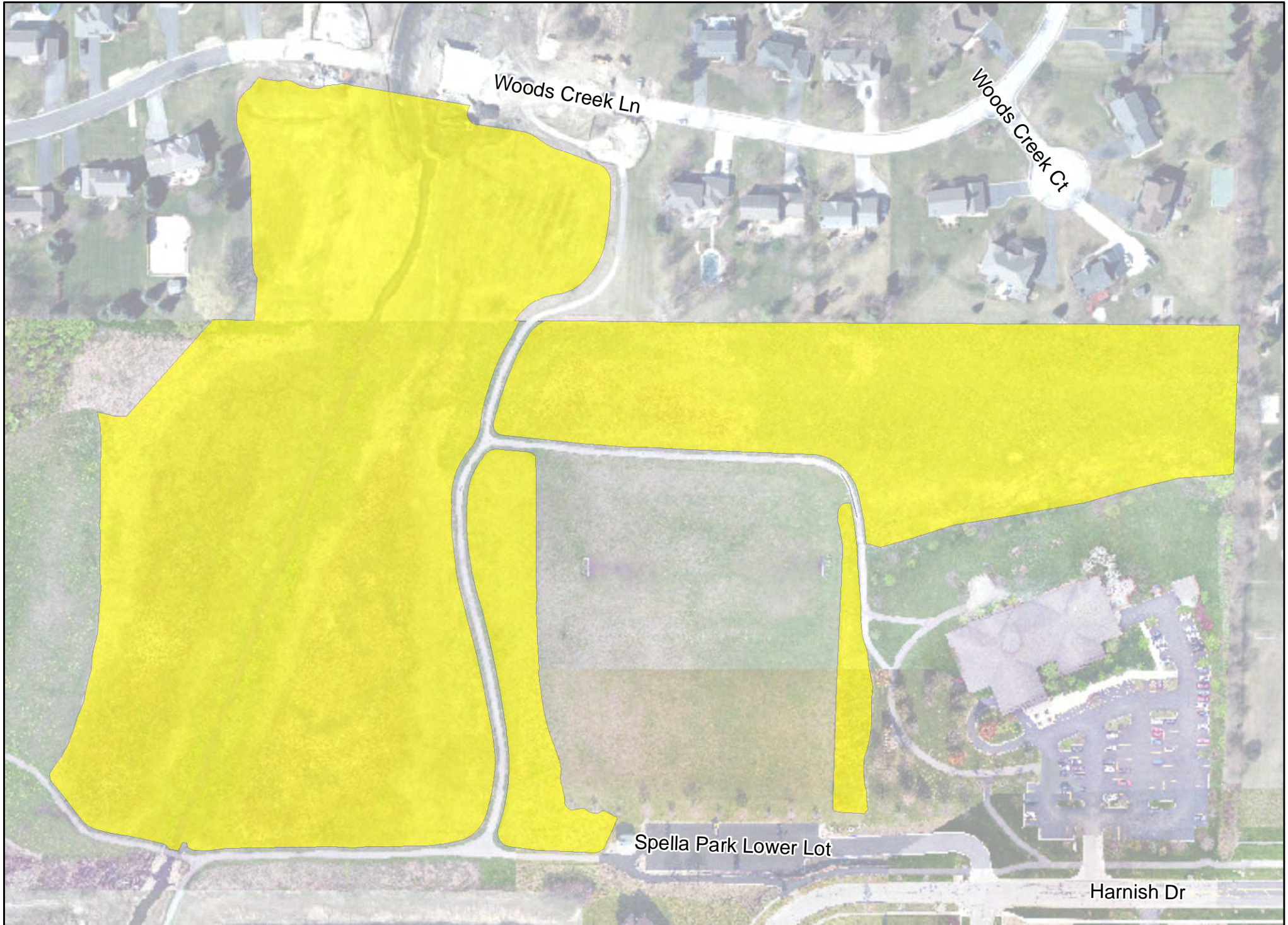
# WINDING CREEK RIPARIAN CORRIDOR-TALAGA DR

