Zoning Board of Appeals Agenda

Sandra "Sandy" Frum Board Room
Village Hall
1225 Northbrook, IL 60062
Monday, January 26, 2026

7:00 PM

1. ROLL CALL

2. MINUTES APPROVAL

A. Minutes for Approval - November 17, 2025
Review and approve the November 17, 2025 Zoning Board of Appeals meeting minutes.

3. PUBLIC COMMENT TIME

This agenda item is reserved for members of the public who desire to address the Public Body on a topic that is within purview and jurisdiction of the Public Body, but that is not listed in another location on the agenda. If you would like to speak about a matter that is listed on the agenda, we ask that you wait until that agenda item is called, and we will give you an opportunity to speak then. Anyone desiring to speak should fill out a written speaker form (located in the back of the meeting room) and submit it to the Staff Liaison. “Public Comment Time” is not a forum for open dialogue or engagement with members of the Public Body. Rather, it is intended as an opportunity for you to make comments to the Public Body. While the Public Body will not immediately respond to public comments at this meeting, or engage in a back and forth discussion during the meeting, please be assured that the Public Body is actively listening to all comments, thoughts, and suggestions. All speakers will be limited to a total of three minutes. We request that everyone be respectful, civil, and non-repetitive; and we ask that members of the audience refrain from applauding or making any other comments during or after any speaker. Thank you for your understanding and taking the time to contribute to the success of our community.

4. PUBLIC HEARING AND CONSIDERATION OF PETITIONS

A. DOCKET NO. ZBA26-01 (1820 WESTERN Avenue) â€“ Petition by Dale Falk (Northbrook/Glenview School District 30), for variances to reduce the rear yard setback to 15â€™, reduce the south interior side yard setback to 8â€™ 10â€, and reduce the transition landscaping to 8â€™ 10â€ along the south interior side yard. The IB zoned property (PIN: 04-16-103-011-0000) has a rear and side yard setback requirement of 20 feet, and a transition yard requirement of 15 feet. The property is the site of Wescott School which serves students between kindergarten and fifth grade. The variances have been requested to accommodate an expansion of the parking lot which will improve bus circulation and offer additional parking spaces.
Northbrook/Glenview School District 30 is seeking to expand the south parking lot at Wescott School (1820 Western Ave.) to provide additional on-site parking spaces and improve bus circulation. The school district requests variances to the interior side yard setback and transition yard setback to accommodate the proposal. The south parking lot is considered existing, non-conforming as it does not meet the setback and transition landscaping requirements.

5. DISCUSSION TOPICS

6. REMARKS FOR THE GOOD OF THE ORDER

7. ADJOURN

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are requested to promptly contact the Village of Northbrook at (847) 272-5050, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Northbrook to make reasonable accommodations for those persons.

MEMORANDUM

To: Zoning Board of Appeals
From: Zoning Administrator Richard Peters
Date: 2026-01-26
Subject: Minutes for Approval - November 17, 2025

Overview
Review and approve the November 17, 2025 Zoning Board of Appeals meeting minutes.

Fiscal Impact
N/A.

Recommendation
Review and Approval.

Background

MEMORANDUM

To: Zoning Board of Appeals
From: Zoning Administrator Richard Peters
Date: 2026-01-26
Subject: DOCKET NO. ZBA26-01 (1820 WESTERN Avenue) – Petition by Dale Falk (Northbrook/Glenview School District 30), for variances to reduce the rear yard setback to 15', reduce the south interior side yard setback to 8' 10", and reduce the transition landscaping to 8' 10" along the south interior side yard. The IB zoned property (PIN: 04-16-103-011-0000) has a rear and side yard setback requirement of 20 feet, and a transition yard requirement of 15 feet. The property is the site of Wescott School which serves students between kindergarten and fifth grade. The variances have been requested to accommodate an expansion of the parking lot which will improve bus circulation and offer additional parking spaces.

Overview

Northbrook/Glenview School District 30 is seeking to expand the south parking lot at Wescott School (1820 Western Ave.) to provide additional on-site parking spaces and improve bus circulation. The school district requests variances to the interior side yard setback and transition yard setback to accommodate the proposal. The south parking lot is considered existing, non-conforming as it does not meet the setback and transition landscaping requirements.

Fiscal Impact

N/A.

Recommendation

Conduct a Public Hearing and Approve, Deny, or Continue the Application.

Background

See attachments.

Exhibit A - Staff Report - 1820 Western ZBA26-01
Exhibit B - ZBA Application - 1820 Western
Exhibit C - Letter of Hardship
Exhibit D - Plat of Survey

Exhibit E - Partial Survey Preliminary Engineering and Site Plans
Exhibit F - Site Lighting Photometrics
Exhibit G - Landscape Plan
Exhibit H - 1820 WESTERN - ZBA26-01 - DRAFT RESOLUTION

ZONING BOARD OF APPEALS - STAFF REPORT

HEARING DATE: January 26, 2026

TO: Zoning Board of Appeals

FROM: Richard Peters, Zoning Administrator

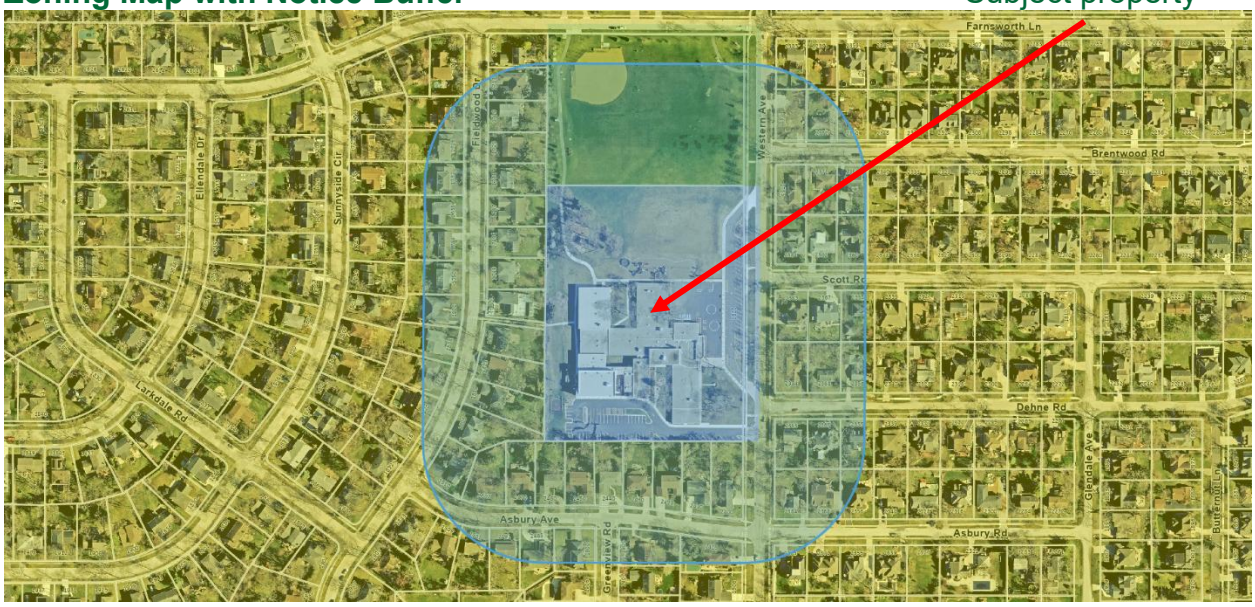
SUBJECT ADDRESS: 1820 Western Avenue

ZONING: IB, Institutional Building District

DOCKET NUMBER: ZBA26-01

PETITIONER & PROPERTY OWNER: Dale Falk, Northbrook/Glenview School District 30

Zoning Map with Notice Buffer



REQUESTED ACTION

- Approve variances to reduce the south interior side yard setback to 8 feet-10 inches and reduce the transition landscaping to 8 feet-10 inches along the south interior side yard.

The variances will accommodate a parking lot expansion which will improve bus circulation and offer additional on-site parking spaces.

RELIEF FROM ZONING CODE SECTION(S)

- 8-103. Dimensional Standards, Table 8-103, Interior Side Yard Setback
- 10-106. Landscape, Table 10-106-G(3)(c), Minimum Width

Table 8-103: Institutional and Open Space District Dimensional Standards		
1 = All Uses	IB	OS
	1	
Lot Standards		
Lot Area, Minimum (sq ft)	85,000	40,000 [1]
Lot Width, Minimum (ft)	300	200 [1]
Lot Depth, Minimum (ft)	200	125
Yard Setbacks		
Front, Minimum (ft)	35	35
Corner Side, Minimum (ft)	35	35
Interior Side, Minimum (ft) [2]	20	20
Rear, Minimum (ft) [2]	20	20
Building Standards		
Height, Maximum (ft)	45	45
Height, Maximum (stories)	4	4
Notes		
[1] Unless Otherwise Specified in Use-Specific Standards		
[2] The standard shall depend on required buffer yards as detailed in Section 10-106.		

Table 10-106-G(2): Transition Landscape Area Type Requirements							
Subject Lot Land Use	*Residential - R-1, R-2, R-3, R-4, R-5 Districts*	*Residential -R-6, R-7, R-8, RS, MFRC, VGRC Districts*	*Public and Institutional*	*Commercial*	*Industrial and Vehicle Related*	*Utilities and Infrastructure*	*Agriculture and Animal Related*
Residential - R-1, R-2, R-3, R-4, R-5 Districts	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Residential -R-6, R-7, R-8, RS, MFRC, VGRC Districts	C	n/a	C	C	C	C	C
Public and Institutional	C	C	n/a	C	C	C	C
Commercial	A	B	B	n/a	C	C	C
Industrial and Vehicle Related	A	A	A	A	n/a	B	B
Utilities and Infrastructure	A	A	A	B	C	n/a	C
Agriculture and Animal Related	A	A	A	B	C	C	n/a

Table 10-106-G(3)(c). Transition Landscape Area Type C Requirements			
Specification		**Option 1**	**Option 2**
a.	Minimum Width [1]	20 feet	15 feet
b.	Fence/Wall [2]	optional	required
c.	Berm [3]	optional	optional
Minimum Number of Landscape Elements per 100 Linear Feet of Landscape Area Length			
d.	Evergreen Tree	3 [4]	3 [4]
e.	Canopy Tree	2	2
f.	Understory Tree	1	0
g.	Shrubs/Native Grasses	36	20
Notes			
[1] Required yard setbacks may be utilized for perimeter buffer landscape.			
[2] Fences/walls shall meet the standards established in Section 10-108.			
[3] Berms shall meet the standards of Section 10-108 and shall be installed, excluding the planting of required landscape material, at the time of site grading and prior to the commencement of any construction activity.			

SITE CONDITIONS

Table 1: Zoning Compliance Chart **Zoned IB**, Institutional Building

Zoning Compliance Chart			
Standard	**Standard Value**	**Existing Condition**	**Proposed**
Lot Size, minimum	85,000 sf	330,200 sf	-
Interior Side Yard, minimum	15’-20’	8’10”	8’10”
Rear Yard, minimum	15’-20’*	20’	15’
Transition Yard	15’-20’*	N/A	8’10” & 15’

**Based on required buffer yards and choice of Option 1 or Option 2 for transition area.*

PROJECT DETAILS

Northbrook/Glenview School District 30 is seeking to improve the parking lot at Wescott School. The proposal includes an expansion of the south parking lot. The purpose of the project is to provide additional on-site parking spaces and improve bus circulation.

Figure 1: Aerial – Southern end of 1820 Western Ave

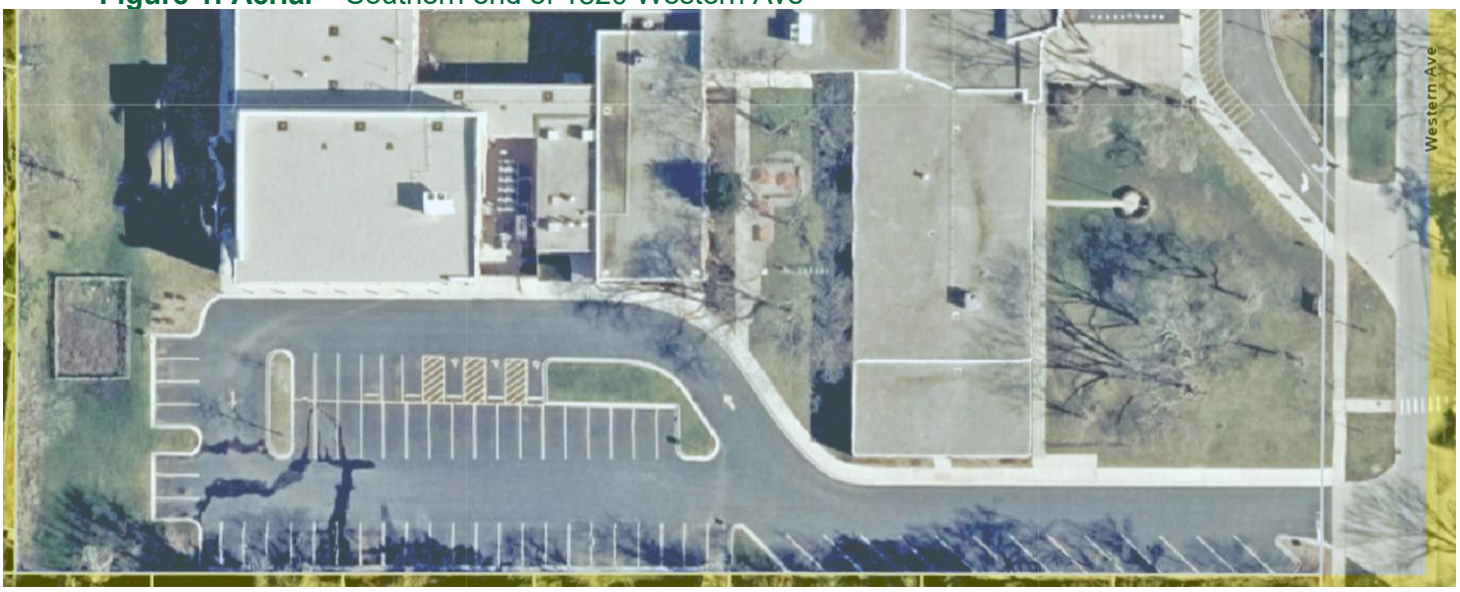


Figure 2: Survey, Excerpt – Existing South Parking Lot

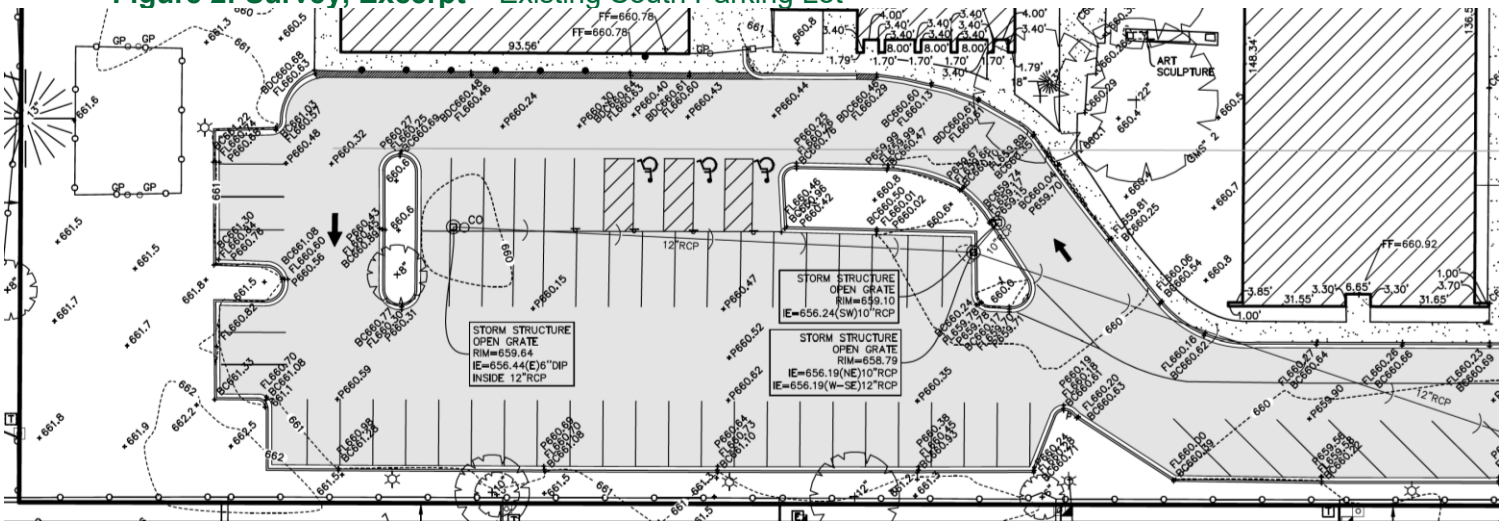


Figure 3: Site Plan, Excerpt - Proposed

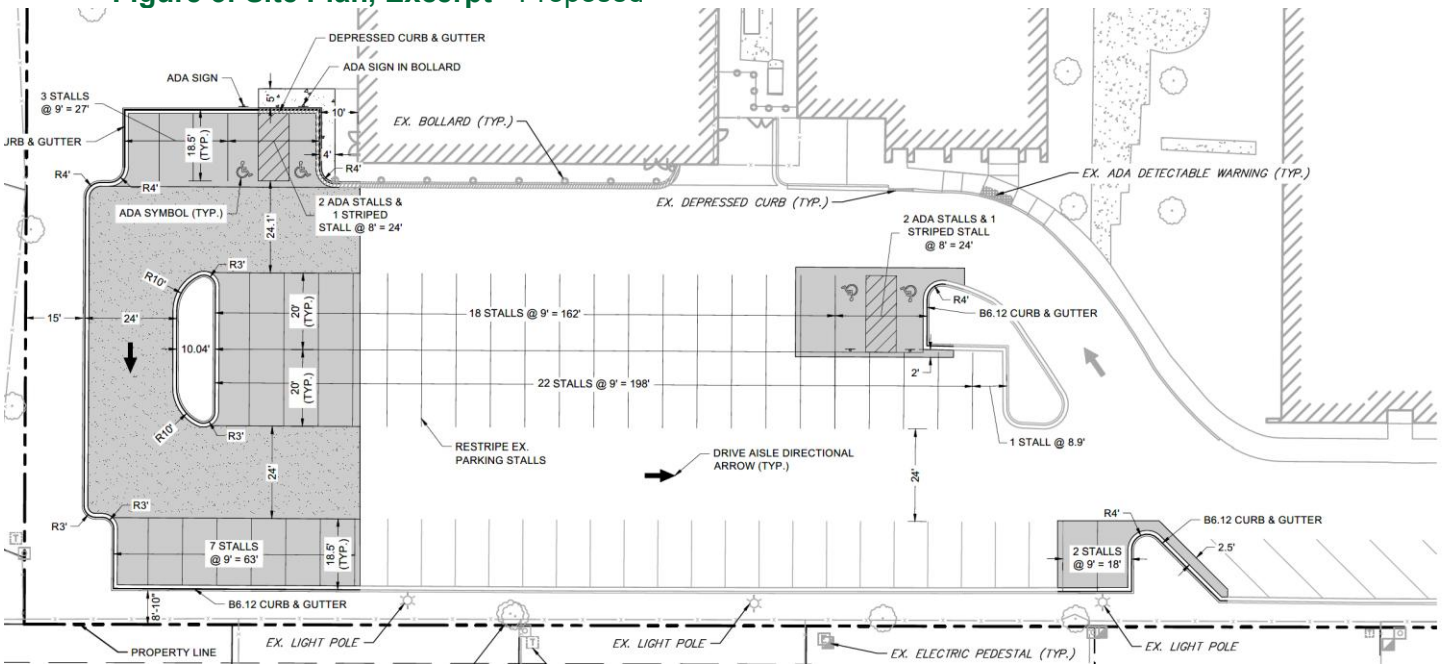


Figure 4: Landscape Plan, Excerpt

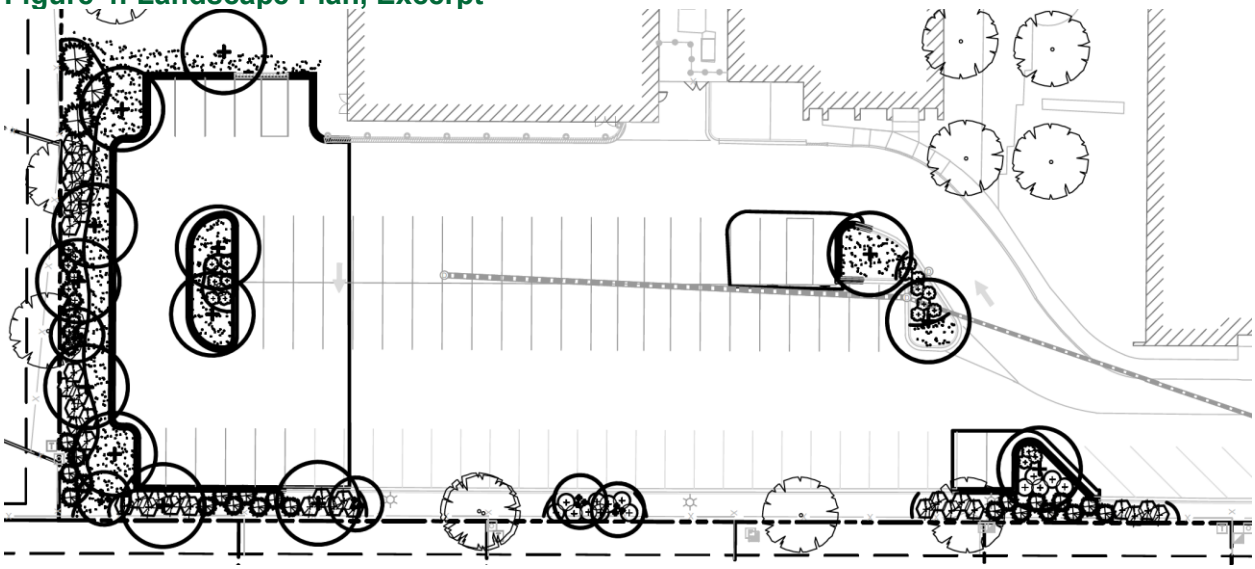


Photo Site Map



Photo 1: 1820 Western, South Parking Lot, facing west



Photo 2: 1820 Western, South Parking Lot, western edge



Photo 3: 1820 Western, South Parking Lot, Area of Expansion, facing north



Photo 4: Proposed Development Area, Expansion Area, facing south



REVIEW CRITERIA AND ANALYSIS:

Regarding the variance request(s), please consider the following key points:

Factors for Consideration

a) ***The existing uses and zoning of nearby properties:***
The subject property is zoned Institutional Building (IB), and the surrounding properties are zoned Single-Family Residential (R-4) or Open Space (OS). This zoning composition is common for neighborhood schools.

The setback and perimeter landscaping requirements take into consideration the zoning and use of the subject property and adjacent properties.

b) ***The extent to which a particular zoning regulation diminishes property values:***
As a public institution the property is evaluated differently than private property. The increase and reduction of value is shared by the community and is not factored primarily on monetary value. Rather, it may be based on the effectiveness of the services it provides and the facilities that support the same services. The regulation diminishes the school's ability to provide more effective parking service and vehicle circulation on site.

As indicated in the application, the intent is to maintain overall appearance and integrity of the site with no adverse visual or noise impact on adjacent properties.

c) ***The extent to which the diminution of the plaintiff's property values promotes the health, safety, morals, or general welfare of the public:***
As a public institution the school directly contributes to the health, safety, morals, and general welfare of the public. The value of the property is multiplied as the benefits are shared across the community, and the same can be said of its diminution.

d) ***The balance between the gain to the public versus the hardship to the individual property owner:***
Only a few properties along the parking lot are at risk of negative impacts, the effects of which are mitigated by landscaping. The additional on-site parking spaces reduce the demand for on-street/neighborhood parking, benefiting the area.

e) ***The property's suitability for the zoned purpose:***
The zoning is exclusive to public and institutional uses, which includes schools.

f) ***The amount of time the subject property has been vacant as zoned In the context of land development in the vicinity****:*
N/A.

g) ***The community's need for the proposed use:***
The Comprehensive Plan describes neighborhood schools as, "fundamental building blocks of the community fabric" (p. 15), with one of its primary goals to, "delivery quality public services" and "continue to be known for the outstanding public and private schools…" (p.7). Auxiliary facilities such as parking lots support the operations of these institutions while mitigating congestion throughout the area. The school district has evaluated and determined the need for this project.