4.38 Acres



# WOODS CREEK RIPARIAN CORRIDOR- SPL BRD TO WDCRCK LN

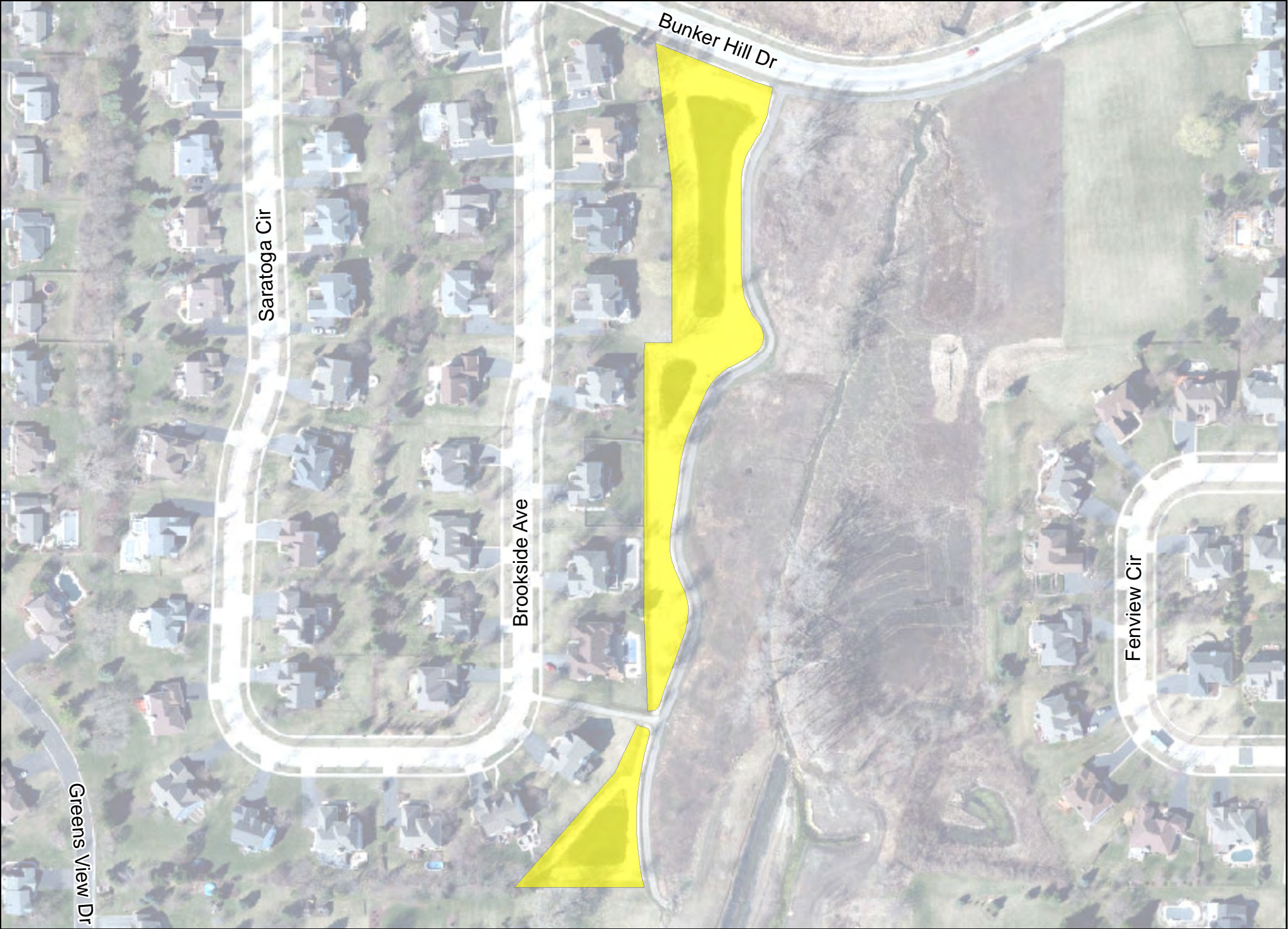
16.22 Acres





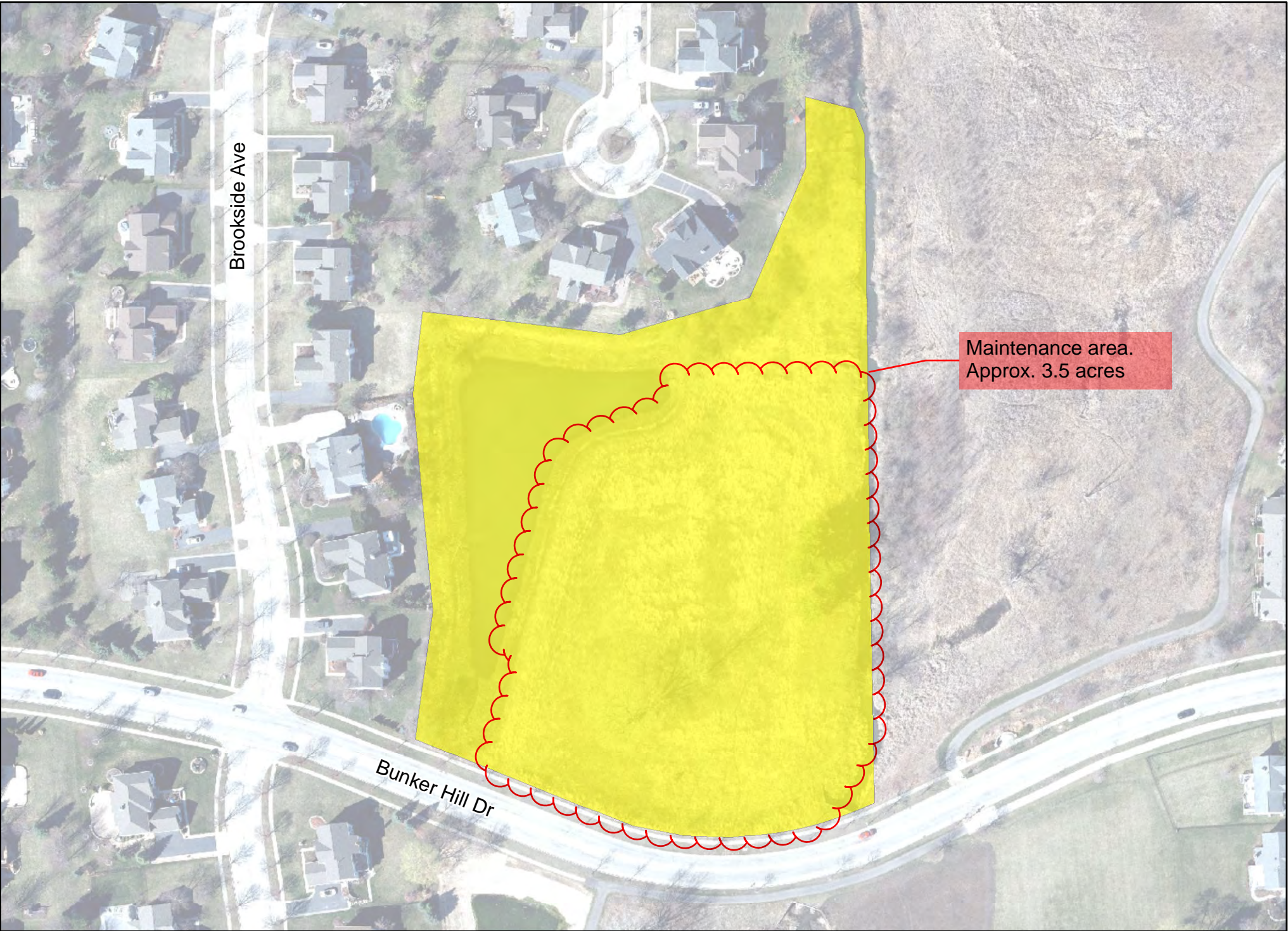
# WOODS CREEK TRAIL DETENTIONS

2.16 Acres



# WOODS CREEK RIPARIAN CORRIDOR-BUNKER HILL NW

5.58 Acres



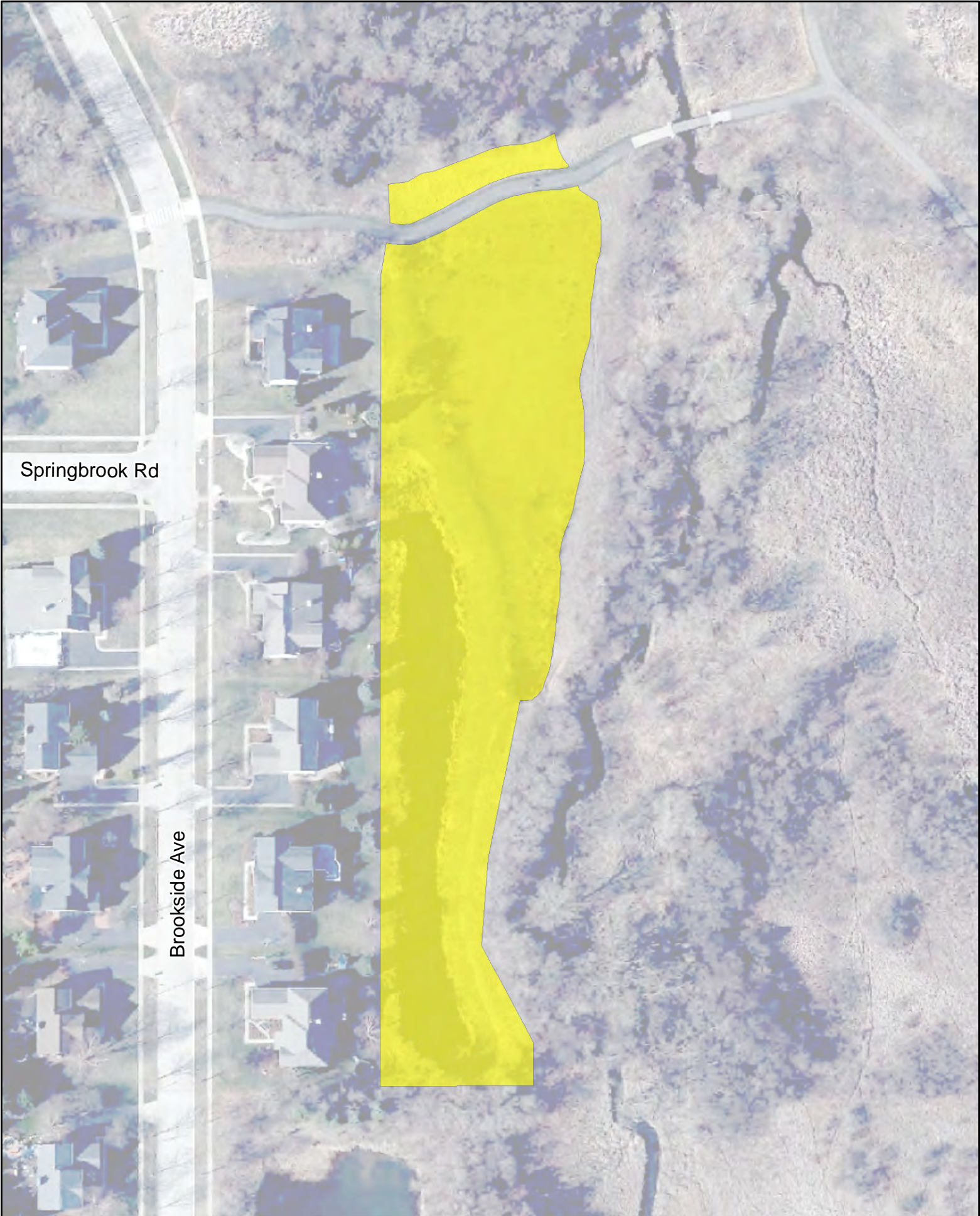
Brookside Ave

Bunker Hill Dr

Maintenance area.  
Approx. 3.5 acres

# WOODS CREEK RIPARIAN CORRIOR-BROOKSIDE AVE

2.14 Acres

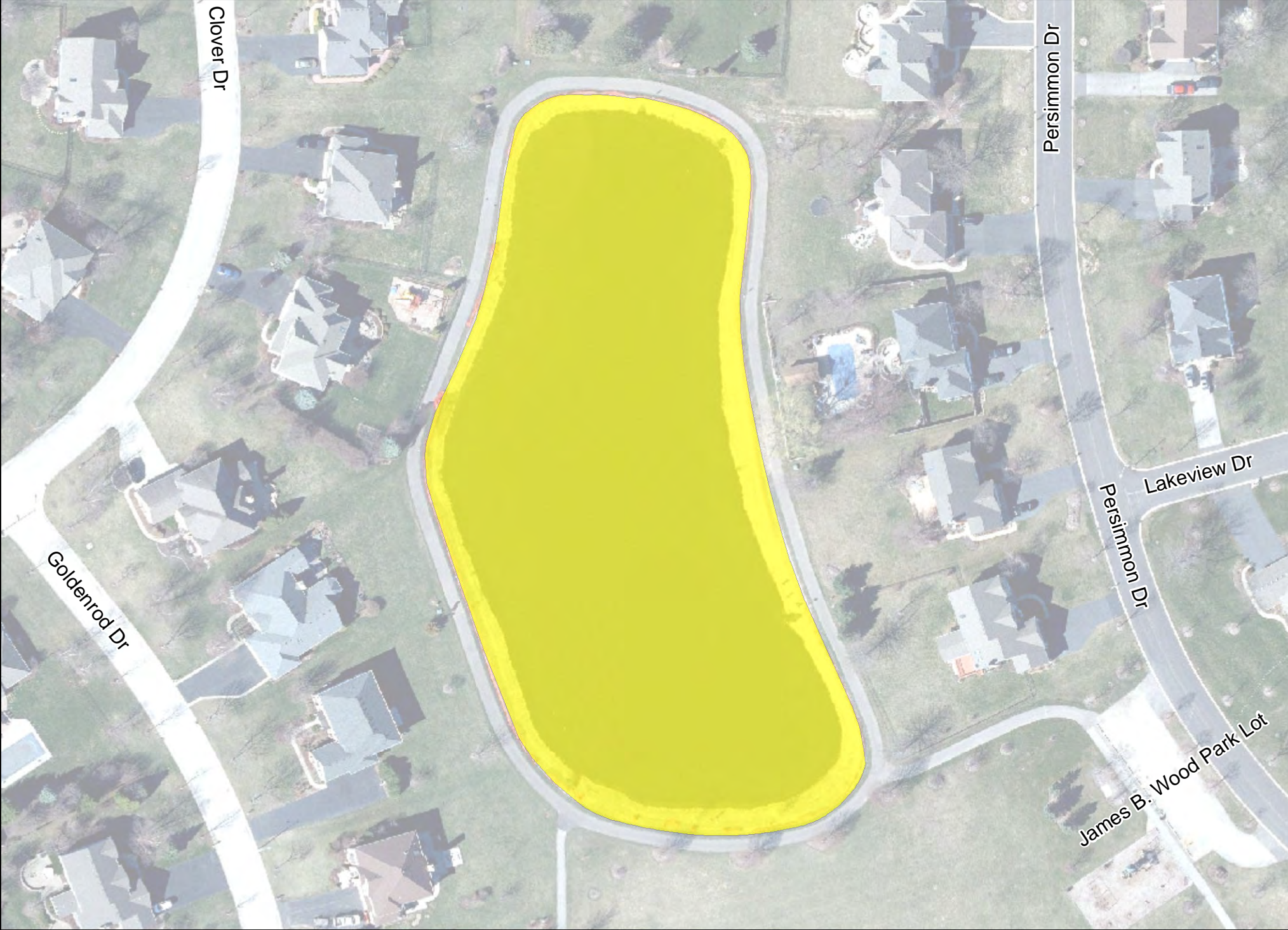


Springbrook Rd

Brookside Ave

# WOOD PARK DETENTION

2.52 Acres



# HILL CLIMB PARK WOODLAND

4.08 Acres



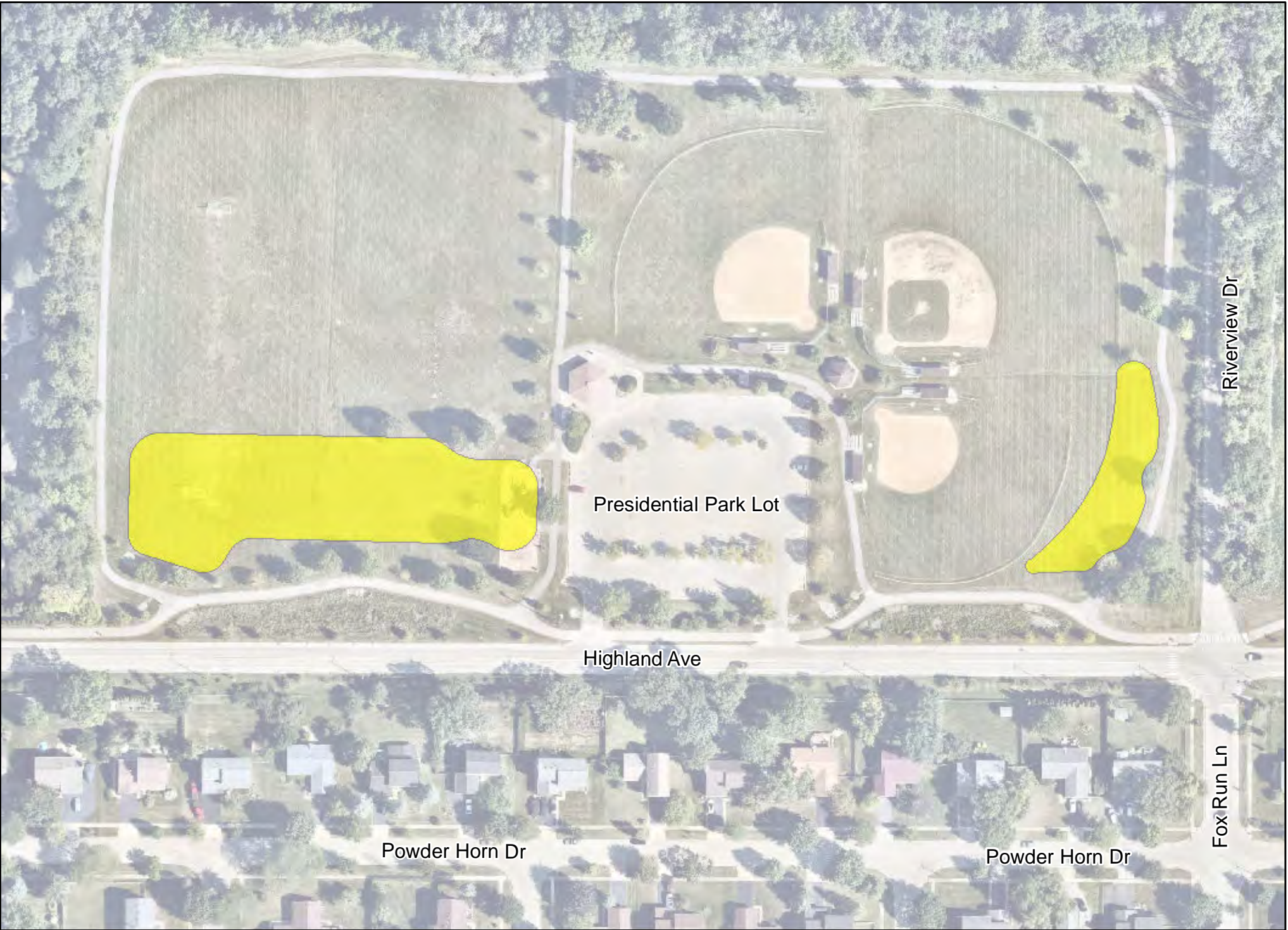
Circle Dr  
Hill Climb Park North Lot

Huntington Dr

IL Route 31

# PRESIDENTIAL PARK DETENTION BASINS

1.74 Acres



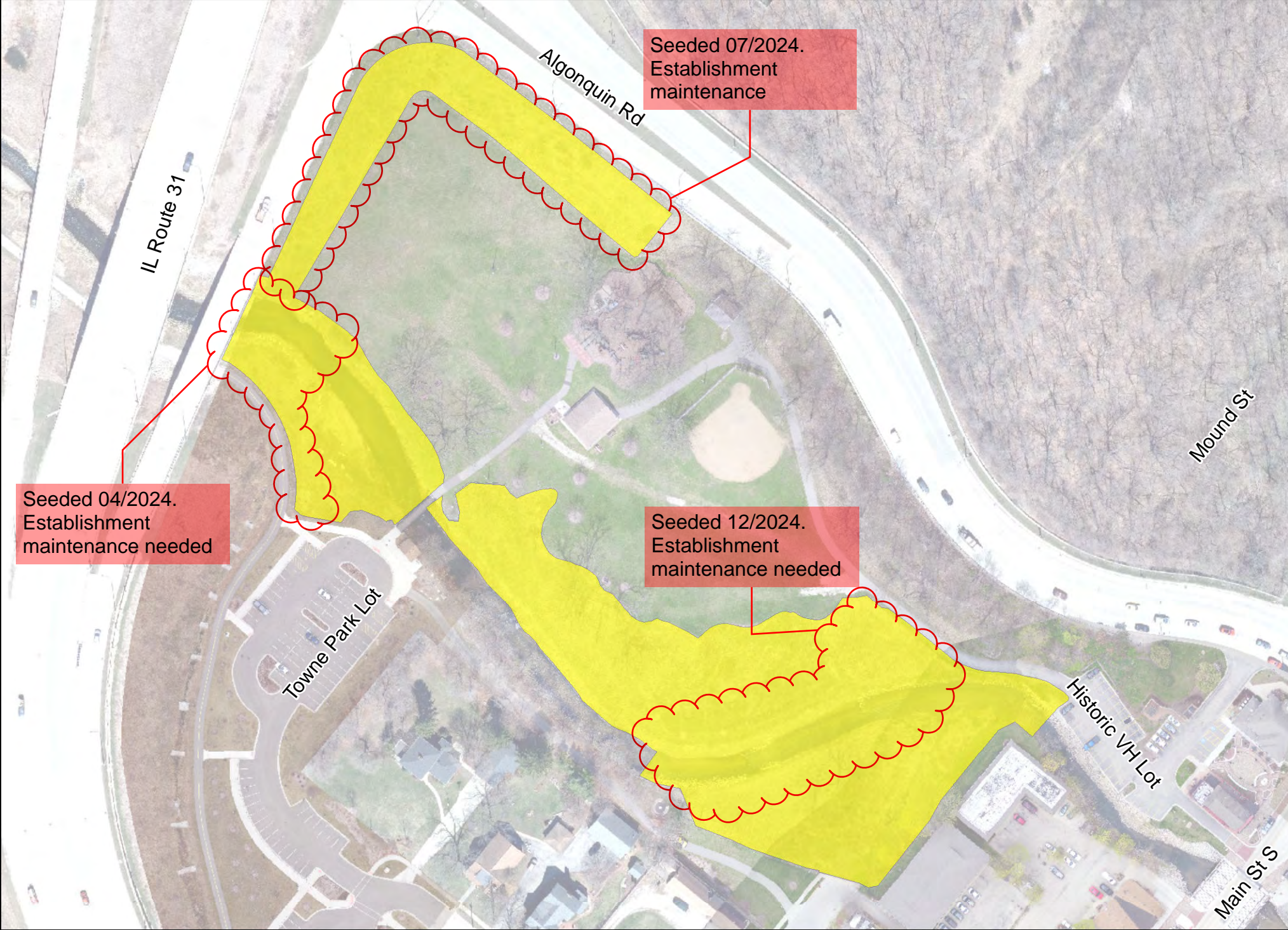
# RIVERWALK MAIN STREET TO FOX RIVER

0.76 Acres



# TOWNE PARK PRAIRIE

3.95 Acres





# Algonquin Public Works Woodland



1.22 Acres

This is **SCHEDULE B**, consisting of 2 pages, referred to in and part of the **Village of Algonquin Purchase Agreement (Vendor/Services)**  
No. \_\_\_\_\_ effective 5/1/2025



# Proposal

January 24, 2025

Mr. Brad Andresen  
Ecologist/Horticulturist  
Village of Algonquin  
110 Mitchard Way  
Algonquin, IL 60102

***Subject: BWNR Quote for VOA 2025 Natural Areas Maintenance***

Dear Mr. Andresen:

Baxter & Woodman Natural Resources, LLC is pleased to provide this Quote to conduct Natural Area Maintenance within the Village of Algonquin in 2025.

VOA: \_\_\_\_\_

\_\_\_\_\_ : \_\_\_\_\_

## Project Quote

2025 Natural Area Maintenance Bid Form					
Base Bid: Spring 2025 Post-Burn Spot Herbicide (East Zone)					
Site Name	Task	Acerage	Quantity	Trip Cost	Total Cost
Algonquin Public Works Facility	Spring Post-Burn Spot Herbicide Visit	2.3	1 Trip	1,100.00	1,100.00
Algonquin Waste Water Treatment Plant	Spring Post-Burn Spot Herbicide Visit	3.7	1 Trip	3,300.00	3,300.00
Blue Ridge Detention	Spring Post-Burn Spot Herbicide Visit	3.4	1 Trip	1,650.00	1,650.00
Countryside Detention	Spring Post-Burn Spot Herbicide Visit	0.9	1 Trip	800.00	800.00
Highland Ave Detentions	Spring Post-Burn Spot Herbicide Visit	1.7	1 Trip	900.00	900.00
Holder Park Detention	Spring Post-Burn Spot Herbicide Visit	1.4	1 Trip	950.00	950.00
Pioneer Rd Bluffs	Spring Post-Burn Spot Herbicide Visit	3.4	1 Trip	1,550.00	1,550.00
Souwanas Creek Riparian Corridor	Spring Post-Burn Spot Herbicide Visit	5	1 Trip	2,900.00	2,900.00
Spella Wetland	Spring Post-Burn Spot Herbicide Visit	88	1 Trip	8,250.00	8,250.00
Western Bypass Prairie	Spring Post-Burn Spot Herbicide Visit	7.4	1 Trip	2,350.00	2,350.00
Yellowstone Detention and Woodland	Spring Post-Burn Spot Herbicide Visit	6.8	1 Trip	2,550.00	2,550.00
<b>Totals</b>					
11 sites	Total Post-Burn Spot Herbicide Visit	124		Subtotal	\$26,300.00

Base Bid: 2025 Growing Season Maintenance (West Zone)					
Site Name	Task	Acerage	Quantity	Trip Cost	Total Cost
Algonquin Commons Detention	Maintenance Visit	1.7	2 Trips	1,100.00	2,200.00
Grand Reserve Detention	Maintenance Visit	13.8	2 Trips	1,500.00	3,000.00
Grand Reserve Prairie	Maintenance Visit	4.6	3 Trips	1,650.00	4,950.00
Spectrum Native Corridor	Maintenance Visit	5.1	2 Trips	1,650.00	3,300.00
Spella Sled Hill	Maintenance Visit	8	3 Trips	2,100.00	6,300.00
Spella Wetland	Maintenance Visit	88	2 Trips	4,200.00	8,400.00
Winding Creek Corridor	Maintenance Visit	4.4	2 Trips	1,875.00	3,750.00
Woods Creek Corridor: Spella Bridge To Woods Creek Ln	Maintenance Visit	16.2	3 Trips	5,350.00	16,050.00
Woods Creek Trail 5 Detentions	Maintenance Visit	2.2	3 Trips	1,300.00	3,900.00
Woods Creek Corridor: Northwest Bunker Hill Dr	Maintenance Visit	3.5	2 Trips	1,625.00	3,250.00
Woods Creek Corridor: Brookside Bridge	Maintenance Visit	2.1	2 Trips	950.00	1,900.00
Wood Park Detention	Maintenance Visit	2.5	2 Trips	625.00	1,250.00
Hill Climb Park Woodland	Maintenance Visit	4.1	2 Trips	1,850.00	3,700.00
Holder Park Detention	Maintenance Visit	1.4	2 Trips	1,500.00	3,000.00
Presidential Park Detention Basins	Second Year Growing Season Maintenance	1.7	4 Trips	425.00	1,700.00
Riverwalk Main Street to Fox River	Second Year Growing Season Maintenance	0.7	3 Trips	800.00	2,400.00
Towne Park Prairie	Mowing and Herbicide Visits	4	4 Trips	787.50	3,150.00
<b>Totals</b>					
17 Sites	Total Maintenance Sites	164		Subtotal	\$72,200.00

Base Bid: 2025 Misc Services					
Site Name	Task	Acerage	Quantity	Trip Cost	Total Cost
Spella Park Pollinator Sled Hill	November Dormant Season Mowing	8	1 Trip	950.00	950.00
Algonquin Public Works Woodland	Resprout treatment	1.2	1 trip	1,150.00	1,150.00
<b>Totals</b>					
2 sites	Total Misc Service Sites	9.2		Subtotal	\$2,100.00
				<b>Base Bid Grand Total</b>	<b>\$100,600.00</b>

Alternate 1: Winter Brushing Hourly Rates	
Task	Hourly Rate
Skid Steer with fecon-style mulcher	
Winter Clearing Hand Labor	\$70.00

Alternate 2: Phragmites Wicking	
Task	Hourly Rate
Marsh Master Wicking	

## **Insurance Requirements – Vendor/Services**

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### **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.

VOA: \_\_\_\_\_

\_\_\_\_\_: \_\_\_\_\_

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

#### **General Insurance Provisions**

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

VOA: \_\_\_\_\_

\_\_\_\_\_: \_\_\_\_\_



**VILLAGE OF ALGONQUIN**  
*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: February 11, 2025

TO: Tim Schloneger, Village Manager  
Committee of the Whole

FROM: Jake Benner, Engineer II

SUBJECT: Recommendation to Award the Bid for the Eastgate Drive Water Main and Roadway Improvements Project to A Lamp Concrete Contractors, Inc. and Agreement for Part-Time Construction Oversight with Christopher B. Burke Engineering, Ltd.

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The Eastgate Drive Water Main and Roadway Improvements project aims to address the 70+ year old existing water main which is in extremely poor condition, evidenced by the multitude of breaks in the last 15 years. Additionally, the project will address the poor condition of the pavement on Eastgate Drive and improve pedestrian access. The work will consist of 8” water main installation, new water service lines, roadway resurfacing, combination curb and gutter removal and replacement, sidewalk and ADA ramp removal and replacement, and a new angled parking facility. The bid also included two alternatives to perform work on the parking lot of the Eastgate Branch of the Algonquin Area Public Library District. Alternative 1 includes parking lot resurfacing, utility structure adjustments, and new thermoplastic pavement markings. Alternate 2 includes additional parking lot curb and gutter replacement, sawing and sealing curb and gutters, and sidewalk replacement.

Upon completion of the design over the winter, the project was advertised for bid during January. Bids were opened on January 28<sup>th</sup>, 2025, with six (6) bids received. A Lamp Concrete Contractors, Inc. is the low bidder for all three bid alternatives, with the base bid plus alternatives 1 and 2 in the amount of \$1,954,984.48. This is lower than the Engineer’s Estimate of \$2,035,281.80. The Village has sufficient funding from the Capital Fund which will be used along with a \$250,000 grant from the Illinois Department of Commerce and Economic Opportunity.

The Village has worked with A Lamp on previous projects, such as the Rolls Drive Street Improvements in 2023 and the Gaslight Drive Street Improvements in 2018. These projects

were completed successfully, along with several other projects for surrounding communities. Staff is confident in the contractor's ability to perform the work. Given the long-term success and track record of A Lamp, staff recommend the Committee of the Whole take necessary action to move forward with the award of this project to the Village Board for approval in the amount of \$1,954,984.48 to A Lamp Concrete Contractors, Inc.

To manage this project, the Village will be performing in-house construction oversight with part-time assistance from Christopher B. Burke Engineering, Ltd (CBBEL). The project will require additional assistance overseeing the water main installation and communication with project stakeholders. Staff is confident that CBBEL will help deliver a quality product for the Village. The submitted proposal in the amount of \$54,300.00 is below the budgeted amount.

Staff recommends that the Committee of the Whole take the necessary action to move forward on the agreement with CBBEL to provide part-time construction oversight on the Eastgate Drive Water Main and Roadway Improvements project.

### **Summary**

1. The lowest bidder was A Lamp Concrete Contractors, Inc., who has successfully completed project for the Village and surrounding communities.
2. Construction oversight will be performed by Village staff with part-time assistance from Christopher B. Burke Engineering, Ltd.
3. Sufficient funds are proposed within the Capital Fund to cover the construction cost for this project, which will be supplemented with a grant from the Illinois Department of Commerce and Economic Opportunity.



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

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

January 31, 2025

Village of Algonquin  
110 Mitchard Way  
Algonquin, IL 60102

Attention: Clifton V. Ganek, P.E.

Subject: Eastgate Drive Water Main and Roadway Improvements  
(CBBEL Project No. 070273.00171)

Dear Mr. Ganek,

On Tuesday, January 28<sup>th</sup>, at 10:00 a.m., bids were received and opened for the subject project. Six (6) bids were received, and they have been summarized below.

<u>COMPANY</u>	<u>BID (AS READ)</u>	<u>BASE BID + ALTERNATE 1</u>	<u>BASE BID + ALTERNATES 1 &amp; 2</u>
ENGINEER'S ESTIMATE	\$1,977,146.30	\$2,029,306.80	\$2,035,281.80
<b>A LAMP CONCRETE CONTRACTORS, INC.</b>	<b>\$1,874,855.08</b>	<b>\$1,929,809.73</b>	<b>\$1,954,984.48</b>
EVERLAST BLACKTOP, INC.	\$1,922,591.45*	\$1,964,215.05*	\$1,974,077.55*
BOLDER CONTRACTORS, INC.	\$2,082,610.70	\$2,134,749.70	\$2,140,964.70
MARTAM CONSTRUCTION, INC.	\$2,192,753.95	\$2,261,613.95	\$2,272,443.95
CONCEPT PLUMBING INC.	\$2,399,517.00	\$2,500,275.50	\$2,507,714.00
ACQUA CONTRACTORS CORP.	\$2,525,000.00	\$2,600,000.00	\$2,625,000.00

\*Calculated bid differs from the as-read or reported bid amount

A Lamp Concrete Contractors, Inc. is the low bidder for all three bid alternatives, with a base bid amount of \$1,874,855.08. A Lamp Concrete Contractors, Inc. has performed satisfactory work for the Village in the past, most recently on Rolls Drive Rehabilitation project in the fall of 2023.

Upon review of the bids, all bidders provided the 5% bid bond and submitted acknowledgement of Addendum #1 and Addendum #2. As part of Addendum #1, all bidders were required to submit a DCEO BEP Utilization Plan and supporting documents as part of the bid package. The low bidder, Alamp Concrete Contractors, Inc., submitted a DCEO BEP Utilization Plan as part of the bid package, but separately submitted the Section I Utilization of Certified Vendors demonstrating the contractor's ability to achieve the BEP utilization goal in an email to the Village prior to the bid opening time. The contract documents state that the Village reserves the right to disregard any formality or technical errors when in its opinion the best interest of the Village will be served by such action.



CBBEL believes the remainder of A Lamp Concrete Contractor's bid to be in order. Therefore, our office recommends accepting A Lamp Concrete Contractors, Inc's bid for the base bid amount of \$1,874,855.08, the Base Bid + Alternate 1 amount of \$1,929,809.73, or the Base Bid + Alternates 1 & 2 amount of \$1,954,984.48 depending on the Village's alternative selection.

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

Sincerely,



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

cc: Orion Galey – CBBEL (letter only)  
Kevin Wilson – CBBEL (letter only)

Christopher B. Burke Engineering, Ltd.  
 9575 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (CBBEL Project Number: 070273.00171)