ITEMS SUBMITTED AND REVIEWED:

1. Zoning Board of Appeals Application, dated 12/12/25;
2. Partial Topographical Survey, dated 7/3/2025;
3. Boundary and Topographical Survey, dated 12/29/25;
4. Letter of Hardship;
5. Preliminary Engineering and Site Plans, dated 12/19/25;
6. Site Lighting/Photometric;
7. Landscape Plan, dated 12/12/2025

DRAFT MOTION:

Once the Zoning Board of Appeals has made a determination as to whether or not the applicant has successfully met the standards required for a variance, the following motion is provided:

Move to **accept/deny** the proposed request by Northbrook/Glenview School District 30 for variances to:

1. Reduce the south interior side yard to 8 feet 10 inches.
2. Reduce the transition landscaping to 8 feet 10 inches along the south interior side yard.

- ***With the condition that***, the construction shall be in substantial compliance with the plans reviewed by the Zoning Board of Appeals 1/26/2026.

ZONING BOARD OF APPEALS – ZONING VARIATION APPLICATION

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to schedule an optional preliminary application submittal meeting with the Zoning Administrator at least one week prior to the submittal deadline to ensure all materials are included in the submittal, and to address any necessary revisions prior to formal filing. This meeting can be beneficial in saving time and ensuring an initial submittal is filed in its entirety.

The initial submittal MUST contain:

☒ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions for naming files).**

- **Letter of Hardship** inclusive of details pertaining to the requested variation, characteristics of the property that prevents compliance with the Zoning Code requirements and a Statement of Justification addressing all the standards (noted later in this application) for seeking a variation.
- **Plat of Survey** (if older than one year include attached affidavit)
- **Site Plan and Building Plans** (when applicable) drawn to scale inclusive of all structures and hard surfaces on the property with clearly labeled dimensions for all setbacks from lot lines prepared by a licensed professional.
- **Zoning Worksheet** (when applicable)
- **Tree Survey** (hand drawing of tree locations on plat of survey can occasionally be accepted)
- **Other Exhibits** as may be necessary (photos, letters of support from neighbors, etc.)

Applicant Information

Legal Name: Dale Falk

Company: Northbrook/Glenview School District 30

Address: 2374 Shermer Road

City, State, Zip: Northbrook, IL 60062

Phone No.: [redacted]

Email: [redacted]

Primary Contact Person

Name: Dale Falk

Company: Northbrook/Glenview School District 30

Address: 2374 Shermer Road

City, State, Zip: Northbrook, IL 60062

Phone No.: [redacted]

Email: [redacted]

Property Information

(if more than one parcel is involved in the request please include the information for all parcels)

Site Location/Address: 1820 Western Avenue, Northbrook IL, 60062

Property Index Numbers: 04-16-103-011-0000

Size of Property: 7.58 Acres (square feet/acres)

Size of Building Space, if applicable: _____ (square feet)

Current Zoning: IB, Institutional Building

Current Use of the Property: IB, Institutional Building

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: X

Requested Variation:

A parking setback variation is being requested for the seven (7) additional parking stalls to allow a setback of 8'-10" from the southern property line. A second variance is requested to reduce the 15.0' required landscape buffer on the south side of the proposed lot expansion to 8'-10".

Consultants *(as applicable)*

Architect/Consultant

Name Brian Kukla

Company ARCON Associates, Inc.

Address 2050 South Finley Road, Suite 40

City, State, Zip Lombard IL, 60148

Phone No. [redacted]

Email [redacted]

Other (Attorney/Engineer/etc.)

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Suite 325

City, State, Zip Lisle, IL 60532

Phone No. [redacted]

Email [redacted]

Statement of Justification

Every application filed pursuant to Section 2-114 of Article 2 of the Zoning Code shall provide a statement of how the variation sought would satisfy the standards set forth in Subsection 2-114.D of the Zoning Code. The Zoning Board of Appeals will use these standards in making a determination whether or not the proposed variation is appropriate. Please provide a written response for each item below to submit with the formal application; if necessary include an additional document for longer responses.

a. The existing uses and zoning of nearby properties: The subject property is bound by properties with the Single Family Residential (R4) zone on the West, South, and East sides. The north side of the property is bound by an Open Space (OS) zoned property. The properties that are zoned R4 are all single family homes and the open space lot is used for outdoor recreational events.

b. The extent to which a particular zoning regulation diminishes property values: The parking stalls will be installed in a manner that maintains the overall appearance and integrity of the site, with no adverse visual or noise-related impacts to adjacent properties. Because the variance simply allows the school to meet operational needs within its own boundaries—and because the resulting conditions reduce neighborhood impacts—there is no reasonable basis to conclude that nearby property values would be negatively affected.

c. The extent to which the diminution of the plaintiff's property values promotes the health, safety, morals, or general welfare of the public: The setback under the current zoning allows adequate space for landscaping, privacy, and helps to maintain the character of the neighborhood. However, the setback requirement benefits only two properties directly south of subject property. Reducing the setback to provide additional, on-site parking provide a benefit to the surrounding neighborhood, which in turn also benefits the two same properties where the minimum setback is not met.

d. The balance between the gain to the public versus the hardship to the individual property owner: Allowing parking stalls within the setback enables parking to be relocated from the street onto the site. This approach helps reduce traffic and congestion concerns for neighboring properties while providing additional parking capacity for school staff and visitors. If parking stalls are not permitted within the setback, no alternative location exists on the school grounds to accommodate them, which would result in visitors and staff needing to park off-site.

e. The property's suitability for the zoned purpose: The subject property is fully suitable for its zoned purpose as an Institutional Building District. This zoning classification is intended to accommodate public- and community-serving uses such as schools, religious institutions, and similar educational or civic facilities. The existing use of the property as a school aligns directly with the intended purpose of the district and reflects a longstanding, appropriate institutional use.

f. The amount of time the subject property has been vacant as zoned in the context of land development in the vicinity: The subject property is zoned as IB and it is not vacant. The school that is currently onsite and operational fits within the limitations of the IB district.

g. The community's need for the proposed use: The proposed parking improvements directly address ongoing operational challenges, improve transportation safety, and enhance the school's ability to serve the community effectively. By accommodating more vehicles on the property itself, the project reduces congestion on adjacent public streets, minimizes queuing, and improves visibility and safety for pedestrians and motorists. Buses will have clearer, unobstructed areas to load and unload students, reducing conflicts between buses, parent vehicles, and pedestrians.

☒ Plat of Survey & Parcel Legal Description(s)

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☐ Surrounding Property Owners Addresses

Please attach the names and mailing addresses of all property owners of record (not tenants) within 250 feet of the property, excluding public rights-of-way, based on current County tax records. Contact Northbrook Zoning Administrator with questions about this process.

Attach a copy of a title policy or deed showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☐ Deed
- ☒ Title Policy or Title Commitment
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

Site Ownership and Control

List all legal and beneficial owners and their current mailing addresses:

Filing Fees

All applications require payment of a non-refundable fee, which can be paid in the Development & Planning Services office at the Village Hall or online following a formal application submittal with the Zoning Administrator. The fee payment must be complete to begin the review process.

Non-Refundable Fee for a Residential Variation is $350.00

Non-Refundable Fee for a Non-Residential Variation is $600.00.

Northbrook Ethics Code *(potential conflicts of interest)*
On a separate sheet of paper list the name, address, nature, and extent of any current or potential interest that any Village officer or employee may have in, or with respect to the owner, the applicant, or the property. **If none, check here:** ____

Repeat Application

Has any other application for this property been submitted to the Village and denied within the last two years?
____ yes __X__ no (check one)
If yes, attach a statement of the grounds justifying reconsideration.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Northbrook that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Northbrook Zoning Code and Northbrook Subdivision & Development Code and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Ordinance, the Northbrook Zoning Code and the Northbrook Subdivision & Development Code, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: _____ **Date** 12/12/25

Print Name & Title: Dale Falk Assistant Superintendent for Finance & Operations

Signature of Property Owner(s): _____ **Date** 12/12/25

Print Name & Title: Emily K. Tammaru Superintendent of Schools

Instructions for Submitting Electronic Files

When submitting a zoning or subdivision relief application with the Village you must submit **one electronic copy** of your application submittal. When submitting your electronic application materials, we ask that you follow the instructions below.

1. The electronic copy of your submittal should be submitted via email or on a USB flash drive (also known as a memory stick, a clip drive, thumb drive, etc.) submitted directly to staff as pdf attachments and NOT in a zip file or dropbox.
2. **Each electronic file must be submitted as a PDF file cannot be larger than 20 MB.**
3. The files should contain descriptive filenames; for example, landscape plans should be labeled "Landscape Plans – 1-21-16" rather than some internal file naming system such as "LAN 345662-Z". As included in the example of a filename, the filename should also contain the most recent revision date of the file "Landscape Plans – 1-21-16"
4. The files should be organized in a numeric order separate the number from the rest of the file name by a dash (-). For example:
   1–Application Form
   2–Plat of Survey
   3–Site Plan – 1-21-16
   4–Landscape Plan – 1-24-16

Northbrook School District 30 – Wescott School Parking Zoning Relief

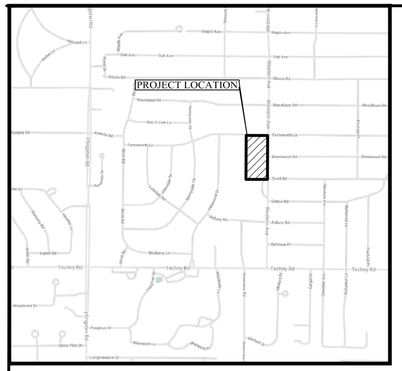
CAGE Engineering has been engaged by Northbrook School District 30 to design site improvements at Wescott School, located at 1820 Western Avenue in Northbrook, Illinois. The proposed project includes expansion of the southern parking lot to improve bus circulation and increase on-site parking capacity for staff and visitors.

The southwest portion of the existing parking lot will be expanded westward to provide twenty-two (22) additional parking spaces, including re-striping of the existing lot. Four (4) existing ADA-compliant parking spaces will remain. The central portion of the parking lot will also be reconfigured and re-striped to accommodate the revised layout. Additional scope items include new landscaping and modifications to the existing site lighting to align with the expanded configuration.

As part of the project, School District 30 is requesting zoning relief to reduce the required side yard setback to 8 feet 10 inches for seven (7) proposed parking spaces along the southern property line. The parking lot cannot be reasonably expanded to improve bus circulation and provide additional parking while fully complying with the setback requirements, as twenty-three (23) existing parking spaces are already located within the setback. The requested variance would allow the proposed parking spaces to align with the existing parking configuration, resulting in the most functional and efficient design for the school while minimizing impacts to the neighboring properties to the south. A proportional reduction to the required landscape transition yard is requested to correspond with the proposed setback reduction along the southern property line.

The proposed improvements will benefit both the school and the surrounding neighborhood by enhancing on-site traffic circulation and reducing the need for on-street parking through the addition of parking spaces on the subject property. These benefits cannot be achieved without the requested zoning relief. In addition, enhanced landscape screening is proposed along the west and south sides of the site to buffer adjacent properties and minimize visual impacts associated with the new improvements.

BOUNDARY
AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- WATER VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- COMMUNICATION MARKER
- COMMUNICATION PEDESTAL
- CABLE TELEVISION PEDESTAL
- AIR CONDITION UNIT
- CONTROL BOX
- WETLAND FLAG
- CAMERA
- CHARGING STATION
- PETROLEUM MARKER
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- PETROLEUM LINE
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- FIBER OPTIC LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE METAL
- PVC FENCE
- SILT FENCE
- GUARDRAIL
- OVERHEAD TRAFFIC ARM
- TELLER CHUTE
- DRAIN
- SPEAKER
- BUILDING LIGHT

ABBREVIATIONS

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- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
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- FLOOD ZONE DIVISION LINE

LEGAL DESCRIPTION

(WESCOTT SCHOOL PARCELS 1-4)
PARCEL 1:

THE NORTH 150.0 FEET OF THE SOUTH 1561.0 FEET OF THE EAST 549.0 FEET OF THE NORTHWEST 1/4 OF SECTION 16 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 16 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SOUTH 1411.0 FEET OF EAST 549.0 FEET OF SAID NORTHWEST 1/4; THENCE SOUTHEASTERLY TO A POINT ON NORTH LINE OF SOUTH 911.0 FEET OF SAID NORTHWEST 1/4 445.0 FEET WEST OF EAST LINE OF SAID NORTHWEST 1/4; THENCE WEST ON NORTH LINE OF SAID SOUTH 911.0 FEET TO WEST LINE OF SAID EAST 549.0 FEET; THENCE NORTH ON WEST LINE OF SAID EAST 549.0 FEET; 500.0 FEET TO PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 95.0 FEET AS MEASURED ALONG THE EAST LINE OF NORTHWEST 1/4 SECTION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 16 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID NORTHWEST 1/4, 911.0 FEET NORTH IF THE SOUTHEAST CORNER THEREOF, THENCE NORTH ON THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 500.0 FEET, THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 549.0 FEET, THENCE SOUTHEASTERLY IN A STRAIGHT LINE 510.70 FEET MORE OR LESS TO A POINT ON A LINE 911.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 AND 445.0 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; THENCE EAST ON A LINE 911.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION A DISTANCE OF 445.0 FEET TO THE PLACE OF BEGINNING.

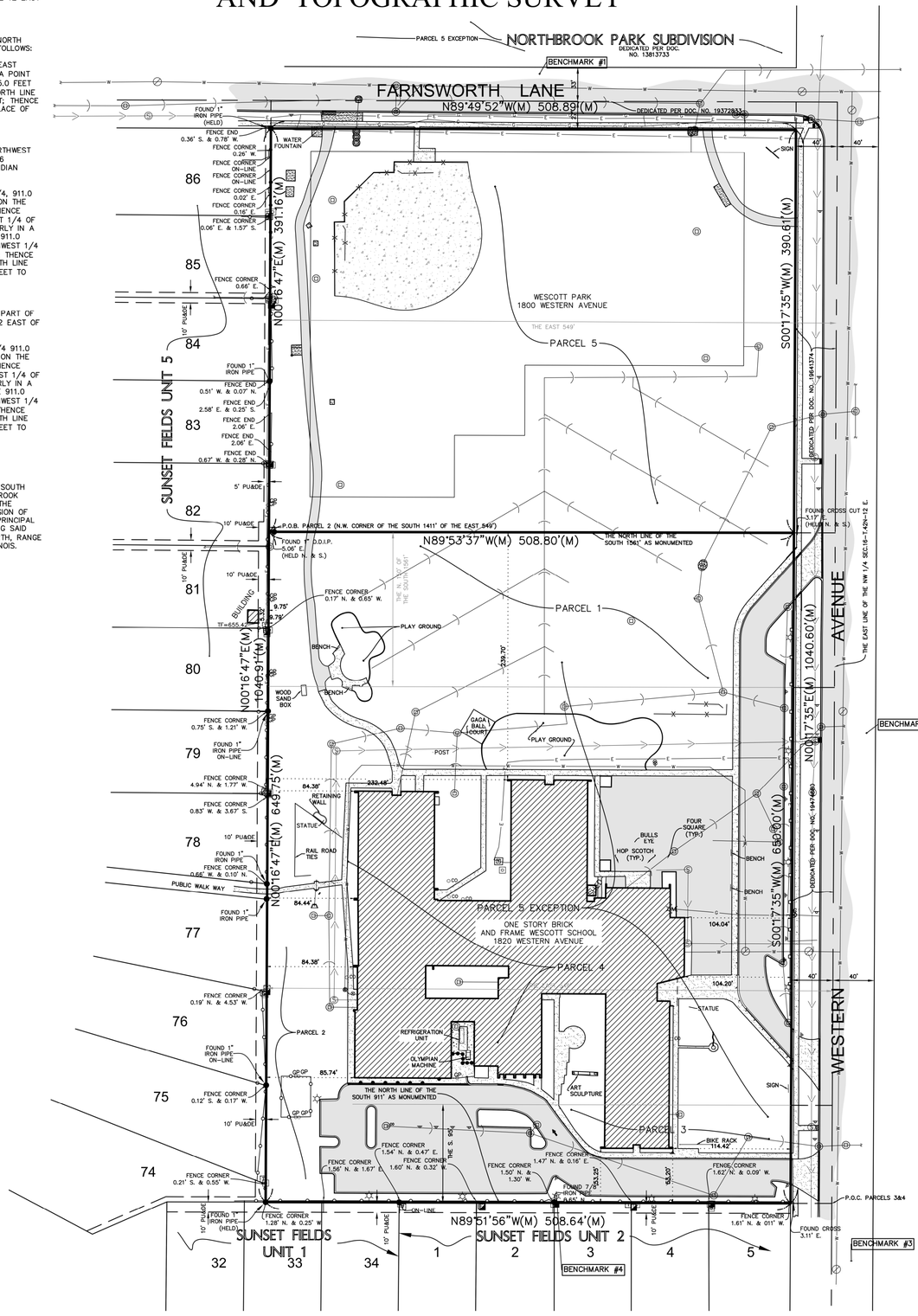
PARCEL 4:

THE NORTH 405.0 FEET AS MEASURED ON THE EAST LINE OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 16 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID NORTHWEST 1/4 911.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH ON THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 500.0 FEET, THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 549.0 FEET, THENCE SOUTHEASTERLY IN A STRAIGHT LINE 510.70 FEET, MORE OR LESS, TO A POINT ON A LINE 911.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 AND 445.0 FEET WEST OF THE EAST LINE OF SAID NORTHWEST ¼, THENCE EAST ON A LINE 911.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION A DISTANCE OF 445.0 FEET TO THE PLACE OF BEGINNING

(WESCOTT PARK)
PARCEL 5:

THE EAST 549.00 FEET OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 1561.0 FEET THEREOF, AND EXCEPT THAT PART FALLING IN NORTHBROOK PARK, A SUBDIVISION OF THE NORTH HALF OF LOTS 1 AND 2 AND THE NORTHEAST QUARTER OF LOT 3 OF THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND EXCEPT ALSO THE 27 FEET SOUTH OF AND ADJOINING SAID NORTHBROOK PARK SUBDIVISION) OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GRID NORTH

AREA SUMMARY
(TO HEAVY LINES)
529,498 SQUARE FEET
OR
12.156 ACRES
(BASED ON MEASURED VALUES)

SNOW NOTE:

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BENCHMARK

SITE BENCHMARK 1
NORTHEAST BOLT ON FIRE HYDRANT ON N. SIDE OF FARNSWORTH
ELEVATION=654.25 (NAVD 88)

SITE BENCHMARK 2
RAILROAD SPIKE IN SOUTHWEST FACE OF POWER POLE AT NORTHEAST CORNER OF WESTERN AVENUE AND SCOTT ROAD
ELEVATION=659.65 (NAVD 88)

SITE BENCHMARK 3
MULLER BOLT ON FIRST HYDRANT SOUTH OF SITE ON EAST SIDE OF WESTERN AVENUE
ELEVATION=661.94 (NAVD 88)

SITE BENCHMARK 4
SQUARE CUT IN CONCRETE BASE OF THIRD LIGHT POLE WEST OF SOUTHEAST OF SITE
ELEVATION=662.53 (NAVD 88)

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 02-12-2020 AND 12-15-2025. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/27

BY: _____ DATE: 12/29/2025
DAVID P. FILIPSKI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2026

DAVID P. FILIPSKI 35-3352 AURORA, ILLINOIS — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS

12/29/2025 11:46 AM – J:\PSDATA\2025 PROJECTS\25.0334\25.0334 BT.DWG

BOOK N/A PG N/A

NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	BY
	12-23-25		PC JS	DF CJC	

PROJECT
Wescott School
1820 Western Ave.
Northbrook, Il.

CLIENT
Northbrook/Glenview School Dist. 30
2374 Shermer Road
Northbrook, IL. 60062

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 60'

1 OF 3

PROJ. NO.: 25.0334

BOUNDARY
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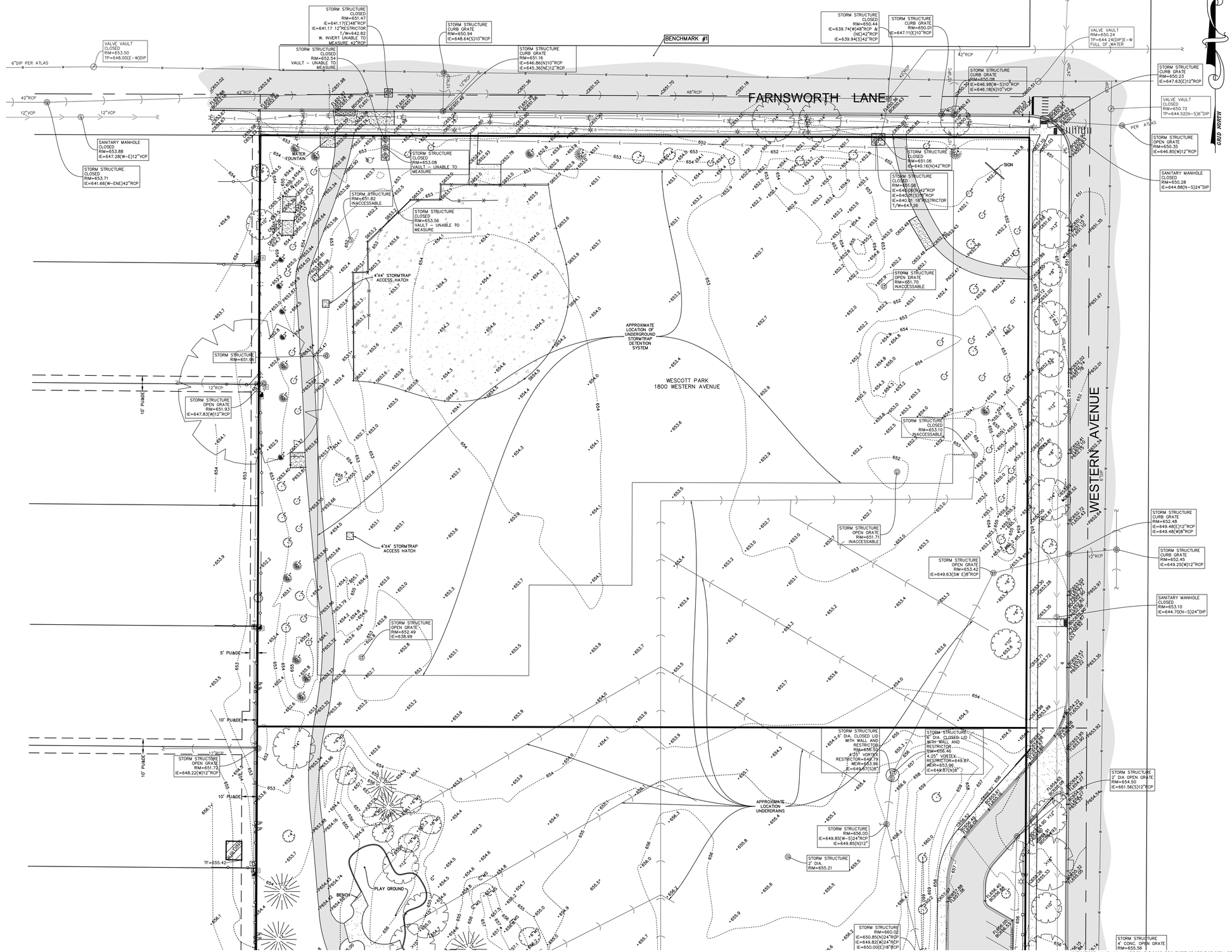
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