VILLAGE OF ALGONQUIN  
 EASTGATE DRIVE WATER MAIN AND ROADWAY IMPROVEMENTS

**BID TABULATION**  
 Date: January 28, 2025

BASE BID				BASE BID														
				ENGINEER'S ESTIMATE		A LAMP CONCRETE CONTRACTORS, INC.		EVERLAST BLACKTOP, INC.		BOLDER CONTRACTORS, INC.		MARTAM CONSTRUCTION, INC.		CONCEPT PLUMBING INC.		ACQUA CONTRACTORS CORP.		
SP	CODE	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST		
	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	60	\$ 40.00	\$ 2,400.00	\$ 30.00	\$ 1,800.00	\$ 22.00	\$ 1,320.00	\$ 20.00	\$ 1,200.00	\$ 65.00	\$ 3,900.00	\$ 66.00	\$ 3,960.00	\$ 23.34	\$ 1,400.40
	20100210	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	75	\$ 50.00	\$ 3,750.00	\$ 40.00	\$ 3,000.00	\$ 42.00	\$ 3,150.00	\$ 40.00	\$ 3,000.00	\$ 65.00	\$ 4,875.00	\$ 74.50	\$ 5,587.50	\$ 25.46	\$ 1,909.50
*	20101200	TREE ROOT PRUNING	EACH	25	\$ 100.00	\$ 2,500.00	\$ 125.00	\$ 3,125.00	\$ 140.00	\$ 3,500.00	\$ 100.00	\$ 2,500.00	\$ 220.00	\$ 5,500.00	\$ 13.00	\$ 325.00	\$ 106.10	\$ 2,652.50
	20101300	TREE PRUNING (1 TO 10 INCH DIAMETER)	EACH	25	\$ 75.00	\$ 1,875.00	\$ 75.00	\$ 1,875.00	\$ 65.00	\$ 1,625.00	\$ 50.00	\$ 1,250.00	\$ 100.00	\$ 2,500.00	\$ 212.50	\$ 5,312.50	\$ 53.05	\$ 1,926.25
	20101350	TREE PRUNING (OVER 10 INCH DIAMETER)	EACH	10	\$ 90.00	\$ 900.00	\$ 150.00	\$ 1,500.00	\$ 210.00	\$ 2,100.00	\$ 150.00	\$ 1,500.00	\$ 120.00	\$ 1,200.00	\$ 292.00	\$ 2,920.00	\$ 106.10	\$ 1,061.00
	20101700	SUPPLEMENTAL WATERING	UNIT	30	\$ 65.00	\$ 1,950.00	\$ 0.10	\$ 3.00	\$ 10.00	\$ 300.00	\$ 1.00	\$ 30.00	\$ 220.00	\$ 6,600.00	\$ 59.00	\$ 1,770.00	\$ 95.49	\$ 2,864.70
	20200100	EARTH EXCAVATION	CU YD	274	\$ 40.00	\$ 10,960.00	\$ 34.00	\$ 9,316.00	\$ 36.00	\$ 9,864.00	\$ 25.00	\$ 6,850.00	\$ 54.00	\$ 14,796.00	\$ 53.00	\$ 14,522.00	\$ 80.00	\$ 21,920.00
	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	428	\$ 30.00	\$ 12,840.00	\$ 20.00	\$ 8,560.00	\$ 10.00	\$ 4,280.00	\$ 20.00	\$ 8,560.00	\$ 54.00	\$ 23,112.00	\$ 86.50	\$ 37,022.00	\$ 80.00	\$ 34,240.00
	20400800	FURNISHED EXCAVATION	CU YD	145	\$ 15.00	\$ 2,175.00	\$ 17.50	\$ 2,537.50	\$ 30.00	\$ 4,350.00	\$ 5.00	\$ 725.00	\$ 27.00	\$ 3,915.00	\$ 13.00	\$ 1,885.00	\$ 10.00	\$ 1,450.00
	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	315	\$ 1.50	\$ 472.50	\$ 3.25	\$ 1,023.75	\$ 2.00	\$ 630.00	\$ 5.00	\$ 1,575.00	\$ 3.00	\$ 945.00	\$ 2.50	\$ 787.50	\$ 1.00	\$ 315.00
	21301084	EXPLORATION TRENCH 84" DEPTH	FOOT	200	\$ 40.00	\$ 8,000.00	\$ 20.00	\$ 4,000.00	\$ 40.00	\$ 8,000.00	\$ 80.00	\$ 16,000.00	\$ 80.00	\$ 16,000.00	\$ 35.00	\$ 7,000.00	\$ 100.00	\$ 20,000.00
*	28000510	INLET FILTERS	EACH	18	\$ 225.00	\$ 4,050.00	\$ 15.00	\$ 270.00	\$ 120.00	\$ 2,160.00	\$ 150.00	\$ 2,700.00	\$ 220.00	\$ 3,960.00	\$ 265.50	\$ 4,779.00	\$ 185.00	\$ 3,330.00
	28100107	STONE RIPRAP, CLASS A4	SQ YD	50	\$ 140.00	\$ 7,000.00	\$ 64.00	\$ 3,200.00	\$ 50.00	\$ 2,500.00	\$ 125.00	\$ 6,250.00	\$ 128.00	\$ 6,400.00	\$ 60.00	\$ 3,000.00	\$ 24.00	\$ 1,200.00
	28200200	FILTER FABRIC	SQ YD	50	\$ 14.00	\$ 700.00	\$ 5.00	\$ 250.00	\$ 2.00	\$ 100.00	\$ 1.00	\$ 50.00	\$ 6.00	\$ 300.00	\$ 3.00	\$ 150.00	\$ 1.10	\$ 55.00
*	30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	291	\$ 35.00	\$ 10,185.00	\$ 25.00	\$ 7,275.00	\$ 47.00	\$ 13,677.00	\$ 35.00	\$ 10,185.00	\$ 54.00	\$ 15,714.00	\$ 59.00	\$ 17,169.00	\$ 100.00	\$ 29,100.00
	40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	740	\$ 40.00	\$ 29,600.00	\$ 1.00	\$ 740.00	\$ 35.00	\$ 25,900.00	\$ 0.01	\$ 7.40	\$ 30.00	\$ 22,200.00	\$ 25.50	\$ 18,870.00	\$ 1.00	\$ 740.00
*	40600290	BITUMINOUS MATERIALS (TRACKLESS TACK COAT)	POUND	1450	\$ 0.75	\$ 1,087.50	\$ 1.50	\$ 2,175.00	\$ 0.01	\$ 14.50	\$ 1.00	\$ 1,450.00	\$ 2.00	\$ 2,900.00	\$ 1.00	\$ 1,450.00	\$ 2.20	\$ 3,190.00
*	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	42	\$ 88.00	\$ 3,696.00	\$ 116.00	\$ 4,872.00	\$ 92.00	\$ 3,864.00	\$ 150.00	\$ 6,300.00	\$ 210.00	\$ 8,820.00	\$ 159.00	\$ 6,780.00	\$ 212.00	\$ 8,904.00
*	40603205	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	263	\$ 150.00	\$ 39,450.00	\$ 132.00	\$ 34,716.00	\$ 105.00	\$ 27,615.00	\$ 148.00	\$ 38,924.00	\$ 132.00	\$ 34,716.00	\$ 159.00	\$ 41,817.00	\$ 191.00	\$ 50,233.00
*	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	547	\$ 93.00	\$ 50,871.00	\$ 101.00	\$ 55,247.00	\$ 97.00	\$ 53,059.00	\$ 113.00	\$ 61,811.00	\$ 115.00	\$ 62,905.00	\$ 203.00	\$ 111,041.00	\$ 127.00	\$ 89,469.00
*	42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH (SPECIAL)	SQ YD	124	\$ 85.00	\$ 10,540.00	\$ 87.50	\$ 10,850.00	\$ 108.00	\$ 13,392.00	\$ 84.00	\$ 10,416.00	\$ 108.00	\$ 13,392.00	\$ 84.00	\$ 10,416.00	\$ 159.00	\$ 19,716.00
*	42300400	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH (SPECIAL)	SQ YD	414	\$ 95.00	\$ 39,330.00	\$ 113.00	\$ 46,782.00	\$ 126.00	\$ 52,164.00	\$ 100.00	\$ 41,400.00	\$ 118.00	\$ 48,852.00	\$ 112.00	\$ 46,368.00	\$ 168.00	\$ 89,552.00
*	42400800	DETECTABLE WARNINGS	SQ FT	244	\$ 40.00	\$ 9,760.00	\$ 25.00	\$ 6,100.00	\$ 40.00	\$ 9,760.00	\$ 39.00	\$ 9,516.00	\$ 45.00	\$ 10,980.00	\$ 48.00	\$ 11,712.00	\$ 80.00	\$ 19,520.00
	44000100	PAVEMENT REMOVAL	SQ YD	126	\$ 30.00	\$ 3,780.00	\$ 16.50	\$ 2,079.00	\$ 18.00	\$ 2,268.00	\$ 10.00	\$ 1,260.00	\$ 28.00	\$ 3,528.00	\$ 15.50	\$ 1,953.00	\$ 20.00	\$ 2,520.00
*	44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	5307	\$ 4.50	\$ 23,881.50	\$ 3.15	\$ 16,717.05	\$ 2.65	\$ 14,063.55	\$ 3.00	\$ 15,921.00	\$ 4.25	\$ 22,554.75	\$ 3.50	\$ 18,574.50	\$ 3.15	\$ 16,717.05
	44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	690	\$ 20.00	\$ 13,800.00	\$ 18.75	\$ 12,937.50	\$ 16.00	\$ 11,040.00	\$ 11.00	\$ 7,590.00	\$ 12.00	\$ 8,280.00	\$ 2.00	\$ 1,380.00	\$ 10.00	\$ 6,900.00
	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	2811	\$ 7.00	\$ 19,677.00	\$ 6.75	\$ 18,974.25	\$ 9.75	\$ 27,407.25	\$ 9.00	\$ 25,299.00	\$ 8.00	\$ 22,488.00	\$ 9.00	\$ 25,299.00	\$ 10.00	\$ 28,110.00
*	44000600	SIDEWALK REMOVAL	SQ FT	11755	\$ 2.50	\$ 29,387.50	\$ 1.25	\$ 14,693.75	\$ 1.70	\$ 19,983.50	\$ 2.00	\$ 23,510.00	\$ 2.00	\$ 23,510.00	\$ 5.00	\$ 58,775.00	\$ 5.00	\$ 58,775.00
*	54213681	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 36"	EACH	1	\$ 3,000.00	\$ 3,000.00	\$ 5,150.00	\$ 5,150.00	\$ 5,500.00	\$ 5,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,200.00	\$ 4,200.00	\$ 4,886.00	\$ 4,886.00	\$ 6,000.00	\$ 6,000.00
	550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	103	\$ 100.00	\$ 10,300.00	\$ 101.00	\$ 10,403.00	\$ 84.00	\$ 8,652.00	\$ 100.00	\$ 10,300.00	\$ 188.00	\$ 19,364.00	\$ 149.00	\$ 15,347.00	\$ 130.00	\$ 13,390.00
	550A0160	STORM SEWERS, CLASS A, TYPE 1 36"	FOOT	55	\$ 250.00	\$ 13,750.00	\$ 193.00	\$ 10,615.00	\$ 145.00	\$ 7,975.00	\$ 200.00	\$ 11,000.00	\$ 492.00	\$ 27,060.00	\$ 316.00	\$ 17,380.00	\$ 205.00	\$ 11,275.00
	55100500	STORM SEWER REMOVAL 12"	FOOT	212	\$ 20.00	\$ 4,240.00	\$ 1.00	\$ 212.00	\$ 30.00	\$ 6,360.00	\$ 10.00	\$ 2,120.00	\$ 10.00	\$ 2,120.00	\$ 13.00	\$ 2,756.00	\$ 6.00	\$ 1,272.00
	55100900	STORM SEWER REMOVAL 18"	FOOT	43	\$ 22.00	\$ 946.00	\$ 1.00	\$ 43.00	\$ 40.00	\$ 1,720.00	\$ 10.00	\$ 430.00	\$ 10.00	\$ 430.00	\$ 19.00	\$ 817.00	\$ 7.00	\$ 301.00
	55101200	STORM SEWER REMOVAL 24"	FOOT	43	\$ 25.00	\$ 1,075.00	\$ 1.00	\$ 43.00	\$ 40.00	\$ 1,720.00	\$ 10.00	\$ 430.00	\$ 20.00	\$ 860.00	\$ 26.00	\$ 1,118.00	\$ 8.00	\$ 344.00
	55101400	STORM SEWER REMOVAL 30"	FOOT	54	\$ 40.00	\$ 2,160.00	\$ 1.00	\$ 54.00	\$ 40.00	\$ 1,720.00	\$ 10.00	\$ 430.00	\$ 30.00	\$ 1,620.00	\$ 34.00	\$ 1,836.00	\$ 9.00	\$ 486.00
*	56103000	DUCTILE IRON WATER MAIN 6"	FOOT	194	\$ 120.00	\$ 23,280.00	\$ 132.00	\$ 25,608.00	\$ 127.00	\$ 24,639.00	\$ 130.00	\$ 25,220.00	\$ 140.00	\$ 27,160.00	\$ 78.00	\$ 15,132.00	\$ 175.00	\$ 33,950.00
*	56103100	DUCTILE IRON WATER MAIN 8"	FOOT	1634	\$ 130.00	\$ 212,420.00	\$ 145.00	\$ 236,930.00	\$ 114.00	\$ 186,276.00	\$ 210.00	\$ 343,140.00	\$ 144.00	\$ 235,296.00	\$ 92.00	\$ 150,328.00	\$ 165.00	\$ 269,610.00
*	56105000	WATER VALVES 8"	EACH	12	\$ 6,500.00	\$ 78,000.00	\$ 2,625.00	\$ 31,500.00	\$ 3,300.00	\$ 39,600.00	\$ 6,000.00	\$ 72,000.00	\$ 2,800.00	\$ 33,600.00	\$ 3,650.00	\$ 43,800.00	\$ 3,000.00	\$ 36,000.00
*	56400500	FIRE HYDRANTS TO BE REMOVED	EACH	5	\$ 950.00	\$ 4,750.00	\$ 700.00	\$ 3,500.00	\$ 1,200.00	\$ 6,000.00	\$ 3,000.00	\$ 15,000.00	\$ 600.00	\$ 3,000.00	\$ 956.00	\$ 4,780.00	\$ 500.00	\$ 2,500.00
*	56400820	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	7	\$ 8,500.00	\$ 59,500.00	\$ 9,925.00	\$ 69,475.00	\$ 9,000.00	\$ 63,000.00	\$ 15,000.00	\$ 105,000.00	\$ 10,400.00	\$ 72,800.00	\$ 10,123.00	\$ 70,861.00	\$ 8,500.00	\$ 59,500.00
*	60223700	MANHOLES, TYPE A, 6"-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	1	\$ 9,000.00	\$ 9,000.00	\$ 8,800.00	\$ 8,800.00	\$ 6,900.00	\$ 6,900.00	\$ 12,000.00	\$ 12,000.00	\$ 8,800.00	\$ 8,800.00	\$ 9,359.00	\$ 9,359.00	\$ 9,500.00	\$ 9,500.00
	67100100	MOBILIZATION	L SUM	1	\$ 25,000.00	\$ 25,000.00	\$ 112,400.00	\$ 112,400.00	\$ 83,402.24	\$ 83,402.24	\$ 120,000.00	\$ 120,000.00	\$ 130,000.00	\$ 130,000.00	\$ 33,295.00	\$ 33,295.00	\$ 245,000.00	\$ 245,000.00
	72000100	SIGN PANEL - TYPE 1	SQ FT	18	\$ 28.00	\$ 504.00	\$ 25.00	\$ 450.00	\$ 31.00	\$ 558.00	\$ 29.00	\$ 522.00	\$ 32.00	\$ 576.00	\$ 44.50	\$ 801.00	\$ 30.00	\$ 540.00
	72400100	REMOVE SIGN PANEL ASSEMBLY - TYPE A	EACH	6	\$ 120.00	\$ 720.00	\$ 150.00	\$ 900.00	\$ 110.00	\$ 660.00	\$ 100.00	\$ 600.00	\$ 110.00	\$ 660.00	\$ 53.00	\$ 318.00	\$ 106.00	\$ 636.00
	72400500	RELOCATE SIGN PANEL ASSEMBLY - TYPE A	EACH	19	\$ 200.00	\$ 3,800.00	\$ 350.00	\$ 6,650.00	\$ 220.00	\$ 4,180.00	\$ 200.00	\$ 3,800.00	\$ 220.00	\$ 4,180.00	\$ 64.00	\$ 1,216.00	\$ 212.00	\$ 4,028.00
	72800100	TELESCOPING STEEL SIGN SUPPORT	FOOT	105	\$ 20.00	\$ 2,100.00	\$ 25.00	\$ 2,625.00	\$ 19.00	\$ 1,995.00	\$ 18.00	\$ 1,890.00	\$ 20.00	\$ 2,100.00	\$ 21.50	\$ 2,257.50	\$ 19.00	\$ 1,995.00
	78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	53	\$ 5.50	\$ 291.50	\$ 15.00	\$ 795.00	\$ 8.00	\$ 424.00	\$ 7.00	\$ 371.00	\$ 8.00	\$ 424.00	\$ 9.50	\$ 503.50		

* Z24	STRUCTURES TO BE ADJUSTED (SPECIAL)	EACH	8	\$ 1,400.00	\$ 11,200.00	\$ 1,450.00	\$ 11,600.00	\$ 1,200.00	\$ 9,600.00	\$ 500.00	\$ 4,000.00	\$ 1,200.00	\$ 9,600.00	\$ 3,179.00	\$ 25,432.00	\$ 2,000.00	\$ 16,000.00
* Z25	STRUCTURES TO BE REHABILITATED	EACH	4	\$ 2,700.00	\$ 10,800.00	\$ 2,600.00	\$ 10,400.00	\$ 2,100.00	\$ 8,400.00	\$ 500.00	\$ 2,000.00	\$ 1,800.00	\$ 7,200.00	\$ 2,038.00	\$ 8,152.00	\$ 2,250.00	\$ 9,000.00
* Z26	STRUCTURES TO BE REMOVED	EACH	14	\$ 650.00	\$ 9,100.00	\$ 550.00	\$ 7,700.00	\$ 400.00	\$ 5,600.00	\$ 400.00	\$ 5,600.00	\$ 600.00	\$ 8,400.00	\$ 743.00	\$ 10,402.00	\$ 750.00	\$ 10,500.00
* Z27	VALVE VAULTS, TYPE A, 4" DIAMETER, 1050Z1	EACH	13	\$ 3,900.00	\$ 50,700.00	\$ 4,950.00	\$ 64,350.00	\$ 4,100.00	\$ 53,300.00	\$ 6,000.00	\$ 78,000.00	\$ 4,200.00	\$ 54,600.00	\$ 5,627.00	\$ 73,151.00	\$ 3,750.00	\$ 48,750.00
* Z28	WATER MAIN CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	8	\$ 5,000.00	\$ 40,000.00	\$ 3,900.00	\$ 31,200.00	\$ 6,000.00	\$ 48,000.00	\$ 4,000.00	\$ 32,000.00	\$ 4,200.00	\$ 33,600.00	\$ 3,006.00	\$ 24,048.00	\$ 8,500.00	\$ 68,000.00
* Z29	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (LONG SIDE), 1"	EACH	11	\$ 4,000.00	\$ 44,000.00	\$ 4,275.00	\$ 47,025.00	\$ 6,200.00	\$ 68,200.00	\$ 4,000.00	\$ 44,000.00	\$ 4,800.00	\$ 52,800.00	\$ 2,902.00	\$ 31,922.00	\$ 4,000.00	\$ 44,000.00
* Z30	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (LONG SIDE), 2"	EACH	1	\$ 5,000.00	\$ 5,000.00	\$ 6,525.00	\$ 6,525.00	\$ 7,100.00	\$ 7,100.00	\$ 7,500.00	\$ 7,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,238.00	\$ 6,238.00	\$ 10,000.00	\$ 10,000.00
* Z31	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (SHORT SIDE), 1"	EACH	1	\$ 3,500.00	\$ 3,500.00	\$ 3,050.00	\$ 3,050.00	\$ 6,500.00	\$ 6,500.00	\$ 6,000.00	\$ 6,000.00	\$ 5,200.00	\$ 5,200.00	\$ 2,583.00	\$ 2,583.00	\$ 2,500.00	\$ 2,500.00
				\$ 1,977,146.30		TOTAL= \$ 1,874,858.08		TOTAL= \$ 1,922,591.45		TOTAL= \$ 2,082,610.70		TOTAL= \$ 2,192,753.95		TOTAL= \$ 2,399,517.00		TOTAL= \$ 2,525,000.00	

Reported Bid: \$ 1,922,591.00  
Difference: \$ (0.45)

Indicates discrepancy between the reported bid and the calculated bid price.