DATE:	12-23-25
NO.	
REVISIONS	
DRAWN BY	CJC
CHECKED BY	DF
BOOK N/A PG N/A	
BY	
DATE	

CLIENT
Northbrook/Glenview School Dist. 30
2374 Shermer Road
Northbrook, IL 60062

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SCALE: 1" = 30'

2 OF 3

PROJ. NO.: 25.0334

12/29/2025 11:46 AM – J:\PSDATA\2025 PROJECTS\25.0334\25.0334 BT.DWG

BOUNDARY
AND TOPOGRAPHIC SURVEY

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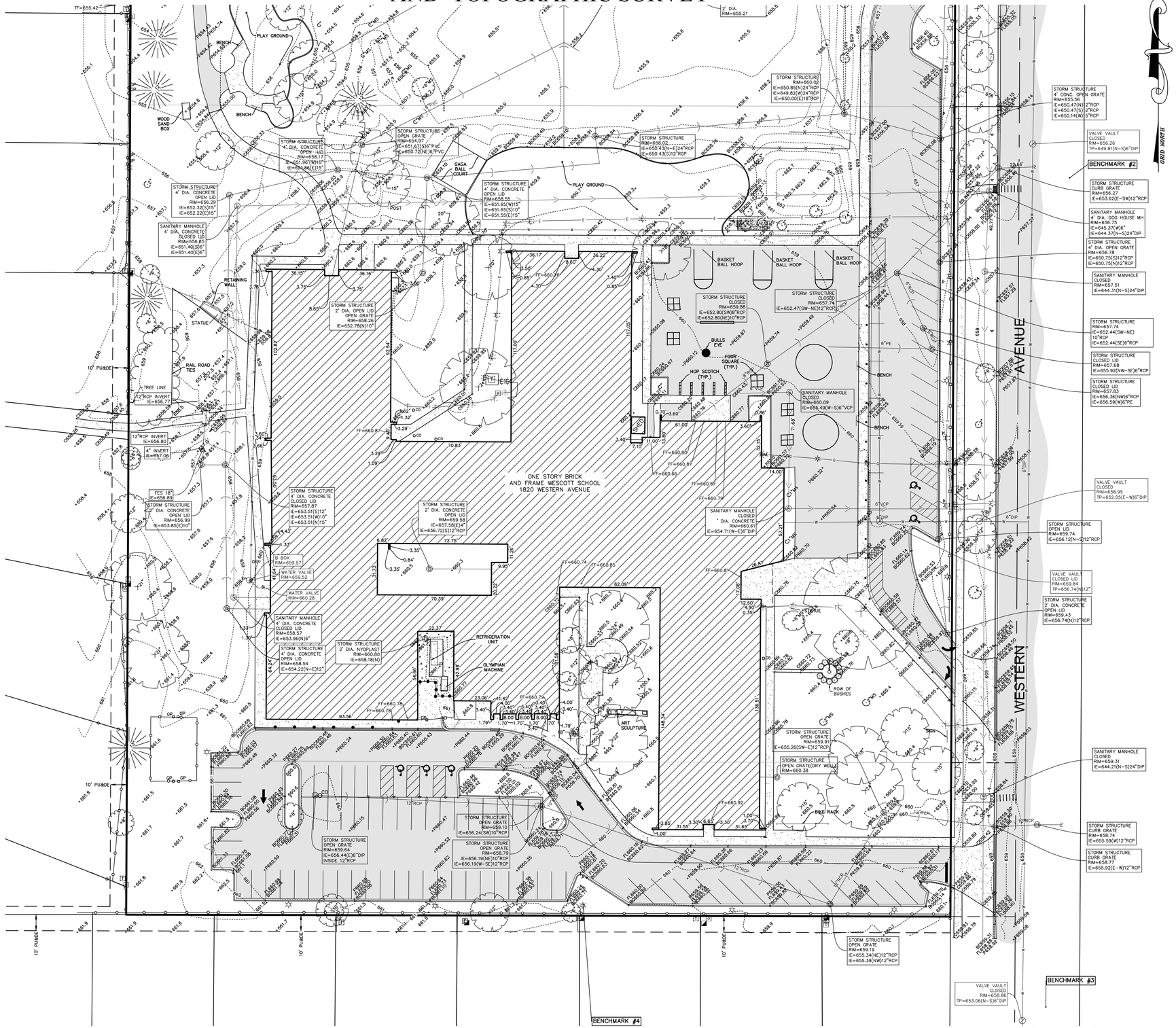

BOOK N/A PG N/A

NO.	REVISIONS	DRAWN BY	CHECKED BY	DATE
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DATE: 12-23-25	PC JS	CJC	DF	

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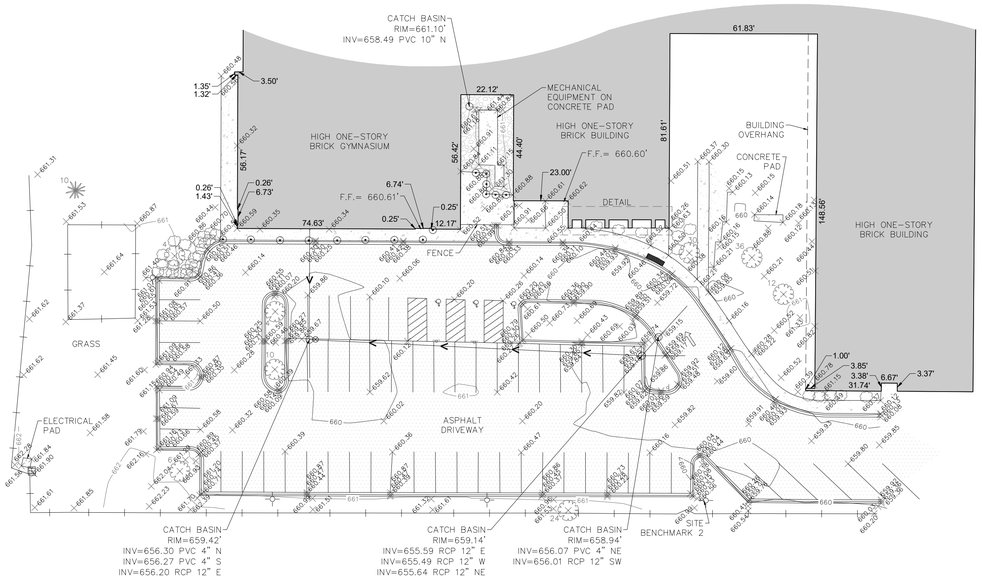
SCALE: 1" = 30'

3 OF 3

PROJ. NO.: 25.0334

12/29/2025 11:46 AM – J:\PSDATA\2025 PROJECTS\25.0334\25.0334 BT.DWG

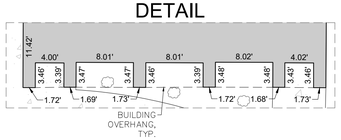
PARTIAL TOPOGRAPHIC SURVEY



0 30' 60'

1" = 30' (HORIZONTAL)

DETAIL



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

BENCHMARKS

REFERENCE BENCHMARK: NGS PID: AJ3076
LOCATED 0.15 MILES WEST ON LAKE COOK RD AND 33 FT SOUTH OF THE EASTBOUND CENTERLINE OF LAKE COOK RD, 300 FT WEST OF BUFFALO GROVE ROAD, 95 FT NORTHWEST OF PK NAIL IN POWER POLE, 91.5 FT WEST OF THE CENTER TO THE AGGREGATE ENTRANCE TO BOB MCNEELY FIELD PARKING LOT, 69.8 FT NORTHWEST OF PK NAIL IN 12 INCH DECIDUOUS TREE, 30 FT WEST OF THE EAST END OF THE CHAIN LINK FENCE LINE, 19 FT SOUTH OF THE BACK OF CURB OF LAKE COOK RD, 4 FT SOUTH OF THE CONCRETE SIDEWALK, 2 FT SOUTH OF THE CHAIN LINK FENCE LINE, AND 2 FT SOUTH OF AN ORANGE FIBERGLASS WITNESS POST.

ELEVATION: 676.01 DATUM: NAVD88-GEOID18

REFERENCE BENCHMARK: NGS PID: AJ2852
LOCATED IN THE SOUTHWEST CORNER OF INTERSECTION BETWEEN THE LAKE COOK RD OFF RAMP AND IL ROUTE 21 APPROXIMATELY 240 FT WEST OF IL ROUTE 21 AND 55 FT SOUTH OF CENTERLINE OF LAKE COOK RD, 49 FT SOUTHEAST OF LIGHT POLE, 45.5 FT SOUTHWEST OF MANHOLE, 7.6 FT SOUTH OF GUARD RAIL, 17 FT SOUTHEAST OF WEST END OF GUARD RAIL, AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST.

ELEVATION: 664.44 DATUM: NAVD88-GEOID18

SITE BENCHMARK 1:
NORTHWEST BOLT AT FIRE HYDRANT LOCATED APPROXIMATELY 7 FT NORTH OF SIDEWALK JUST OUTSIDE OF THE SOUTHEAST CORNER OF PLAYGROUND.

ELEVATION: 661.30 DATUM: NAVD88-GEOID18

SITE BENCHMARK 2:
ON CONCRETE BASE FOR LIGHT POLE LOCATED IN THE PARKING PLANTER AT THE MOST SOUTH PARKING ROW APPROXIMATELY 624 FT FROM THE CENTERLINE OF WESTERN AVENUE.

ELEVATION: 662.40 DATUM: NAVD88-GEOID18

LEGEND

- PAVEMENT LINE =
- CURB & GUTTER =
- CONCRETE SIDEWALK =
- STORM LINE =
- WOOD FENCE =
- EX. HYDRANT =
- EX. VALVE BOX =
- EX. LIGHT POLE =
- EX. BOLLARD =
- EX. SIGN =
- EX. CABLE PEDESTAL =
- EX. TELEPHONE PEDESTAL =
- EX. CATCH BASIN =
- EX. BUSH =
- EX. DECIDUOUS TREE =
- EX. CONIFEROUS TREE =
- EX. DRIVEWAY ARROW =
- EX. ADA PARKING SYMBOL =
- GRADE SHOT =
- EX. CONTOUR =
- EX. BUILDING =
- EX. CONCRETE =
- EX. ASPHALT PAVING =
- EX. AGGREGATE =
- EX. ADA TACTILE PAVING =

CURRENT P.I.N.:

04-16-103-011

OWNER/CLIENT

NORTHBROOK/ GLENVIEW
SCHOOL DISTRICT 30
2374 SHERMER ROAD,
NORTHBROOK, IL 60062

LOCATION MAP

(NOT TO SCALE)



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE. THE EXACT LOCATION MAY DIFFER FROM THE LOCATION SHOWN HEREON.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORTS TOGETHER WITH UTILITY MARKINGS (J.U.L.I.E., DIGGER, PRIVATE, ETC) IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES.
8. CAGE CIVIL ENGINEERING, LLC IS A PROFESSIONAL DESIGN FIRM, CURRENT LICENSE NO. 184007577, EXPIRES APRIL 30, 2027.

GABRIELA PTASINSKA
3893
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ILLINOIS

DATE: JULY 15, 2025

EXPIRES: NOVEMBER 30, 2026

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

WESCOTT SCHOOL ADDITIONAL PARKING

NORTHBROOK, ILLINOIS

PARTIAL TOPOGRAPHIC SURVEY

PROJ NO: 240205

PM : GP/AR

DATE : 07/03/2025

SCALE : 1"=30'

SHEET NUMBER

1 OF 1

PRELIMINARY ENGINEERING FOR

WESCOTT SCHOOL PARKING LOT EXPANSION

1820 WESTERN AVENUE, NORTHBROOK, IL 60062

INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE PLAN LAYOUT
C3.0	GRADING PLAN LAYOUT
C4.0	UTILITY PLAN LAYOUT
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS

LOCATION MAP



SECTION 16, TOWNSHIP 42 N, RANGE 12 E

REFERENCE BENCHMARK:
LOCATED 0.15 MILES WEST ON LAKE COOK ROAD AND 33 FT SOUTH OF THE EASTBOUND CENTERLINE OF LAKE COOK ROAD, 300 FT WEST OF BUFFALO GROVE ROAD, 95 FT NORTHWEST OF P.K. NAIL IN POWER POLE, 91.5 FT WEST OF THE CENTER OF THE AGGREGATE ENTRANCE TO BOB MCNEELY FIELD PARKING LOT, 69.8 FT NORTHWEST OF P.K. NAIL IN 12 INCH DECIDUOUS TREE, 30 FT WEST OF THE EAST END OF THE CHAIN LINK FENCE LINE, 19 FT SOUTH OF THE BACK OF CURB OF LAKE COOK ROAD, 4 FT SOUTH OF THE CONCRETE SIDEWALK, 2 FT SOUTH OF THE CHAIN LINK FENCE LINE, AND 2 FT SOUTH OF AN ORANGE FIBERGLASS WITNESS POST.

ELEVATION= 676.01
DATUM= NAVD88-GEOID18

REFERENCE BENCHMARK: NGS PID: AJ2852
LOCATED IN THE SOUTHWEST CORNER OF INTERSECTION BETWEEN THE LAKE COOK ROAD OFF RAMP AND IL ROUTE 21 APPROXIMATELY 240 FT WEST OF IL ROUTE 21 AND 55 FT SOUTH OF CENTERLINE OF LAKE COOK ROAD, 49 FT SOUTHEAST OF LIGHT POLE, 45.5 FT SOUTHWEST OF MANHOLE, 7.6 FT SOUTH OF GUARD RAIL, 17 FT SOUTHEAST OF WEST END OF GUARD RAIL, AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST.

ELEVATION= 664.44
DATUM= NAVD88-GEOID18

SITE BENCHMARK 1:
NORTHWEST BOLT AT FIRE HYDRANT LOCATED APPROXIMATELY 7 FT NORTH OF SIDEWALK JUST OUTSIDE OF THE SOUTHEAST CORNER OF PLAYGROUND.

ELEVATION= 661.30
DATUM= NAVD88-GEOID18

SITE BENCHMARK 2:
ON CONCRETE BASE FOR LIGHT POLE LOCATED IN THE PARKING PLANTER AT THE MOST SOUTH PARKING ROW APPROXIMATELY 624 FT. FROM THE CENTERLINE OF WESTERN AVENUE.

Know what's below. Call before you dig.

Call Before You Dig — JULIE ILLINOIS ONE-CALL SYSTEM

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	B6.12 CURB & GUTTER
CURB & GUTTER	DEPRESSED CURB & GUTTER
EXISTING BUILDING	PCC SIDEWALK
PCC SIDEWALK	STANDARD DUTY BITUMINOUS PAVEMENT
GAS SERVICE	HEAVY DUTY ASPHALT PAVEMENT
ELECTRIC SERVICE	STORM SEWER
STORM SEWER	STORM STRUCTURE
SANITARY SEWER	FLOW ARROW
WATER MAIN	OVERLAND FLOOD ROUTE
CABLE LINE	100.00 TOW TOP OF WALK SPOT ELEVATION
OVERHEAD UTILITY LINE	100.00 TC TOP OF CURB SPOT ELEVATION
COMMUNICATION LINE	100.00 FL FLOW LINE SPOT ELEVATION
FIBER OPTIC LINE	100.00 P PAVEMENT SPOT ELEVATION
FENCE	100.00 G GROUND SPOT ELEVATION
STORM STRUCTURE	MAJOR CONTOUR
SANITARY MANHOLE	MINOR CONTOUR
CLEANOUT	
WATER METER	
VALVE VAULT	
VALVE BOX	
HYDRANT	
GAS METER	
ELECTRIC METER	
PARKING LOT LIGHT	
UTILITY POLE	
GUY WIRE	
TRANSFORMER	
FIBER OPTIC BOX	
FIBER OPTIC PEDESTAL	
CABLE PEDESTAL	
PHONE PEDESTAL	
ELECTRIC PEDESTAL	
MAJOR CONTOUR	
MINOR CONTOUR	

VILLAGE PERMIT NUMBER

COOK STORMWATER MANAGEMENT APPLICATION NUMBER

PIN NUMBERS 04-16-103-011

CAGE
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NORTHBROOK SCHOOL DISTRICT 30
WESCOTT SCHOOL PARKING LOT EXPANSION
1820 WESTERN AVE, NORTHBROOK, IL 60062

PROJ NO: 240205
ENG : CW / LES / JDL
DATE : 12/19/2025

SHEET TITLE
SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0
1 OF 8

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY VILLAGE OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE VILLAGE ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25', AND SHALL NOT EXCEED 15' FOR CURB AND GUTTER IN THE ROW.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE REMOVED AND REPLACED, ROUTED, OR SAWED AND SEALED PER THE DIRECTION OF THE OWNER OR VILLAGE AND BE ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 5 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT RESIDENTIAL DRIVEWAYS AND 8" AT COMMERCIAL DRIVEWAYS OR AS REQUIRED BY THE VILLAGE OF NORTHBROOK.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

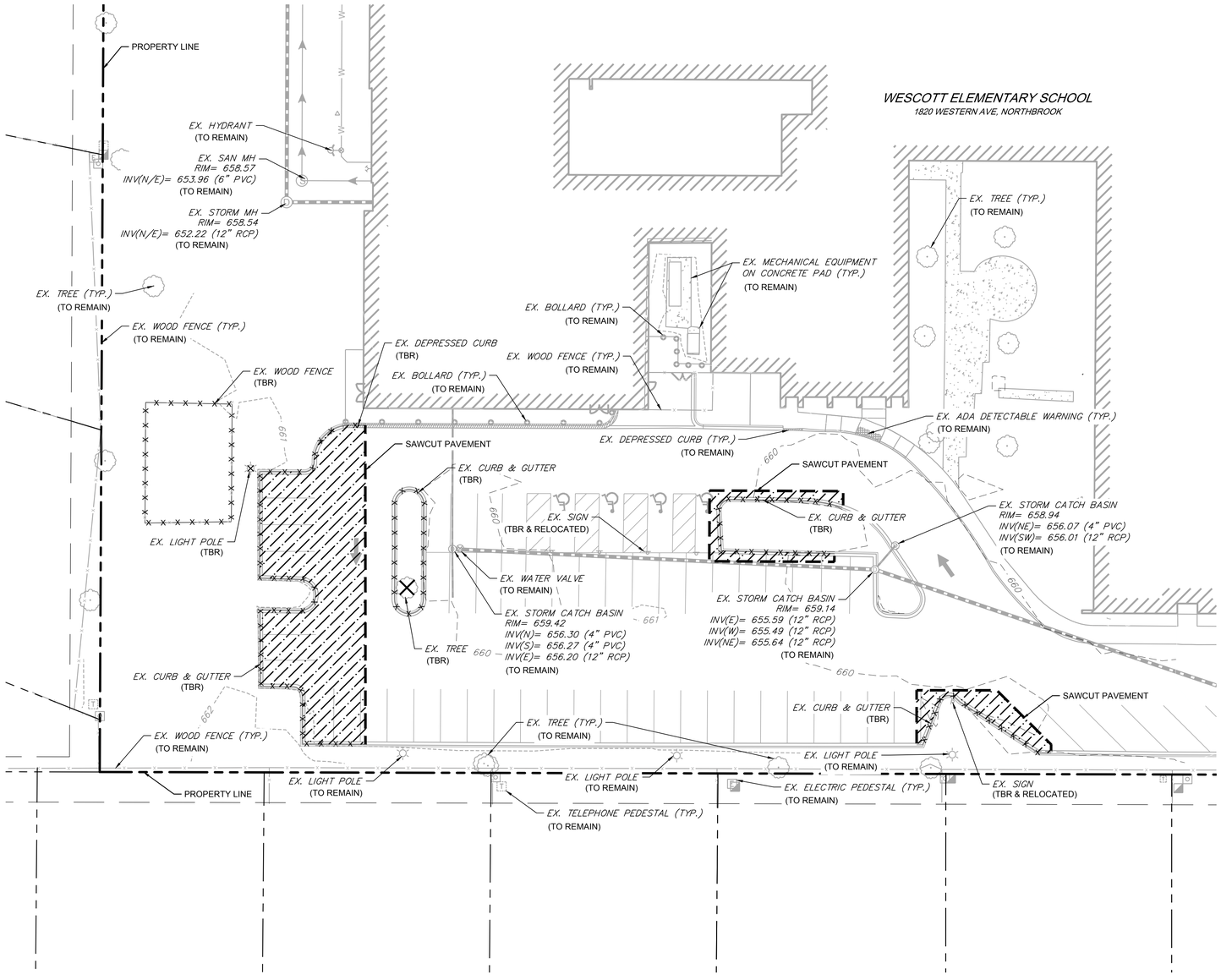
1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

1. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
2. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
3. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
5. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
6. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
10. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
11. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
12. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
13. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
14. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
16. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
17. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
18. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. VILLAGE OF NORTHBROOK OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. SELECT GRANULAR BACKFILL IS REQUIRED IN THE ROW PER THE VILLAGE OF GLEN ELLYN.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS, MEASURED EDGE TO EDGE. WATER MAINS MAY BE LAID CLOSER THAN 10 FEET WHEN, LOCAL CONDITIONS PREVENT 10' SEPARATION, WATER MAIN INVERT IS AT LEAST 18" ABOVE CROWN OF SEWER, AND WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. IF PREVIOUSLY MENTIONED SEPARATION REQUIREMENTS CANNOT BE MET, WATER MAIN MUST BE CONSTRUCTED OF MATERIALS SPECIFIED IN ILLINOIS ADMINISTRATIVE CODE 604.1410 OR THE SEWER HAS A STRUCTURAL LINING THAT MEETS ASTM F1216. THE DRAIN OR SEWER MUST BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING. WATER MAINS MUST BE LAID AT LEAST 25' HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY LIFT STATION.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. THE VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN 10' HORIZONTALLY OF THE OUTER EDGE OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE MUST BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN. IF PROPER SEPARATION IS NOT POSSIBLE, THE AGENCY MAY APPROVE ALTERNATE METHODS INCLUDING BOTH THE WATER MAIN AND SEWER CONSTRUCTED OF WATER MAIN OR CARRIER PIPE EQUIVALENT MATERIALS SPECIFIED IN ILLINOIS ADMINISTRATIVE CODE SECTION 604.1410, THE SEWER HAS A STRUCTURAL LINING MEETING ASTM F1216, OR WHEN THE WATER MAIN A SEWER CROSS THE STORM SEWER IS CONSTRUCTED OF RCP CONFORMING TO ASTM C76. WHEN PLACING THE WATER MAIN ABOVE THE STORM SEWERS IS NOT POSSIBLE THE WATER MAIN MAY BE LAID SO THAT IT IS AT LEAST 18" BELOW THE INVERT OF THE DRAIN OR SEWER. ALSO WATER MAIN CAN BE PLACED BELOW STORM SEWER IF CONSTRUCTED OF THE PREVIOUSLY MENTIONED MATERIALS FOR THE ALTERNATE METHODS SCENARIO. WATER MAINS MUST BE SEPARATED FROM SEWAGE DISPOSAL SYSTEMS, DISPOSAL FIELDS AND SEEPAGE BEDS BY A MINIMUM OF 25'.OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
      a. BELL-AND-SPIGOT ENDS
      b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   D. FRAME AND GRATES
      a. FRAME AND LID - EJIW-1022-2 OR NEENAH R-1772-A
10. SANITAR



DEMOLITION LEGEND

- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- **(TBR)** TO BE REMOVED

BENCHMARK SUMMARY:

REFERENCE BENCHMARK:
LOCATED 0.15 MILES WEST ON LAKE COOK ROAD AND 33 FT SOUTH OF THE EASTBOUND CENTERLINE OF LAKE COOK ROAD, 300 FT WEST OF BUFFALO GROVE ROAD, 95 FT NORTHWEST OF P.K. NAIL IN POWER POLE, 91.5 FT WEST OF THE CENTER OF THE AGGREGATE ENTRANCE TO BOB MCNEELY FIELD PARKING LOT, 69.8 FT NORTHWEST OF P.K. NAIL IN 12 INCH DECIDUOUS TREE, 30 FT WEST OF THE EAST END OF THE CHAIN LINK FENCE LINE, 19 FT SOUTH OF THE BACK OF CURB OF LAKE COOK ROAD, 4 FT SOUTH OF THE CONCRETE SIDEWALK, 2 FT SOUTH OF THE CHAIN LINK FENCE LINE, AND 2 FT SOUTH OF AN ORANGE FIBERGLASS WITNESS POST.