BASE BID + ALT 1				BASE BID + ALTERNATE 1															
SP	CODE	PAY ITEM DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE		A LAMP CONCRETE CONTRACTORS, INC.		EVERLAST BLACKTOP, INC.		BOLDER CONTRACTORS, INC.		MARTAM CONSTRUCTION, INC.		CONCEPT PLUMBING INC.		ACQUA CONTRACTORS CORP.		
					UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST
	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	60	\$ 40.00	\$ 2,400.00	\$ 30.00	\$ 1,800.00	\$ 22.00	\$ 1,320.00	\$ 20.00	\$ 1,200.00	\$ 55.00	\$ 3,300.00	\$ 66.00	\$ 3,960.00	\$ 23.34	\$ 1,400.40	
	20100210	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	75	\$ 50.00	\$ 3,750.00	\$ 40.00	\$ 3,000.00	\$ 42.00	\$ 3,150.00	\$ 40.00	\$ 3,000.00	\$ 65.00	\$ 4,875.00	\$ 74.50	\$ 5,587.50	\$ 25.46	\$ 1,909.50	
	20101200	TREE ROOT PRUNING	EACH	25	\$ 100.00	\$ 2,500.00	\$ 125.00	\$ 3,125.00	\$ 40.00	\$ 1,000.00	\$ 100.00	\$ 2,500.00	\$ 220.00	\$ 5,500.00	\$ 13.00	\$ 325.00	\$ 106.10	\$ 2,652.50	
	20101300	TREE PRUNING (1 TO 10 INCH DIAMETER)	EACH	10	\$ 75.00	\$ 750.00	\$ 75.00	\$ 750.00	\$ 65.00	\$ 650.00	\$ 50.00	\$ 500.00	\$ 100.00	\$ 1,000.00	\$ 212.50	\$ 2,125.00	\$ 53.05	\$ 530.50	
	20101350	TREE PRUNING (OVER 10 INCH DIAMETER)	EACH	15	\$ 90.00	\$ 1,350.00	\$ 150.00	\$ 2,250.00	\$ 210.00	\$ 3,150.00	\$ 150.00	\$ 2,250.00	\$ 120.00	\$ 1,800.00	\$ 292.00	\$ 4,380.00	\$ 106.10	\$ 1,591.50	
	20101700	SUPPLEMENTAL WATERING	UNIT	30	\$ 65.00	\$ 1,950.00	\$ 0.10	\$ 3.00	\$ 10.00	\$ 300.00	\$ 1.00	\$ 30.00	\$ 220.00	\$ 6,600.00	\$ 59.00	\$ 1,770.00	\$ 95.49	\$ 2,864.70	
	20200100	EARTH EXCAVATION	CU YD	274	\$ 40.00	\$ 10,960.00	\$ 34.00	\$ 9,364.00	\$ 38.00	\$ 9,864.00	\$ 25.00	\$ 6,850.00	\$ 54.00	\$ 14,796.00	\$ 53.00	\$ 14,522.00	\$ 80.00	\$ 21,920.00	
	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	496	\$ 30.00	\$ 14,880.00	\$ 20.00	\$ 9,900.00	\$ 10.00	\$ 4,950.00	\$ 20.00	\$ 9,900.00	\$ 54.00	\$ 26,730.00	\$ 86.50	\$ 42,817.50	\$ 80.00	\$ 39,600.00	
	20400800	FURNISHED EXCAVATION	CU YD	145	\$ 15.00	\$ 2,175.00	\$ 17.50	\$ 2,537.50	\$ 30.00	\$ 4,350.00	\$ 5.00	\$ 2,175.00	\$ 27.00	\$ 3,915.00	\$ 13.00	\$ 1,885.50	\$ 10.00	\$ 1,450.00	
	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	915	\$ 1.50	\$ 1,372.50	\$ 3.00	\$ 2,745.00	\$ 2.00	\$ 1,830.00	\$ 5.00	\$ 4,575.00	\$ 3.00	\$ 2,745.00	\$ 2.50	\$ 2,287.50	\$ 1.00	\$ 915.00	
	21301084	EXPLORATION TRENCH 84" DEPTH	FOOT	200	\$ 40.00	\$ 8,000.00	\$ 20.00	\$ 4,000.00	\$ 40.00	\$ 8,000.00	\$ 80.00	\$ 16,000.00	\$ 80.00	\$ 16,000.00	\$ 35.00	\$ 7,000.00	\$ 100.00	\$ 20,000.00	
	28000510	INLET FILTERS	EACH	18	\$ 225.00	\$ 4,050.00	\$ 15.00	\$ 270.00	\$ 120.00	\$ 2,160.00	\$ 150.00	\$ 2,700.00	\$ 220.00	\$ 3,960.00	\$ 265.50	\$ 4,779.00	\$ 185.00	\$ 3,330.00	
	28100107	STONE RIPRAP, CLASS A4	SQ YD	50	\$ 140.00	\$ 7,000.00	\$ 64.00	\$ 3,200.00	\$ 50.00	\$ 2,500.00	\$ 125.00	\$ 6,250.00	\$ 128.00	\$ 6,400.00	\$ 59.00	\$ 2,950.00	\$ 24.00	\$ 1,200.00	
	28200200	FILTER FABRIC	SQ YD	50	\$ 14.00	\$ 700.00	\$ 5.00	\$ 250.00	\$ 2.00	\$ 100.00	\$ 1.00	\$ 50.00	\$ 6.00	\$ 300.00	\$ 3.00	\$ 150.00	\$ 1.10	\$ 55.00	
	30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	358	\$ 35.00	\$ 12,530.00	\$ 25.00	\$ 8,950.00	\$ 47.00	\$ 16,826.00	\$ 35.00	\$ 12,530.00	\$ 54.00	\$ 19,332.00	\$ 59.00	\$ 21,122.00	\$ 100.00	\$ 35,800.00	
	40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	740	\$ 40.00	\$ 29,600.00	\$ 1.00	\$ 740.00	\$ 35.00	\$ 25,900.00	\$ 0.01	\$ 7.40	\$ 30.00	\$ 22,200.00	\$ 25.50	\$ 18,870.00	\$ 1.00	\$ 740.00	
	40600290	BITUMINOUS MATERIALS (TRACKLESS TACK COAT)	POUND	2350	\$ 0.75	\$ 1,762.50	\$ 1.25	\$ 2,937.50	\$ 0.01	\$ 23.50	\$ 1.00	\$ 2,350.00	\$ 2.00	\$ 4,700.00	\$ 1.00	\$ 2,350.00	\$ 2.20	\$ 5,170.00	
	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	42	\$ 88.00	\$ 3,696.00	\$ 116.00	\$ 4,672.00	\$ 92.00	\$ 3,864.00	\$ 150.00	\$ 6,300.00	\$ 115.00	\$ 4,635.00	\$ 159.00	\$ 6,678.00	\$ 212.00	\$ 8,904.00	
	40603205	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	263	\$ 150.00	\$ 39,450.00	\$ 141.00	\$ 37,083.00	\$ 105.00	\$ 27,615.00	\$ 148.00	\$ 38,924.00	\$ 132.00	\$ 34,716.00	\$ 159.00	\$ 41,817.00	\$ 191.00	\$ 50,233.00	
	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	743	\$ 93.00	\$ 69,099.00	\$ 102.00	\$ 75,786.00	\$ 97.00	\$ 72,071.00	\$ 113.00	\$ 83,959.00	\$ 115.00	\$ 85,575.00	\$ 203.00	\$ 150,829.00	\$ 127.00	\$ 94,361.00	
	42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH (SPECIAL)	SQ YD	124	\$ 104.00	\$ 12,896.00	\$ 87.50	\$ 10,850.00	\$ 108.00	\$ 13,392.00	\$ 84.00	\$ 10,416.00	\$ 108.00	\$ 13,392.00	\$ 84.00	\$ 10,416.00	\$ 159.00	\$ 19,716.00	
	42300400	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH (SPECIAL)	SQ YD	144	\$ 95.00	\$ 13,680.00	\$ 113.00	\$ 16,272.00	\$ 128.00	\$ 18,432.00	\$ 100.00	\$ 14,400.00	\$ 118.00	\$ 16,992.00	\$ 112.00	\$ 14,976.00	\$ 168.00	\$ 21,024.00	
	42400800	DETECTABLE WARNINGS	SQ FT	244	\$ 40.00	\$ 9,760.00	\$ 25.00	\$ 6,100.00	\$ 40.00	\$ 9,760.00	\$ 39.00	\$ 9,516.00	\$ 45.00	\$ 10,980.00	\$ 48.00	\$ 11,712.00	\$ 80.00	\$ 19,520.00	
	44000100	PAVEMENT REMOVAL	SQ YD	128	\$ 30.00	\$ 3,840.00	\$ 16.50	\$ 2,112.00	\$ 18.00	\$ 2,280.00	\$ 10.00	\$ 3,200.00	\$ 28.00	\$ 3,584.00	\$ 15.50	\$ 1,984.00	\$ 20.00	\$ 2,560.00	
	44000155	HOT-MIX ASPHALT SURFACE REMOVAL, 1 1/2"	SQ YD	2000	\$ 4.00	\$ 8,000.00	\$ 3.75	\$ 7,500.00	\$ 2.45	\$ 4,900.00	\$ 2.50	\$ 5,000.00	\$ 4.00	\$ 8,000.00	\$ 3.50	\$ 7,000.00	\$ 3.33	\$ 6,660.00	
	44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	5307	\$ 4.50	\$ 23,881.50	\$ 2.85	\$ 15,124.95	\$ 2.65	\$ 14,063.55	\$ 3.00	\$ 15,921.00	\$ 4.25	\$ 22,554.75	\$ 3.50	\$ 18,574.50	\$ 3.15	\$ 16,717.05	
	44000200	DRIVEWAY CURB REMOVAL	SQ YD	690	\$ 20.00	\$ 13,800.00	\$ 18.75	\$ 12,937.50	\$ 16.00	\$ 11,040.00	\$ 11.00	\$ 7,590.00	\$ 12.00	\$ 8,280.00	\$ 2.00	\$ 1,380.00	\$ 10.00	\$ 6,900.00	
	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	2811	\$ 7.00	\$ 19,677.00	\$ 6.75	\$ 18,974.25	\$ 9.75	\$ 27,407.25	\$ 9.00	\$ 25,299.00	\$ 8.00	\$ 22,488.00	\$ 9.00	\$ 25,299.00	\$ 10.00	\$ 28,110.00	
	44000600	SIDEWALK REMOVAL	SQ FT	11755	\$ 2.50	\$ 29,387.50	\$ 1.50	\$ 17,632.50	\$ 1.70	\$ 19,983.50	\$ 2.00	\$ 23,510.00	\$ 2.00	\$ 23,510.00	\$ 2.00	\$ 23,510.00	\$ 5.00	\$ 58,775.00	
	54213681	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 36"	EACH	1	\$ 3,000.00	\$ 3,000.00	\$ 5,150.00	\$ 5,150.00	\$ 5,500.00	\$ 5,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,200.00	\$ 4,200.00	\$ 4,886.00	\$ 4,886.00	\$ 6,000.00	\$ 6,000.00	
	550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	103	\$ 100.00	\$ 10,300.00	\$ 101.00	\$ 10,403.00	\$ 84.00	\$ 8,652.00	\$ 100.00	\$ 10,300.00	\$ 188.00	\$ 19,364.00	\$ 149.00	\$ 15,347.00	\$ 130.00	\$ 13,390.00	
	550A0160	STORM SEWERS, CLASS A, TYPE 1 36"	FOOT	55	\$ 250.00	\$ 13,750.00	\$ 193.00	\$ 10,615.00	\$ 145.00	\$ 7,975.00	\$ 200.00	\$ 11,000.00	\$ 492.00	\$ 27,060.00	\$ 316.00	\$ 17,380.00	\$ 205.00	\$ 11,275.00	
	55100500	STORM SEWER REMOVAL 12"	FOOT	212	\$ 20.00	\$ 4,240.00	\$ 1.00	\$ 2,120.00	\$ 30.00	\$ 6,360.00	\$ 10.00	\$ 2,120.00	\$ 10.00	\$ 2,120.00	\$ 13.00	\$ 2,796.00	\$ 6.00	\$ 1,272.00	
	55100900	STORM SEWER REMOVAL 18"	FOOT	43	\$ 22.00	\$ 946.00	\$ 1.00	\$ 43.00	\$ 43.00	\$ 1,720.00	\$ 10.00	\$ 430.00	\$ 10.00	\$ 430.00	\$ 19.00	\$ 817.00	\$ 7.00	\$ 301.00	
	55101200	STORM SEWER REMOVAL 24"	FOOT	43	\$ 25.00	\$ 1,075.00	\$ 1.00	\$ 43.00	\$ 40.00	\$ 1,720.00	\$ 10.00	\$ 430.00	\$ 20.00	\$ 860.00	\$ 26.00	\$ 1,118.00	\$ 8.00	\$ 344.00	
	55101400	STORM SEWER REMOVAL 30"	FOOT	54	\$ 40.00	\$ 2,160.00	\$ 1.00	\$ 54.00	\$ 54.00	\$ 2,160.00	\$ 10.00	\$ 540.00	\$ 30.00	\$ 1,820.00	\$ 34.00	\$ 1,836.00	\$ 48.00	\$ 2,160.00	
	56103000	DUCTILE IRON WATER MAIN 6"	FOOT	194	\$ 120.00	\$ 23,280.00	\$ 132.00	\$ 25,668.00	\$ 127.00	\$ 24,684.00	\$ 130.00	\$ 25,220.00	\$ 140.00	\$ 27,160.00	\$ 78.00	\$ 15,120.00	\$ 175.00	\$ 33,950.00	
	56103100	DUCTILE IRON WATER MAIN 8"	FOOT	1634	\$ 130.00	\$ 214,200.00	\$ 145.00	\$ 236,930.00	\$ 114.00	\$ 186,276.00	\$ 210.00	\$ 343,140.00	\$ 144.00	\$ 235,296.00	\$ 92.00	\$ 150,328.00	\$ 165.00	\$ 269,610.00	

* Z21	SILTATION CONTROL FENCE	FOOT	3301	\$ 4.00	\$ 13,204.00	\$ 1.00	\$ 3,301.00	\$ 2.00	\$ 6,602.00	\$ 1.00	\$ 3,301.00	\$ 4.40	\$ 14,524.40	\$ 5.00	\$ 16,505.00	\$ 8.50	\$ 28,058.50
* Z22	SPECIAL BOLT REPLACEMENT	EACH	3	\$ 850.00	\$ 2,550.00	\$ 1,525.00	\$ 4,575.00	\$ 400.00	\$ 1,200.00	\$ 1,000.00	\$ 3,000.00	\$ 150.00	\$ 450.00	\$ 1,113.00	\$ 3,339.00	\$ 1,500.00	\$ 4,500.00
* Z23	STRUCTURES TO BE ADJUSTED	EACH	19	\$ 1,100.00	\$ 20,900.00	\$ 1,375.00	\$ 26,125.00	\$ 400.00	\$ 7,600.00	\$ 1,000.00	\$ 19,000.00	\$ 600.00	\$ 11,400.00	\$ 2,038.00	\$ 38,722.00	\$ 1,300.00	\$ 24,700.00
* Z24	STRUCTURES TO BE ADJUSTED (SPECIAL)	EACH	8	\$ 1,400.00	\$ 11,200.00	\$ 1,450.00	\$ 11,600.00	\$ 1,200.00	\$ 9,600.00	\$ 1,800.00	\$ 4,200.00	\$ 1,200.00	\$ 3,600.00	\$ 3,179.00	\$ 25,432.00	\$ 2,000.00	\$ 16,000.00
* Z25	STRUCTURES TO BE REHABILITATED	EACH	4	\$ 2,700.00	\$ 10,800.00	\$ 2,800.00	\$ 11,200.00	\$ 2,100.00	\$ 8,400.00	\$ 900.00	\$ 3,600.00	\$ 600.00	\$ 2,400.00	\$ 2,038.00	\$ 8,152.00	\$ 900.00	\$ 3,600.00
* Z26	STRUCTURES TO BE REMOVED	EACH	14	\$ 650.00	\$ 9,100.00	\$ 550.00	\$ 7,700.00	\$ 400.00	\$ 5,600.00	\$ 400.00	\$ 5,600.00	\$ 800.00	\$ 4,000.00	\$ 743.00	\$ 10,402.00	\$ 750.00	\$ 10,500.00
* Z27	VALVE VAULTS, TYPE A, 4" DIAMETER, 105021	EACH	13	\$ 3,900.00	\$ 50,700.00	\$ 4,950.00	\$ 64,350.00	\$ 4,100.00	\$ 53,300.00	\$ 6,000.00	\$ 78,000.00	\$ 4,200.00	\$ 54,600.00	\$ 5,627.00	\$ 73,151.00	\$ 3,750.00	\$ 48,750.00
* Z28	WATER MAIN CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	8	\$ 5,000.00	\$ 40,000.00	\$ 3,900.00	\$ 31,200.00	\$ 6,000.00	\$ 48,000.00	\$ 4,000.00	\$ 32,000.00	\$ 4,200.00	\$ 33,600.00	\$ 3,006.00	\$ 24,048.00	\$ 8,500.00	\$ 68,000.00
* Z29	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (LONG SIDE), 1"	EACH	11	\$ 4,000.00	\$ 44,000.00	\$ 4,275.00	\$ 47,025.00	\$ 6,200.00	\$ 68,200.00	\$ 4,000.00	\$ 44,000.00	\$ 4,800.00	\$ 52,800.00	\$ 2,902.00	\$ 31,922.00	\$ 4,000.00	\$ 44,000.00
* Z30	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (LONG SIDE), 2"	EACH	1	\$ 5,000.00	\$ 5,000.00	\$ 6,525.00	\$ 6,525.00	\$ 7,100.00	\$ 7,100.00	\$ 7,500.00	\$ 7,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,238.00	\$ 6,238.00	\$ 10,000.00	\$ 10,000.00
* Z31	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (SHORT SIDE), 1"	EACH	1	\$ 3,500.00	\$ 3,500.00	\$ 3,050.00	\$ 3,050.00	\$ 6,500.00	\$ 6,500.00	\$ 6,000.00	\$ 6,000.00	\$ 5,200.00	\$ 5,200.00	\$ 2,583.00	\$ 2,583.00	\$ 2,500.00	\$ 2,500.00
				\$ 2,025,807.80		TOTAL= \$ 1,929,809.73		TOTAL= \$ 1,964,215.06		TOTAL= \$ 2,134,747.70		TOTAL= \$ 2,261,613.95		TOTAL= \$ 2,600,275.50		TOTAL= \$ 2,600,000.00	

Reported Bid: \$ 1,964,115.00  
Difference: \$ (100.05)

Indicates discrepancy between the reported bid and the calculated bid price.