ELEVATION= 676.01
DATUM= NAVD88-GEOID18

REFERENCE BENCHMARK: NGS PID: AJ2852
LOCATED IN THE SOUTHWEST CORNER OF INTERSECTION BETWEEN THE LAKE COOK ROAD OFF RAMP AND IL ROUTE 21 APPROXIMATELY 240 FT WEST OF IL ROUTE 21 AND 55 FT SOUTH OF CENTERLINE OF LAKE COOK ROAD, 49 FT SOUTHEAST OF LIGHT POLE, 45.5 FT SOUTHWEST OF MANHOLE, 7.6 FT SOUTH OF GUARD RAIL, 17 FT SOUTHEAST OF WEST END OF GUARD RAIL, AND 2 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST.

ELEVATION= 664.44
DATUM= NAVD88-GEOID18

SITE BENCHMARK 1:
NORTHWEST BOLT AT FIRE HYDRANT LOCATED APPROXIMATELY 7 FT NORTH OF SIDEWALK JUST OUTSIDE OF THE SOUTHEAST CORNER OF PLAYGROUND.

ELEVATION= 661.30
DATUM= NAVD88-GEOID18

SITE BENCHMARK 2:
ON CONCRETE BASE FOR LIGHT POLE LOCATED IN THE PARKING PLANTER AT THE MOST SOUTH PARKING ROW APPROXIMATELY 624 FT. FROM THE CENTERLINE OF WESTERN AVENUE.

ELEVATION= 662.40
DATUM= NAVD88-GEOID18

JULIE
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811

0 30' 60'
1" = 20' (HORIZONTAL)

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P: 630.596.0007
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NORTHBROOK SCHOOL DISTRICT 30

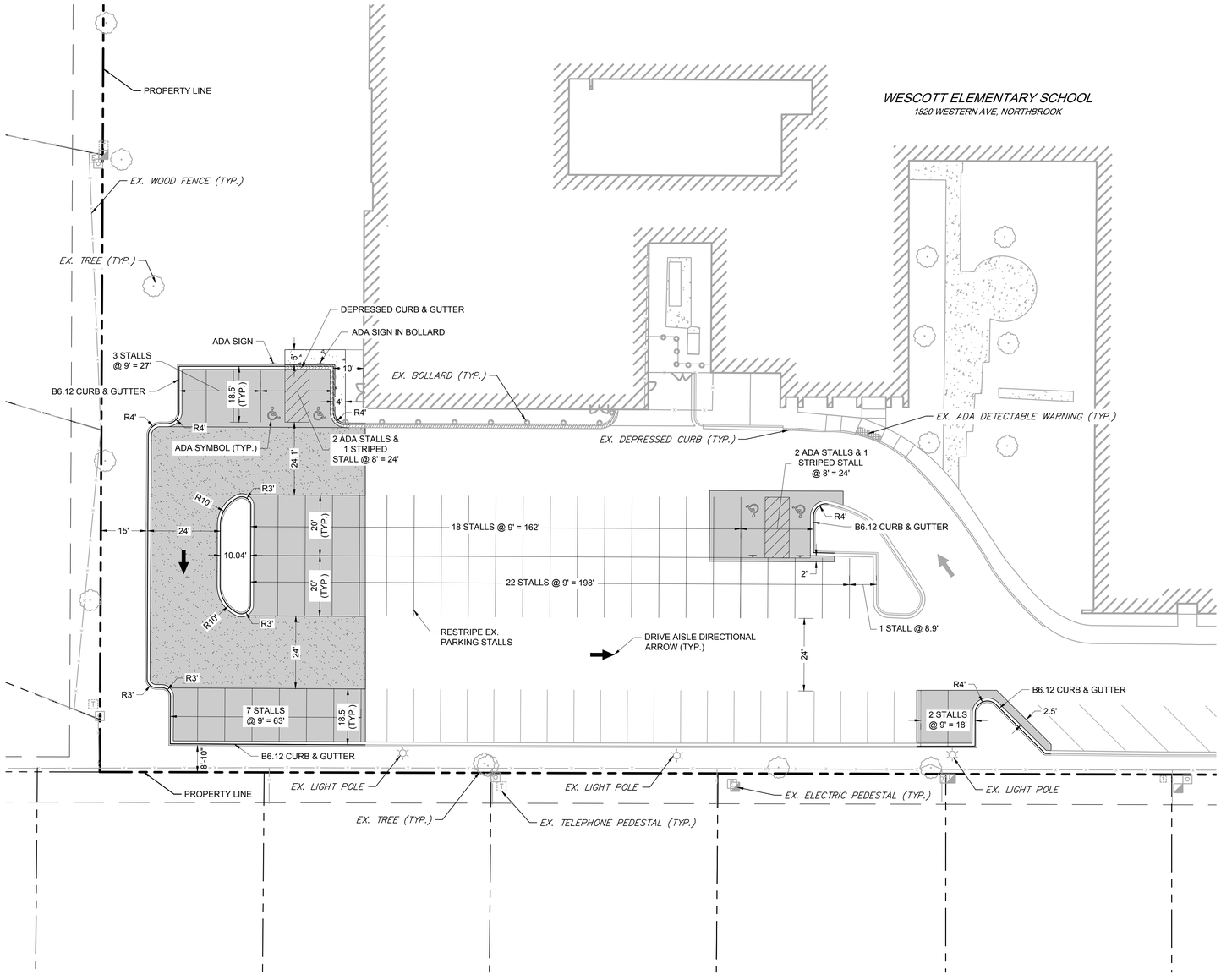
WESCOTT SCHOOL PARKING LOT EXPANSION

1820 WESTERN AVE.
NORTHBROOK, IL 60062

PROJ NO.: 240205
ENG.: CW / LES / JDL
DATE: 12/19/2025

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
C1.0
3 OF 8



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PCC SIDEWALK
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER

PARKING SUMMARY:

STANDARD STALLS:	73
ADA STALLS:	4
TOTAL STALLS:	77

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NORTHBROOK SCHOOL DISTRICT 30

WESCOTT SCHOOL PARKING LOT EXPANSION

1820 WESTERN AVE.
NORTHBROOK, IL 60062

PROJ NO: 240205
ENG : CW / LES / JDL
DATE : 12/19/2025

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SHEET TITLE

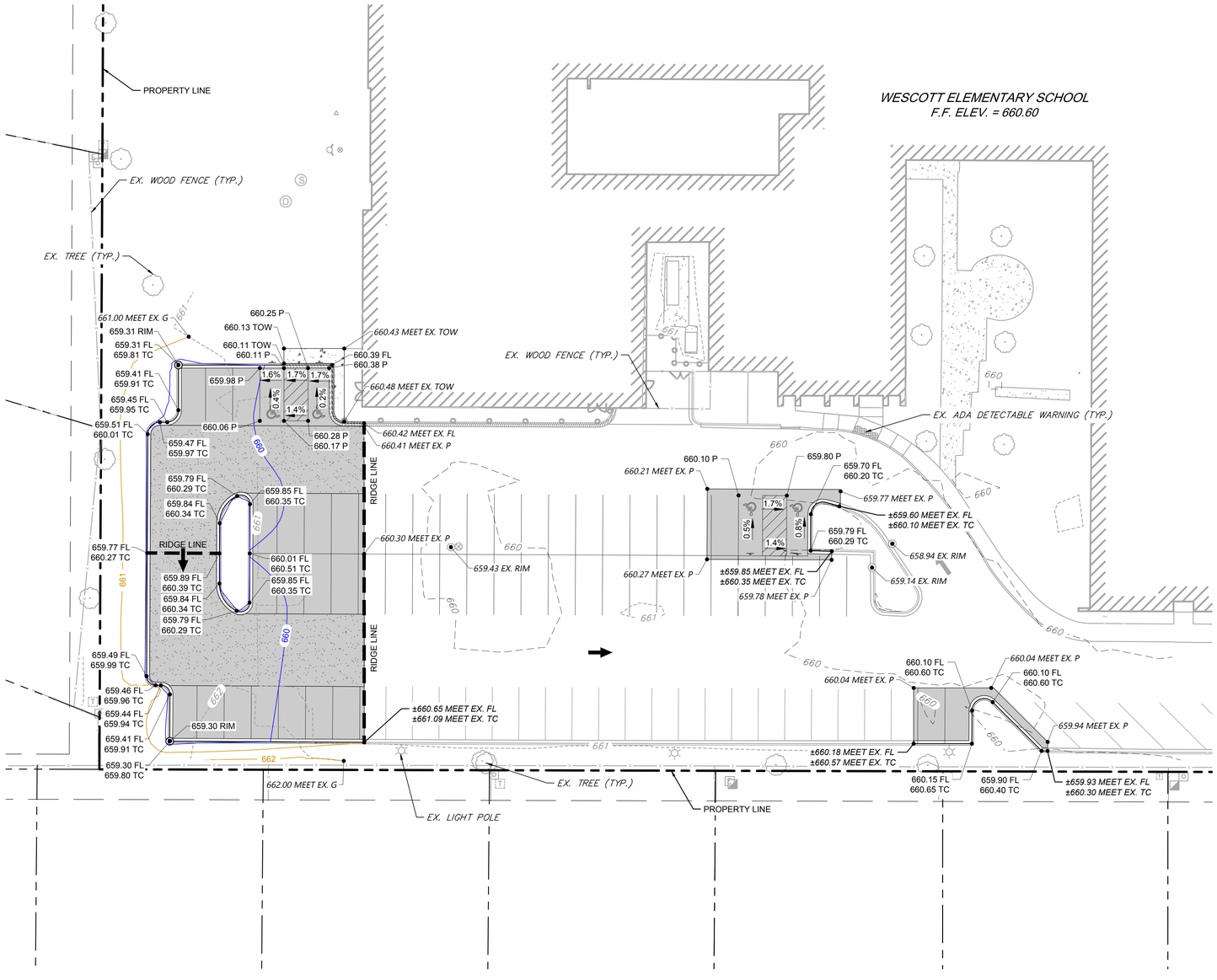
SITE LAYOUT PLAN

0 30' 60'
1" = 20' (HORIZONTAL)

SHEET NUMBER

C2.0

4 OF 8



GRADING LEGEND

- 1.0% — DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 FL — FLOW LINE SPOT ELEVATION
- 700.00 TC — TOP OF CURB SPOT ELEVATION
- 700.00 G — GROUND SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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NORTHBROOK SCHOOL DISTRICT 30