BASE BID + ALT 1 + ALT 2			BASE BID + ALTERNATE 1 + ALTERNATE 2															
SP	ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	ENGINEER'S ESTIMATE		A LAMP CONCRETE CONTRACTORS, INC.		EVERLAST BLACKTOP, INC.		BOLDER CONTRACTORS, INC.		MARTAM CONSTRUCTION, INC.		CONCEPT PLUMBING INC.		ACQUA CONTRACTORS CORP.	
					UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
	20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	60	\$ 40.00	\$ 2,400.00	\$ 30.00	\$ 1,800.00	\$ 22.00	\$ 1,320.00	\$ 20.00	\$ 1,200.00	\$ 55.00	\$ 3,300.00	\$ 66.00	\$ 3,960.00	\$ 23.34	\$ 1,400.40
	20100210	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	75	\$ 50.00	\$ 3,750.00	\$ 40.00	\$ 3,000.00	\$ 42.00	\$ 3,150.00	\$ 40.00	\$ 3,000.00	\$ 65.00	\$ 4,875.00	\$ 74.50	\$ 5,587.50	\$ 25.46	\$ 1,909.50
	20101200	TREE ROOT PRUNING	EACH	25	\$ 100.00	\$ 2,500.00	\$ 125.00	\$ 3,125.00	\$ 140.00	\$ 3,500.00	\$ 100.00	\$ 2,500.00	\$ 220.00	\$ 5,500.00	\$ 13.00	\$ 325.00	\$ 106.10	\$ 2,652.50
	20101300	TREE PRUNING (1 TO 10 INCH DIAMETER)	EACH	10	\$ 75.00	\$ 750.00	\$ 75.00	\$ 750.00	\$ 65.00	\$ 650.00	\$ 50.00	\$ 500.00	\$ 100.00	\$ 1,000.00	\$ 212.50	\$ 2,125.00	\$ 53.05	\$ 530.50
	20101350	TREE PRUNING (OVER 10 INCH DIAMETER)	EACH	15	\$ 90.00	\$ 1,350.00	\$ 150.00	\$ 2,250.00	\$ 210.00	\$ 3,150.00	\$ 150.00	\$ 2,250.00	\$ 120.00	\$ 1,800.00	\$ 292.00	\$ 4,380.00	\$ 106.10	\$ 1,591.50
	20101700	SUPPLEMENTAL WATERING	UNIT	30	\$ 65.00	\$ 1,950.00	\$ 0.10	\$ 3.00	\$ 10.00	\$ 300.00	\$ 1.00	\$ 30.00	\$ 220.00	\$ 6,600.00	\$ 59.00	\$ 1,770.00	\$ 95.49	\$ 2,864.70
	20200100	EARTH EXCAVATION	CU YD	274	\$ 40.00	\$ 10,960.00	\$ 34.00	\$ 9,316.00	\$ 36.00	\$ 9,864.00	\$ 25.00	\$ 6,850.00	\$ 54.00	\$ 14,796.00	\$ 53.00	\$ 14,522.00	\$ 80.00	\$ 21,920.00
	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	495	\$ 30.00	\$ 14,850.00	\$ 20.00	\$ 9,900.00	\$ 10.00	\$ 4,950.00	\$ 20.00	\$ 9,900.00	\$ 54.00	\$ 26,730.00	\$ 86.50	\$ 42,817.50	\$ 80.00	\$ 39,600.00
	20400800	FURNISHED EXCAVATION	CU YD	145	\$ 15.00	\$ 2,175.00	\$ 17.50	\$ 2,537.50	\$ 30.00	\$ 4,350.00	\$ 5.00	\$ 725.00	\$ 27.00	\$ 3,915.00	\$ 13.00	\$ 1,885.00	\$ 10.00	\$ 1,450.00
	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	915	\$ 1.50	\$ 1,372.50	\$ 3.00	\$ 2,745.00	\$ 2.00	\$ 1,830.00	\$ 5.00	\$ 4,575.00	\$ 3.00	\$ 2,745.00	\$ 2.50	\$ 2,287.50	\$ 1.00	\$ 915.00
	21301084	EXPLORATION TRENCH 84" DEPTH	FOOT	200	\$ 40.00	\$ 8,000.00	\$ 20.00	\$ 4,000.00	\$ 40.00	\$ 8,000.00	\$ 80.00	\$ 16,000.00	\$ 80.00	\$ 16,000.00	\$ 35.00	\$ 7,000.00	\$ 100.00	\$ 20,000.00
	28000510	INLET FILTERS	EACH	18	\$ 225.00	\$ 4,050.00	\$ 15.00	\$ 270.00	\$ 120.00	\$ 2,160.00	\$ 150.00	\$ 2,700.00	\$ 220.00	\$ 3,960.00	\$ 265.50	\$ 4,779.00	\$ 185.00	\$ 3,330.00
	28100107	STONE RIPRAP, CLASS A4	SQ YD	50	\$ 140.00	\$ 7,000.00	\$ 64.00	\$ 3,200.00	\$ 50.00	\$ 2,500.00	\$ 125.00	\$ 6,250.00	\$ 128.00	\$ 6,400.00	\$ 59.00	\$ 2,950.00	\$ 24.00	\$ 1,200.00
	28200200	FILTER FABRIC	SQ YD	50	\$ 14.00	\$ 700.00	\$ 5.00	\$ 250.00	\$ 2.00	\$ 100.00	\$ 1.00	\$ 50.00	\$ 6.00	\$ 300.00	\$ 3.00	\$ 150.00	\$ 1.10	\$ 55.00
	30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	358	\$ 35.00	\$ 12,530.00	\$ 25.00	\$ 8,950.00	\$ 47.00	\$ 16,626.00	\$ 35.00	\$ 12,530.00	\$ 54.00	\$ 19,332.00	\$ 59.00	\$ 21,122.00	\$ 100.00	\$ 35,800.00
	40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	740	\$ 40.00	\$ 29,600.00	\$ 1.00	\$ 740.00	\$ 35.00	\$ 25,900.00	\$ 0.01	\$ 7.40	\$ 30.00	\$ 22,200.00	\$ 25.50	\$ 18,870.00	\$ 1.00	\$ 740.00
	40600290	BITUMINOUS MATERIALS (TRACKLESS TACK COAT)	POUND	2350	\$ 0.75	\$ 1,762.50	\$ 1.50	\$ 3,525.00	\$ 0.01	\$ 23.50	\$ 1.00	\$ 2,350.00	\$ 2.00	\$ 4,700.00	\$ 1.00	\$ 2,350.00	\$ 2.20	\$ 5,170.00
	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	42	\$ 88.00	\$ 3,696.00	\$ 116.00	\$ 4,872.00	\$ 92.00	\$ 3,864.00	\$ 150.00	\$ 6,300.00	\$ 115.00	\$ 4,830.00	\$ 159.00	\$ 6,678.00	\$ 212.00	\$ 8,904.00
	40603205	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	263	\$ 150.00	\$ 39,450.00	\$ 141.00	\$ 37,083.00	\$ 105.00	\$ 27,615.00	\$ 148.00	\$ 38,924.00	\$ 132.00	\$ 34,716.00	\$ 159.00	\$ 41,817.00	\$ 191.00	\$ 50,233.00
	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	743	\$ 93.00	\$ 69,099.00	\$ 102.00	\$ 75,786.00	\$ 97.00	\$ 72,071.00	\$ 113.00	\$ 83,959.00	\$ 115.00	\$ 85,445.00	\$ 203.00	\$ 150,829.00	\$ 127.00	\$ 94,361.00
	42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH (SPECIAL)	SQ YD	124	\$ 85.00	\$ 10,540.00	\$ 87.50	\$ 10,850.00	\$ 108.00	\$ 13,392.00	\$ 84.00	\$ 10,416.00	\$ 108.00	\$ 13,392.00	\$ 84.00	\$ 10,416.00	\$ 159.00	\$ 19,716.00
	42300400	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH (SPECIAL)	SQ YD	414	\$ 95.00	\$ 39,330.00	\$ 113.00	\$ 46,782.00	\$ 126.00	\$ 52,164.00	\$ 100.00	\$ 41,400.00	\$ 118.00	\$ 48,852.00	\$ 112.00	\$ 46,368.00	\$ 168.00	\$ 69,552.00
	42400800	DETECTABLE WARNINGS	SQ FT	264	\$ 40.00	\$ 10,560.00	\$ 25.00	\$ 6,600.00	\$ 40.00	\$ 10,560.00	\$ 39.00	\$ 10,296.00	\$ 45.00	\$ 11,880.00	\$ 48.00	\$ 12,672.00	\$ 80.00	\$ 21,120.00
	44000100	PAVEMENT REMOVAL	SQ YD	126	\$ 30.00	\$ 3,780.00	\$ 16.50	\$ 2,079.00	\$ 18.00	\$ 2,268.00	\$ 10.00	\$ 1,260.00	\$ 28.00	\$ 3,528.00	\$ 15.50	\$ 1,953.00	\$ 20.00	\$ 2,520.00
	44000155	HOT-MIX ASPHALT SURFACE REMOVAL, 1 1/2"	SQ YD	2000	\$ 4.00	\$ 8,000.00	\$ 3.75	\$ 7,500.00	\$ 2.40	\$ 4,800.00	\$ 2.50	\$ 5,000.00	\$ 4.00	\$ 8,000.00	\$ 3.50	\$ 7,000.00	\$ 3.33	\$ 6,660.00
	44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	5307	\$ 4.50	\$ 23,881.50	\$ 2.85	\$ 15,124.95	\$ 2.65	\$ 14,063.55	\$ 3.00	\$ 15,921.00	\$ 4.25	\$ 22,554.75	\$ 3.50	\$ 18,574.50	\$ 3.15	\$ 16,717.00
	44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	690	\$ 20.00	\$ 13,800.00	\$ 18.75	\$ 12,937.50	\$ 16.00	\$ 11,040.00	\$ 11.00	\$ 7,590.00	\$ 12.00	\$ 8,280.00	\$ 2.00	\$ 1,380.00	\$ 10.00	\$ 6,900.00
	44000300	CURB REMOVAL	FOOT	60	\$ 5.00	\$ 300.00	\$ 12.50	\$ 750.00	\$ 12.00	\$ 720.00	\$ 9.00	\$ 540.00	\$ 8.00	\$ 480.00	\$ 9.00	\$ 540.00	\$ 11.10	\$ 666.00
	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	2811	\$ 7.00	\$ 19,677.00	\$ 6.50	\$ 18,271.50	\$ 9.75	\$ 27,407.25	\$ 9.00	\$ 25,299.00	\$ 8.00	\$ 22,488.00	\$ 9.00	\$ 25,299.00	\$ 10.00	\$ 28,110.00
	44000600	COMBINATION CURB AND GUTTER REMOVAL	SQ FT	11905	\$ 2.50	\$ 29,762.50	\$ 1.50	\$ 17,857.50	\$ 1.70	\$ 20,238.50	\$ 2.00	\$ 23,810.00	\$ 2.00	\$ 23,810.00	\$ 2.00	\$ 23,810.00	\$ 5.00	\$ 59,525.00
	54210881	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 36"	EACH	1	\$ 3,000.00	\$ 3,000.00	\$ 5,150.00	\$ 5,150.00	\$ 5,500.00	\$ 5,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,200.00	\$ 4,200.00	\$ 4,896.00	\$ 4,896.00	\$ 6,000.00	\$ 6,000.00
	550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	103	\$ 100.00	\$ 10,300.00	\$ 101.00	\$ 10,403.00	\$ 84.00	\$ 8,652.00	\$ 100.00	\$ 10,300.00	\$ 198.00	\$ 19,800.00	\$ 154.00	\$ 15,400.00	\$ 130.00	\$ 13,300.00
	550A0160	STORM SEWERS, CLASS A, TYPE 1 36"	FOOT	55	\$ 250.00	\$ 13,750.00	\$ 193.00	\$ 10,615.00	\$ 145.00	\$ 7,975.00	\$ 200.00	\$ 11,000.00	\$ 492.00	\$ 27,060.00	\$ 316.00	\$ 17,380.00	\$ 205.00	\$ 11,275.00
	55100500	STORM SEWER REMOVAL 12"	FOOT	212	\$ 20.00	\$ 4,240.00	\$ 1.00	\$ 2,120.00	\$ 30.00	\$ 6,360.00	\$ 10.00	\$ 2,120.00	\$ 10.00	\$ 2,120.00	\$ 13.00	\$ 2,756.00	\$ 6.00	\$ 1,272.00
	55100900	STORM SEWER REMOVAL 18"	FOOT	43	\$ 22.00	\$ 946.00	\$ 1.00	\$ 43.00	\$ 40.00	\$ 1,720.00	\$ 10.00	\$ 430.00	\$ 10.00	\$ 430.00	\$ 19.00	\$ 817.00	\$ 7.00	\$ 301.00
	55101200	STORM SEWER REMOVAL 24"	FOOT	43														

* Z17	LANDSCAPE RESTORATION (MESIC)	SQ YD	50	\$ 30.00	\$ 1,500.00	\$ 25.00	\$ 1,250.00	\$ 14.00	\$ 700.00	\$ 40.00	\$ 2,000.00	\$ 50.00	\$ 2,500.00	\$ 40.00	\$ 2,000.00	\$ 9.50	\$ 475.00
* Z18	MANHOLES, TYPE A, 6'-DIAMETER, 1050Z1	EACH	1	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 7,200.00	\$ 7,200.00	\$ 12,000.00	\$ 12,000.00	\$ 8,800.00	\$ 8,800.00	\$ 9,922.00	\$ 9,922.00	\$ 8,750.00	\$ 8,750.00
* Z19	PRECONSTRUCTION VIDEO TAPING	LSUM	1	\$ 3,500.00	\$ 3,500.00	\$ 650.00	\$ 650.00	\$ 900.00	\$ 900.00	\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 3,000.00	\$ 4,248.00	\$ 4,248.00	\$ 650.00	\$ 650.00
* Z20	SAW AND SEAL CURB	EACH	40	\$ 30.00	\$ 1,200.00	\$ 36.00	\$ 1,440.00	\$ 50.00	\$ 2,000.00	\$ 40.00	\$ 1,600.00	\$ 40.00	\$ 1,600.00	\$ 19.00	\$ 760.00	\$ 30.00	\$ 1,200.00
* Z21	SILTATION CONTROL FENCE	FOOT	3301	\$ 4.00	\$ 13,204.00	\$ 5.00	\$ 16,505.00	\$ 2.00	\$ 6,602.00	\$ 1.00	\$ 3,301.00	\$ 4.40	\$ 14,524.40	\$ 5.00	\$ 16,505.00	\$ 8.50	\$ 28,958.50
* Z22	SPECIAL BOLT REPLACEMENT	EACH	3	\$ 850.00	\$ 2,550.00	\$ 1,525.00	\$ 4,575.00	\$ 400.00	\$ 1,200.00	\$ 1,000.00	\$ 3,000.00	\$ 150.00	\$ 450.00	\$ 1,113.00	\$ 3,339.00	\$ 1,500.00	\$ 4,500.00
* Z23	STRUCTURES TO BE ADJUSTED	EACH	19	\$ 1,100.00	\$ 20,900.00	\$ 1,375.00	\$ 26,125.00	\$ 400.00	\$ 7,600.00	\$ 1,000.00	\$ 19,000.00	\$ 600.00	\$ 11,400.00	\$ 2,038.00	\$ 38,722.00	\$ 1,300.00	\$ 24,700.00
* Z24	STRUCTURES TO BE ADJUSTED (SPECIAL)	EACH	8	\$ 1,400.00	\$ 11,200.00	\$ 1,450.00	\$ 11,600.00	\$ 1,200.00	\$ 9,600.00	\$ 500.00	\$ 4,000.00	\$ 1,200.00	\$ 9,600.00	\$ 3,179.00	\$ 25,432.00	\$ 2,000.00	\$ 16,000.00
* Z25	STRUCTURES TO BE REHABILITATED	EACH	4	\$ 2,700.00	\$ 10,800.00	\$ 2,600.00	\$ 10,400.00	\$ 2,100.00	\$ 8,400.00	\$ 500.00	\$ 2,000.00	\$ 1,800.00	\$ 7,200.00	\$ 2,038.00	\$ 8,152.00	\$ 2,250.00	\$ 9,000.00
* Z26	STRUCTURES TO BE REMOVED	EACH	14	\$ 650.00	\$ 9,100.00	\$ 550.00	\$ 7,700.00	\$ 400.00	\$ 5,600.00	\$ 400.00	\$ 5,600.00	\$ 600.00	\$ 8,400.00	\$ 743.00	\$ 10,402.00	\$ 750.00	\$ 10,500.00
* Z27	VALVE VAULTS, TYPE A, 4' DIAMETER, 1050Z1	EACH	13	\$ 3,900.00	\$ 50,700.00	\$ 4,950.00	\$ 64,350.00	\$ 4,100.00	\$ 53,300.00	\$ 6,000.00	\$ 78,000.00	\$ 4,200.00	\$ 54,600.00	\$ 5,627.00	\$ 73,151.00	\$ 3,750.00	\$ 48,750.00
* Z28	WATER MAIN CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	8	\$ 5,000.00	\$ 40,000.00	\$ 3,900.00	\$ 31,200.00	\$ 6,000.00	\$ 48,000.00	\$ 4,000.00	\$ 32,000.00	\$ 4,200.00	\$ 33,600.00	\$ 3,006.00	\$ 24,048.00	\$ 8,500.00	\$ 68,000.00
* Z29	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (LONG SIDE), 1"	EACH	11	\$ 4,000.00	\$ 44,000.00	\$ 4,275.00	\$ 47,025.00	\$ 6,200.00	\$ 68,200.00	\$ 4,000.00	\$ 44,000.00	\$ 4,800.00	\$ 52,800.00	\$ 2,902.00	\$ 31,922.00	\$ 4,000.00	\$ 44,000.00
* Z30	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (LONG SIDE), 2"	EACH	1	\$ 5,000.00	\$ 5,000.00	\$ 6,525.00	\$ 6,525.00	\$ 7,100.00	\$ 7,100.00	\$ 7,500.00	\$ 7,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,238.00	\$ 6,238.00	\$ 10,000.00	\$ 10,000.00
* Z31	WATER SERVICE REPLACEMENT WITH NEW BUFFALO BOX (SHORT SIDE), 1"	EACH	1	\$ 3,500.00	\$ 3,500.00	\$ 3,050.00	\$ 3,050.00	\$ 6,500.00	\$ 6,500.00	\$ 6,000.00	\$ 6,000.00	\$ 5,200.00	\$ 5,200.00	\$ 2,583.00	\$ 2,583.00	\$ 2,500.00	\$ 2,500.00
				<b>TOTAL=</b>	<b>\$ 2,035,281.80</b>	<b>TOTAL=</b>	<b>\$ 1,954,984.48</b>	<b>TOTAL=</b>	<b>\$ 1,974,077.55</b>	<b>TOTAL=</b>	<b>\$ 2,140,964.70</b>	<b>TOTAL=</b>	<b>\$ 2,272,443.95</b>	<b>TOTAL=</b>	<b>\$ 2,507,714.00</b>	<b>TOTAL=</b>	<b>\$ 2,625,000.00</b>

Reported Bid: \$ 1,900,092.55  
Difference: \$ (73,985.00)

Indicates discrepancy between the reported bid and the calculated bid price.



# Village of Algonquin

The Gem of the Fox River Valley

## CONTRACT

### EASTGATE DRIVE WATER MAIN AND ROADWAY IMPROVEMENTS PROJECT

## SIGNATURE FORM

This AGREEMENT is made and entered into this 18<sup>th</sup> day of February, 2025, by and between the Village of Algonquin, 2200 Harnish Drive, Algonquin, IL, 60102 (VILLAGE) and A Lamp Concrete Contractors, Inc., 1900 Wright Boulevard, Schaumburg, IL 60193 (CONTRACTOR).

### WITNESSETH

Whereas, the VILLAGE has prepared certain plans and specifications dated January 6, 2025 for the Eastgate Drive Water Main and Roadway Improvements Project – under the terms and conditions fully stated and set forth, and;

Whereas, said plans, specifications, and BID fully describe the terms and conditions upon which the CONTRACTOR offers to perform and furnish all labor, materials, insurance, bonds, and equipment, to complete the work specified:

NOW, THEREFORE, IT IS AGREED:

1. VILLAGE hereby accepts the BID of the CONTRACTOR for the work in the sum of \$1,954,984.48 (ONE MILLION NINE HUNDRED FIFTY-FOUR THOUSAND NINE HUNDRED EIGHTY-FOUR DOLLARS AND FORTY-EIGHT CENTS)
2. CONTRACTOR agrees to complete **ALL** work within/by **March 17, 2025 – July 18, 2025**.
3. This Contract consists of the following component parts which are made a part of this agreement and Contract as fully and absolutely as if they were set out in detail in the Contract:
  - a. Eastgate Drive Water Main and Roadway Improvements Project plans prepared by the VILLAGE, prepared by Christopher B. Burke Engineering, Ltd., dated January 6, 2025.
  - b. The State of Illinois Standard Specifications for Road and Bridge Construction, adopted January 1, 2022, the Supplemental Specifications and applicable Special Provisions effective on the date of the BID and the Standard Specifications for Sewer and Watermain Construction in Illinois, 8<sup>th</sup> Edition, as well as the Village of Algonquin Standard Specifications & Details Guide for Public Improvements, June 25, 2022, except as modified by these documents
  - c. All Bidding Documents
4. Two (2) copies of this Contract shall be fully executed by all of the parties hereto.

Continued on next page.



# Village of Algonquin

The Gem of the Fox River Valley

## CONTRACT

In Witness Whereof, the following parties have signed this Contract effective on the date first written above.

VILLAGE OF ALGONQUIN:

CONTRACTOR:

By: \_\_\_\_\_  
Debby Sosine, Village President

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Fred Martin, Village Clerk

By: \_\_\_\_\_  
(Company Official)

(SEAL)

(NOTARY)



# Village of Algonquin

The Gem of the Fox River Valley

## CONTRACT

EASTGATE DRIVE WATER MAIN AND ROADWAY IMPROVEMENTS PROJECT

## **INSURANCE CERTIFICATE**

ATTACH CERTIFICATE(S)  
&  
ANY REQUIRED ENDORSEMENT(S)





# Village of Algonquin

The Gem of the Fox River Valley

## CONTRACT

**Eastgate Drive Water Main and Roadway Improvements Project**

**BOND No.**

---

## **PAYMENT & PERFORMANCE BOND**

Know all men and women by these presents that  
A Lamp Concrete Contractors, Inc.  
1900 Wright Boulevard  
Schaumburg, Illinois 60193

as Principal, hereinafter called the CONTRACTOR, and

as Surety, hereinafter called the SURETY, are held and firmly bound unto the  
Village of Algonquin  
2200 Harnish Drive  
Algonquin, IL 60102

as Obligee, hereinafter called the VILLAGE, in the amount of  
\$1,954,984.48 (ONE MILLION NINE HUNDRED FIFTY-FOUR THOUSAND NINE HUNDRED EIGHTY-  
FOUR DOLLARS AND FORTY-EIGHT CENTS)  
that represents 100% of the Contract Price for the payment whereof CONTRACTOR & SURETY bind  
themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these  
presents.

Whereas, the CONTRACTOR has by written agreement dated (February 18, 2025) entered into a contract with  
the VILLAGE for the project known as for Eastgate Drive Water Main and Roadway Improvements Project in  
accordance with drawings, and specifications prepared by the VILLAGE, which Contract is by reference made  
a part hereof, and is hereinafter referred to as the CONTRACT.

Now, therefore, the conditions of this obligation are such that if the CONTRACTOR shall promptly and  
faithfully perform said CONTRACT, then the obligation of this bond shall be null and void; otherwise, it shall  
remain in full force and effect.

- A. The SURETY hereby waives notice of any alteration of extension of time made by the VILLAGE
- B. Whenever CONTRACTOR shall be and is declared by the VILLAGE to be in default under the  
CONTRACT, the VILLAGE having performed VILLAGE's obligations there under, the SURETY may  
promptly remedy the default, or shall promptly:



# Village of Algonquin

The Gem of the Fox River Valley

## CONTRACT

1. Complete the CONTRACT in accordance with its terms and conditions, or
2. Obtain a bid or bids for submission to VILLAGE for completing the CONTRACT in accordance with its terms and conditions, and upon determination by VILLAGE and SURETY of the lowest responsible bidder, arrange for a contract between such bidder and VILLAGE, and make available as work progresses (even though there should be a default or a succession of defaults under the CONTRACT or CONTRACTS of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the CONTRACT price. The term “balance of the CONTRACT price”, as used in this paragraph shall mean the total amount payable by VILLAGE to CONTRACTOR. It is the intention of this undertaking that the total cost and expenditure by VILLAGE shall not exceed the CONTRACT price.

C. No right of action shall accrue to or for the use of any person or corporation other than the VILLAGE named herein or the heirs, executors, administrators or successors of the VILLAGE

It is a further condition of this obligation that the CONTRACTOR and SURETY shall pay to all person, firms, or corporations having contracts directly with the CONTRACTOR or with subcontractors, all just claims due them for labor performed or materials furnished in the performance of the CONTRACT on account of which this bond is given

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_2025, A.D.

In the Presence of:

\_\_\_\_\_  
Witness (Print)

\_\_\_\_\_  
Principal (Signature)

\_\_\_\_\_  
Witness (Signature)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Surety (Signature)

\_\_\_\_\_  
Surety (Print)

\_\_\_\_\_  
Title

**Consulting Engineering**  
**Master Agreement Work Order Form**

**I. Incorporation of Master Agreement**

All terms and conditions contained within the Village Engineer Master Agreement executed between the parties shall be applicable to the work to be performed under this Work Order and shall be deemed to be fully incorporated as if fully set forth herein.

**II. Project Understanding**

**A. General Understanding/Assumptions**

The Village of Algonquin is requesting a proposal for Phase III Engineering. The Work (Base Bid) consists of installation of 8" water main along Eastgate Drive from Webster Street to Algonquin Road including water service line replacements within the right of way. The work will also include storm sewer improvements, roadway resurfacing, combination curb and gutter removal, and sidewalk removal. Proposed improvements include construction of a new angled parking facility, combination curb and gutter, and sidewalk and ADA ramp improvements.

Alternate 1 work includes parking lot resurfacing, utility structure adjustments, and new thermoplastic pavement markings for the Algonquin Area Public Library.

Alternate 2 work includes additional parking lot curb and gutter replacement, sawing and sealing curb and gutters, and sidewalk replacement of the Algonquin Area Public Library.

It is our understanding that the project will be let on January 28, 2025, and construction is expected to take place between mid-March 2025 to end of July 2025. The estimated construction cost is approximately \$2,000,000.00

**III. Scope of Services**

**PHASE III Engineering**

**A. Preconstruction Services**

- Assist and attend the Pre-Construction Meeting with Contractor, Village Staff, Utility Company Representatives; CBBEL will prepare a project contact list, including 24-hour emergency numbers, for distribution with the meeting minutes. Obtain from the contractor a list of proposed suppliers and subcontractors. Make recommendations to the Village regarding the suitability of the subcontractors for the proposed work.
- Assist the Village Engineering Staff with Utility Coordination (Nicor, ComEd, AT&T, Comcast, etc.).
- Review the construction schedule submitted by the contractor for compliance with the contract.

- CBBEL shall document all existing conditions with digital photographs and videotapes to ensure that all disrupted areas have been restored per the plan or existing conditions.
- Assist with preconstruction field mark ups and layout.

#### **B. Shop Drawing Review**

- Review of all submittals to ensure conformance with the requirements set forth in the Contract Documents and Engineering Drawings.
- Notify the Village of any deviations or substitutions. With the notification, provide the Village with a recommendation for acceptance or denial, and request directions from the Village regarding the deviation or substitution.
- Notify the Contractor's field superintendent when materials or equipment are being installed before approval of shop drawings or samples, where such are required, and advise the Village when it is necessary to disapprove work as failing to conform to the Contract Documents.

#### **C. Construction Observation and Documentation**

- Part-Time Construction Observation of 20 hours per week for the first 8 weeks during estimated completion of the underground utility work.
- Part-Time Construction Observation of 10 hours per week for approximately 6 to 8 weeks during the roadway improvement phase of the project.
- Assist the Village Engineering Staff to ensure improvements are constructed with minimal impact on the public and in general accordance with the project specifications; CBBEL shall keep the Village informed of the progress of the work and advise the Village of all observed deficiencies of the work and disapprove all work failing to conform to the Contract Documents.
- Assisting with answering questions and resolving issues and concerns from impacted property owners.
- Attend and assist with Bi- Weekly Progress Meetings.
- Help drafting and delivering construction related resident notification
- Assist and advise the Village Engineering Staff on maintaining Daily Project Diary, Daily Inspection Reports, Field Books, Quantity Books, and all other Pertinent Records.
- Assist the Village Engineering Staff with quantity measurements.
- Review the Contractor Progress Pay Requests (review schedule submittal, waivers of lien, sworn statements and certified payroll records and have contractor revise documents as necessary).
- Assist the Village Engineering Staff in responding to any Requests for Information from the Contractor.
- Check calculations made by the Village Engineering Staff.
- Help with drafting and delivering construction related resident notices.

**D. Material QA**

- By others

**E. Project Closeout**

- By others

**IV. Hour & Fee Summary**

**PHASE 3 Engineering**

Task A.1 Preconstruction Services				
Engineer IV	40 hrs x \$175/hr	=		\$7,000.00
Task A.2 Shop Drawing Review				
Engineer IV	8 hrs x \$175/hr	=		\$1,400.00
Task A. 3 Construction Observation & Documentation				
Engineer IV	240 hrs x \$175/hr	=		\$42,000.00
Vehicle Usage	\$65 per day - 60 days	=		<u>\$3,900.00</u>
			<b>Total</b>	<b>\$54,300.00</b>

VILLAGE OF ALGONQUIN

Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

CHRISTOPHER B. BURKE ENGINEERING, LTD.

Accepted by:  \_\_\_\_\_

Title: President \_\_\_\_\_

Date: 1/28/2025 \_\_\_\_\_

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
**STANDARD CHARGES FOR PROFESSIONAL SERVICES**  
**VILLAGE OF ALGONQUIN**

<u>Personnel</u>	<u>Charges</u> <u>(\$/Hr)</u>
Engineer VI .....	242
Engineer V .....	208
Engineer IV .....	175
Engineer III .....	157
Engineer I/II.....	135
Survey V .....	208
Survey IV .....	196
Survey III.....	179
Survey II.....	140
Survey I.....	119
Engineering Technician V .....	191
Engineering Technician IV .....	170
Engineering Technician III .....	123
Engineering Technician I/II.....	95
CAD Manager .....	187
CAD II.....	136
CAD I.....	119
GIS Specialist III .....	157
Landscape Architect II.....	179
Landscape Architect I.....	157
Landscape Designer III .....	136
Landscape Designer I/II.....	106
Environmental Resource Specialist V.....	208
Environmental Resource Specialist IV.....	170
Environmental Resource Specialist III.....	145
Environmental Resource Specialist I/II .....	110
Environmental Resource Technician .....	123
Bus Ops Department.....	120
Engineering Intern .....	81



**VILLAGE OF ALGONQUIN**  
*PUBLIC WORKS DEPARTMENT*

**– M E M O R A N D U M –**

DATE: February 11, 2025

TO: Tim Schloneger, Village Manager  
Committee of the Whole

FROM: Jake Benner, Engineer II

SUBJECT: Agreement Between the Forest Preserve of Kane County and the Village of Algonquin for Permanent Easement on Broadsmore Drive

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The Broadsmore Drive and Stonegate Road Phase 2 Improvements project aims to address the distressed and failing roadway in the southeast corner of Longmeadow Parkway and Randall Road. The second phase of this project will include a multi-use path on the south side of Broadsmore Drive from 2421 Randall Road to Broadsmore Park.

To facilitate this improvement, the Village has reached an agreement with the Forest Preserve of Kane County to obtain a permanent easement on their property along the south side of Broadsmore Drive from east of Stonegate Road to Broadsmore Park, as seen in the attached exhibit. This will allow the Village to construct and maintain the new multi-use path minimizing impacts to the existing parkway trees within the parkway.

Staff recommends that the Committee of the Whole take the necessary action to move forward on the agreement with the Forest Preserve of Kane County to obtain a permanent easement for the construction of a multi-use path as part of the Broadsmore Drive and Stonegate Road Phase 2 Improvements project.

Summary

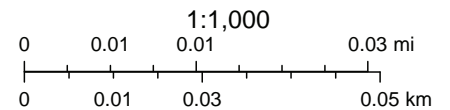
1. The Village has reached an agreement with the Forest Preserve of Kane County to obtain a permanent easement to construct and maintain a new multi-use path.
2. This work will be part of the Broadsmore Drive and Stonegate Road Phase 2 Improvements project, taking place this spring.

# Aerial View of Easement Area



2/6/2025, 8:08:09 AM

- Road Centerlines
- Tax Parcels
- Not in Village
- Waterlines
- Boundaries - Village Limit
- Building Floor Plans
- Liens
- Municipal Court
- Address





**INTERGOVERNMENTAL EASEMENT AGREEMENT BETWEEN  
FOREST PRESERVE DISTRICT OF KANE COUNTY  
AND  
VILLAGE OF ALGONQUIN**

**THIS EASEMENT AGREEMENT** is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the **FOREST PRESERVE DISTRICT OF KANE COUNTY**, an Illinois forest preserve district (hereinafter referred to as the "DISTRICT"), and the **VILLAGE OF ALGONQUIN**, an Illinois home rule municipal corporation (hereinafter referred to as the "VILLAGE") and collectively referred to as "Parties".

**WITNESSETH:**

**WHEREAS**, the DISTRICT is a body corporate and politic organized and existing under the laws of the State of Illinois; and

**WHEREAS**, the VILLAGE is an Illinois Village, also a body corporate and politic, organized and existing under the laws of the State of Illinois; and

**WHEREAS**, the DISTRICT and the VILLAGE are authorized pursuant to Illinois Compiled Statutes, Chapter 50, Section 605/0.01 *et seq.*, to enter into intergovernmental agreements; and

**WHEREAS**, the DISTRICT is the owner of certain real property situated in the County of Kane, State of Illinois, known as the 'Willoughby Farm Forest Preserve' (The Property) in the Village of Algonquin; and

**WHEREAS**, Illinois compiled Statutes, Chapter 5, Section 220/1 *et seq.*, and Article VII, Section 10 of the Constitution of the State of Illinois, 1970, authorize units of local government, including villages and forest preserve districts, to enter into agreements for cooperative use of land and property of each such district; and

**WHEREAS**, the VILLAGE desires to construct the Broadsmore Drive and Stonegate Road Phase 2 improvement project (the "Project"). As part of the Project, the Village is looking to construct a pedestrian trail/bike path along Broadsmore Drive, a portion of which is located upon the Subject Property as depicted on **Exhibit A** (Preliminary Plans) prepared by \_\_\_\_\_ dated \_\_\_\_\_ and hereto attached; and

**WHEREAS**, The DISTRICT has determined that the use of DISTRICT property in this manner is proper, has agreed to grant an easement for the VILLAGE's use of DISTRICT property, as depicted and described in the Plat of Easements prepared by

\_\_\_\_\_, dated \_\_\_\_\_, attached hereto as **Exhibit B** and made part hereof (“Plat of Easements”).

**NOW, THEREFORE**, in consideration of the terms and conditions contained in this Agreement, and other good and valuable consideration, receipt of which is hereby acknowledged, the District grants to the Village a permanent and temporary easement being a right in, over, and under the permanent and temporary easement for the construction, maintenance and use of a pedestrian trail/bicycle path within Willoughby Forest Preserve and adjacent to the ROW of Broadsmore Drive. Subject to the following terms and conditions:

1. Subject to the restrictions and express requirements herein, the DISTRICT hereby grants a perpetual, irrevocable, non-exclusive Easement Permanent and Temporary Easement to the VILLAGE to construct and maintain a pedestrian trail/bicycle path located along and within \_\_\_\_ (\_\_\_\_) feet of the northern-boundary of the Property. In exchange for the foregoing, the VILLAGE agrees to fund and coordinate the construction and continued maintenance of the pedestrian trail/bicycle path in accordance with all reasonable and applicable best practices and in compliance with all applicable laws.
2. This Intergovernmental Agreement shall commence upon execution hereof by both parties and shall continue in perpetuity.
3. This Intergovernmental Agreement is not alienable or assignable.
4. The VILLAGE shall submit final Detail Plans to the DISTRICT for review and approval to include, but not limited to, trail construction, drainage, grading, restoration or landscaping specifications. DISTRICT shall promptly review the Detail Plans and within ten (10) business days after receipt of receiving such Detail Plans shall notify the VILLAGE in writing of any objections to the Detail Plans, which objections shall be limited to objections that the Detail Plans are inconsistent in any material respect with the Preliminary Plans or sound engineering policies or practices. It is agreed that the pedestrian trail/bicycle path shall be completed in a good and workmanlike manner and shall conform to the standards of the American Association of State Highway and Transportation Officials (“AASHTO”) and the latest Americans with Disabilities Act (“ADA”) requirements for bicycle and pedestrian paths.
5. In exchange for the rights granted in Paragraph 1, VILLAGE agrees to the following requirements on its part:

- a. To maintain the pedestrian trail/bicycle path and associated above and sub-surface drainage systems in accordance with all reasonable and applicable best practices and in compliance with all applicable laws;
  - b. To mow the open grass areas along both sides of the pedestrian trail/bicycle path for its entire distance across the property;
  - c. To maintain the pedestrian trail/bicycle path connections from off-site to the bicycle path at both the northern and southern boundaries in accordance with reasonable and applicable standards; and
  - d. To name the DISTRICT as a certificate holder and name the DISTRICT as an additional insured accompanied by a properly executed additional insured endorsement using CG 2011 or equivalent, for the pedestrian trail/bicycle path on VILLAGE's insurance policy(s) in coverage types and amounts acceptable to the DISTRICT. VILLAGE's insurance shall be primary insurance as respects the DISTRICT. Any insurance or self-insurance maintained by the DISTRICT shall be in excess of VILLAGE's insurance and shall not contribute with it.
6. No non-express written waiver resulting in a breach, or series of breaches, by either party, of this Intergovernmental Agreement, shall constitute a waiver of any subsequent breach or waiver of the terms of this Agreement.
  7. If either party institutes any action at law or in equity against the other party to secure or protect its rights under, or to enforce the terms of this Intergovernmental Agreement, in addition to any judgment entered in its favor, the prevailing party shall be entitled to recover such reasonable attorneys' fees as may be allowed by the court, together with court costs and reasonable expenses of litigation.
  8. If the DISTRICT shall be subject to any claim, demand or penalty or become a party to any suit or other judicial or administrative proceeding by reason of any claimed act or omission by VILLAGE, its employees or agents, relating directly or indirectly to the Village's (including its employees, agents, contractors, and sub-contractors) easement activities, or by reason of any act occurring on the bicycle path, excepting those grossly negligent acts or omissions of the District, VILLAGE shall, to the fullest extent of the law, indemnify and hold the DISTRICT and its officers, officials, employees, volunteers and agents, harmless from and against all claims, damages, judgments, settlements, penalties and expenses, including reasonable attorneys' fees, court costs and other expenses of litigation or administrative proceeding, arising from or in connection with (i) the use of the premises or of any business or activity thereon, or any work or thing whatsoever

done, or condition created in or about the premises during the use; (ii) any act, omission, wrongful act or negligence of Village or any of Village's contractors or subcontractors, or the partners, directors, officers, agents, employees, invitees of Village or Village's contractors or subcontractors; (iii) any accident, injury or damage whatsoever occurring in or at the premises regardless of whether or not it is caused in part by a party indemnified hereunder, including but not limited to the investigation or defense relating to such claim or litigation or administrative proceeding, and at the election of the DISTRICT, VILLAGE shall also directly defend DISTRICT against same.

9. VILLAGE shall have no authority, express or implied, to act as agent of the DISTRICT for any purpose. VILLAGE shall remain solely responsible for all obligations and liabilities of, and for all loss or damage to, the bike path area, any personal equipment or fixtures connected therewith, and for all claims or demands based on damage or destruction of property or based on injury, illness, or death of any person or persons, directly or indirectly, resulting from the use of the area.
10. This Intergovernmental Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Intergovernmental Agreement may be recorded by either party.
11. Notices. All notices herein required shall be in writing and shall be served on the parties at the following addresses:

To DISTRICT: Ben Haberthur, Executive Director  
Forest Preserve District of Kane County  
1996 South Kirk Road, Suite 320  
Geneva, Illinois 60134

Kinnally, Flaherty, Krentz, Loran, Hodge & Masur, P.C.  
2114 Deerpath Road  
Aurora, Illinois 60506  
p-630/907-0909  
f-630/907-1289

To VILLAGE: Tim Schloneger  
Village Manager  
2200 Harnish Drive  
Algonquin, IL 60102  
[timschloneger@algonquin.org](mailto:timschloneger@algonquin.org)

With a copy to:           ZUKOWSKI, ROGERS, FLOOD & McARDLE  
                                  Kelly Cahill  
                                  50 N. Virginia Street  
                                  Crystal Lake, IL 60014

The mailing of a notice by registered or certified mail, return receipt requested, by personal delivery, express over-night delivery, email or by telecopier transmittal (fax) to the party or its attorney shall be sufficient service. Notices shall be deemed served when received if delivered by hand or telecopier or express over-night delivery, or email, and ten (10) days after the date mailed, if mailed as described above.

12. Entire Agreement. This Intergovernmental Agreement contains all of the terms, conditions, and agreements between the parties hereto and no alterations, additions or changes hereto shall be valid unless memorialized in a written amendment hereto executed by the VILLAGE and the DISTRICT.

**IN WITNESS WHEREOF**, each of the parties has caused this Easement Agreement to be executed by its duly authorized representative as of the day and year first above written.

**FOREST PRESERVE DISTRICT  
OF KANE COUNTY**

**VILLAGE OF ALGONQUIN**

By: \_\_\_\_\_  
Christopher Kious, President

By: \_\_\_\_\_  
Debby Sosine President

**ATTEST:**

**ATTEST:**

By: \_\_\_\_\_  
Myrna Molina, Secretary

By: \_\_\_\_\_  
Fred Martin, Village Clerk

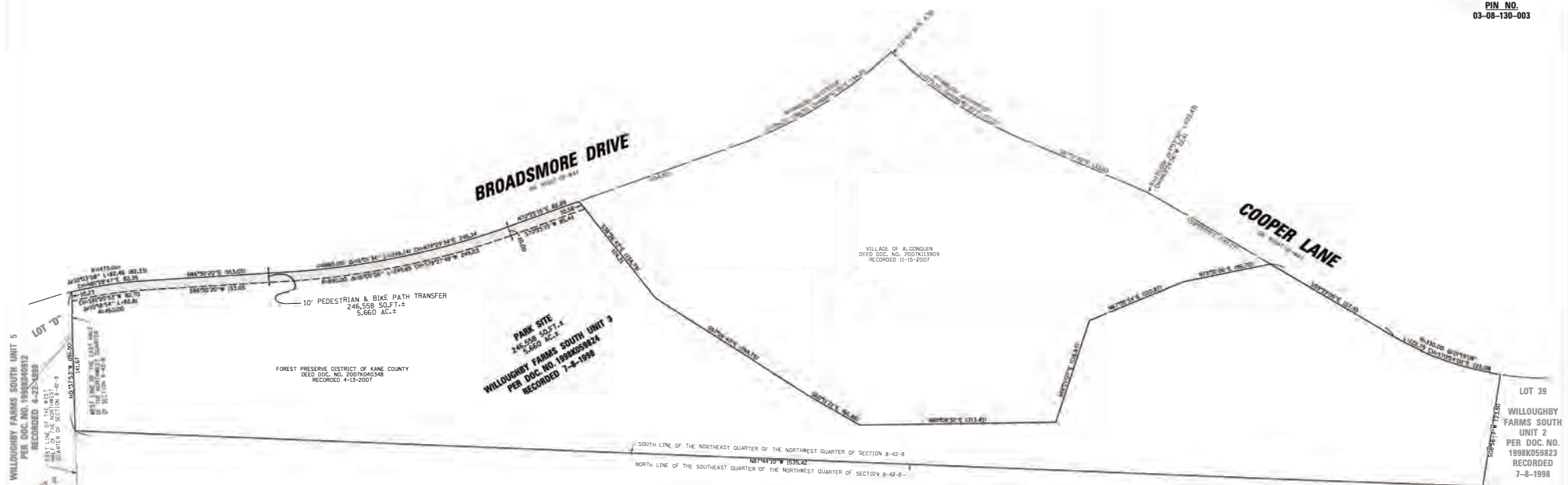
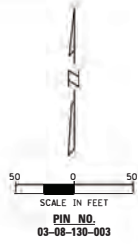
**EXHIBIT A**

**CONCEPTUAL DESIGN**

# EASEMENT EXHIBIT

**LEGEND**

00.00	MEASURED
00.00	RECORD
---	PROPERTY LINE
---	R.O.M. LINE
---	1/2 SECTION LINE
---	PROPOSED EASEMENT LINE



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
  2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
  3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
  4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
  5. CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- SURVEYOR NOTES:**
1. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
  2. THIS EXHIBIT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
  3. PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

**LEGAL DESCRIPTION (PEDESTRIAN & BIKE PATH EASEMENT):**  
THE NORTHERLY 10.00 FEET OF THE PARK SITE LOT IN WILLOUGHBY FARMS SOUTH UNIT 3 SUBDIVISION, BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE NORTHERLY QUARTER AND WEST HALF OF THE NORTHERLY QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1998 AS DOCUMENT NO. 1998K059823 LYING WESTERLY OF AND ADJACENT TO THE WESTERN LINE OF THE TRACT PART OF SAID PARK SITE ACQUIRED BY THE VILLAGE OF ALGONQUIN BY DEED DOCUMENT NO. 2007K113909, RECORDED NOVEMBER 15, 2007 IN KANE COUNTY, ILLINOIS.

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 West Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

**EASEMENT EXHIBIT**  
VILLAGE OF ALGONQUIN, ILLINOIS  
PREPARED FOR  
VILLAGE OF ALGONQUIN

CALC.	KJR	PROJECT NO.
OWN.	AJK	070273.00143
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=50'	DRAWING NO.
DATE:	12-20-2021	EASE070273.143A

K:\G:\2021\070273\070273\_00143.dwg

**EXHIBIT B**

**PLAT OF EASEMENT**

THE NORTHERLY 10.00 FEET OF THE PARK SITE LOT IN WILLOUGHBY FARMS SOUTH UNIT 3 SUBDIVISION, BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1998 AS DOCUMENT NO. 1998K059824, LYING WESTERLY OF AND ADJOINING THE WESTERLY LINE OF THAT PART OF SAID PARK SITE LOT ACQUIRED BY THE VILLAGE OF ALGONQUIN BY DEED DOCUMENT NO. 2007K113909, RECORDED NOVEMBER 15, 2007 IN KANE COUNTY, ILLINOIS (the "Subject Property").