WESCOTT SCHOOL PARKING LOT EXPANSION

1820 WESTERN AVE.
NORTHBROOK, IL 60062

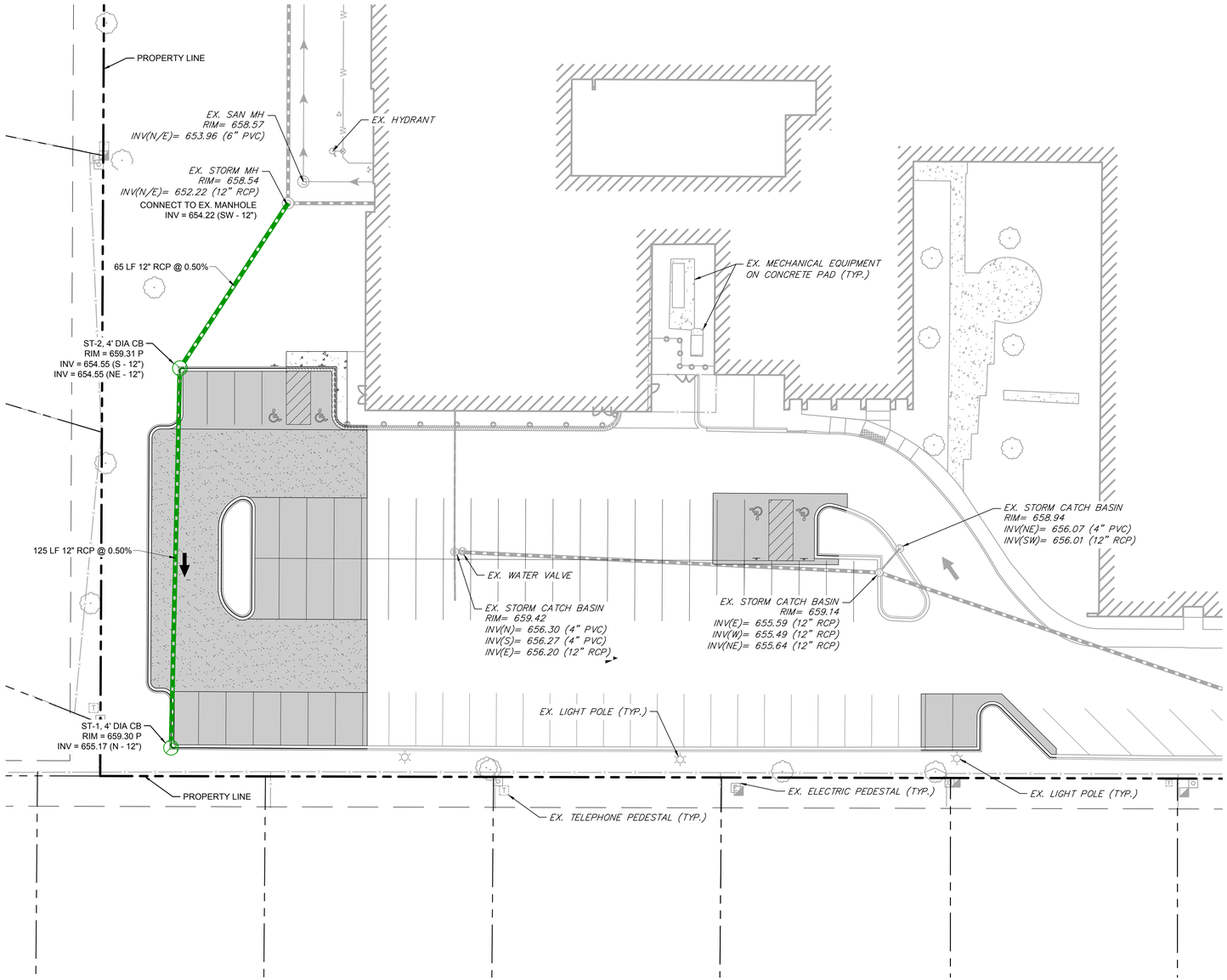
811 JULIE CALL BEFORE YOU DIG 811

PROJ NO: 240205
ENG : CW / LES / JDL
DATE : 12/19/2025

SHEET TITLE
GRADING PLAN LAYOUT

0 30' 60'
1" = 20' (HORIZONTAL)

SHEET NUMBER
C3.0
5 OF 8



UTILITY LEGEND

- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

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NORTHBROOK SCHOOL DISTRICT 30

WESCOTT SCHOOL
PARKING LOT EXPANSION

1820 WESTERN AVE.
NORTHBROOK, IL 60062

JULIE
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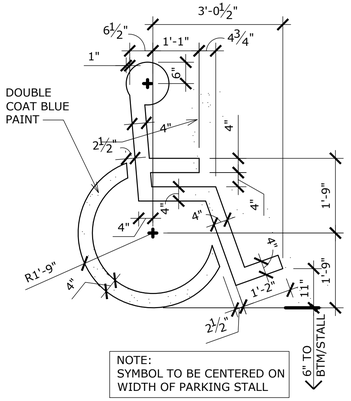
811

0 30' 60'
1" = 20' (HORIZONTAL)

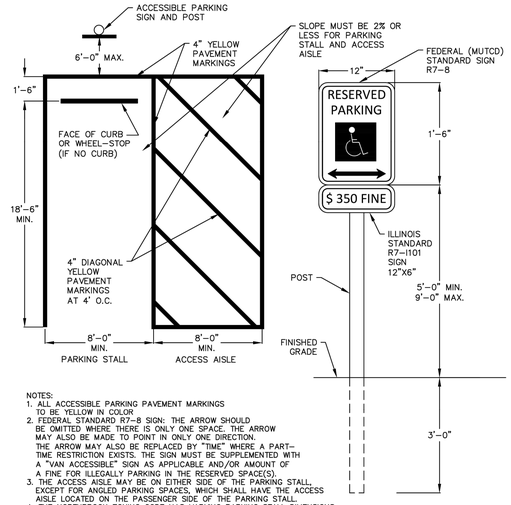
PROJ NO: 240205
ENG : CW / LES / JDL
DATE : 12/19/2025

SHEET TITLE:
SITE UTILITY PLAN

SHEET NUMBER
C4.0
6 OF 8



NOTE:
SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL



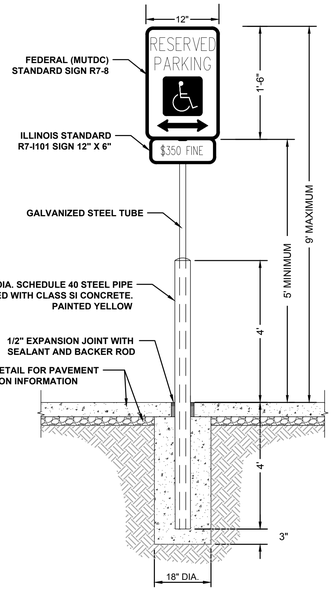
NOTES:
1. ALL ACCESSIBLE PARKING PAVEMENT MARKINGS TO BE YELLOW IN COLOR
2. FEDERAL STANDARD R7-8 SIGN: THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" WHERE A PART-TIME RESTRICTION EXISTS. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF A FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S).
3. THE ACCESS AISLE MAY BE ON EITHER SIDE OF THE PARKING STALL, EXCEPT FOR ANGLED PARKING SPACES, WHICH SHALL HAVE THE ACCESS AISLE LOCATED ON THE PASSENGER SIDE OF THE PARKING STALL.
4. THE NORTHBROOK ZONING CODE HAS VARYING PARKING STALL DIMENSIONS DEPENDING UPON THE ZONING DISTRICT. THIS DETAIL SHOWS THE MOST COMMON SIZE.

ACCESSIBLE PARKING DETAIL

northbrook Public Works Department	DATE	REVISIONS
	7-25-19	Dimensions, Notes
	4-1-21	Added Plan Note
	5-1-23	Updated Detail

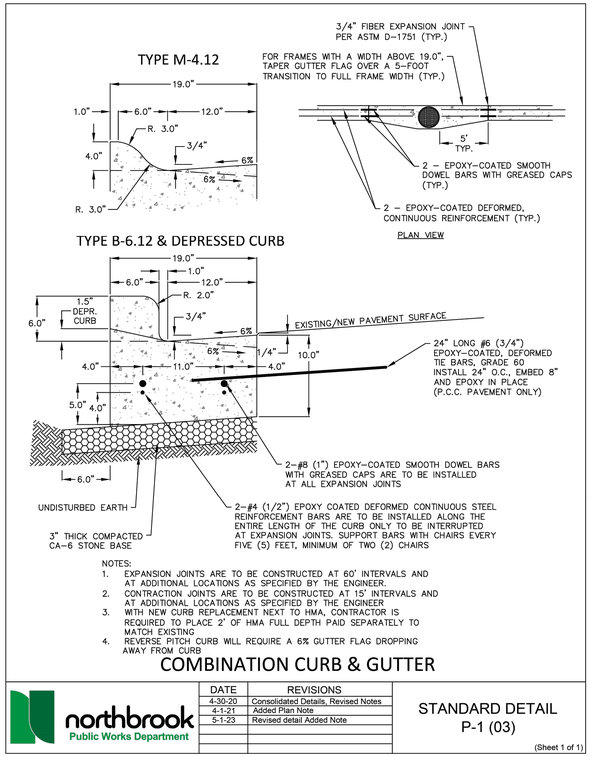
STANDARD DETAIL
P-10 (03)
(Sheet 1 of 1)

ACCESSBILE PARKING STRIPING & SIGNAGE DETAILS
Scale: NOT TO SCALE



* REFER TO NORTHBROOK ADA DETAIL FOR ADA SIGN AND STRIPING REQUIREMENTS

ACCESSBILE PARKING SIGN IN BOLLARD DETAIL
Scale: NOT TO SCALE



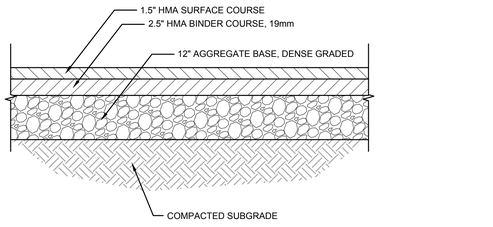
NOTES:
1. EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 60' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER.
2. CONTRACTION JOINTS ARE TO BE CONSTRUCTED AT 15' INTERVALS AND AT ADDITIONAL LOCATIONS AS SPECIFIED BY THE ENGINEER
3. WITH NEW CURB REPLACEMENT NEXT TO HMA, CONTRACTOR IS REQUIRED TO PLACE 2' OF HMA FULL DEPTH PAID SEPARATELY TO MATCH EXISTING
4. REVERSE PITCH CURB WILL REQUIRE A 6% GUTTER FLAG DROPPING AWAY FROM CURB

COMBINATION CURB & GUTTER

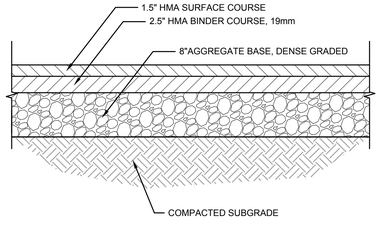
northbrook Public Works Department	DATE	REVISIONS
	4-30-20	Consolidated Details, Revised Notes
	4-1-21	Added Plan Note
	5-1-23	Revised detail Added Note

STANDARD DETAIL
P-1 (03)
(Sheet 1 of 1)

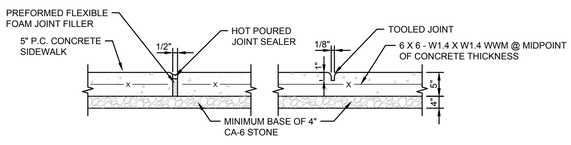
COMBINATION CURB & GUTTER DETAIL
Scale: NOT TO SCALE



HEAVY DUTY BITUMINOUS PAVEMENT DETAIL
Scale: NOT TO SCALE



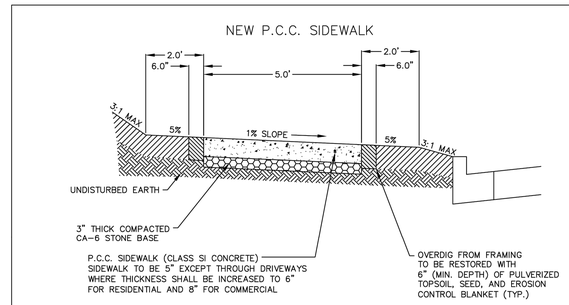
STANDARD DUTY BITUMINOUS PAVEMENT DETAIL
Scale: NOT TO SCALE

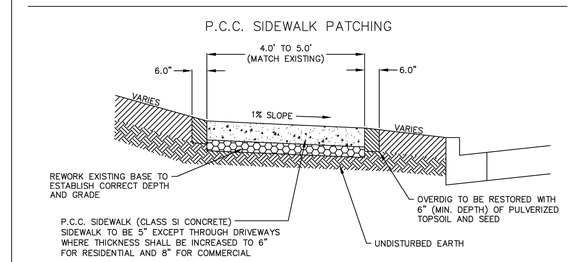


EXPANSION JOINT CONTRACTION JOINT

1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
2. PROVIDE CONTRACTION JOINTS AT 5' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.

SIDEWALK EXPANSION JOINT DETAIL
Scale: NOT TO SCALE





NOTES:
1. WHEN CONSTRUCTING SIDEWALK WITHIN THE DRIPLINE OF A TREE, FOLLOW STANDARD DETAIL FOR "P.C.C. SIDEWALK IN DRIPLINE DETAIL" P-6
2. PROVIDE 1/2" THICK FIBER EXPANSION JOINT PER ASTM D-1751 EVERY 50 FEET

P.C.C. SIDEWALK DETAIL

northbrook Public Works Department	DATE	REVISIONS
	4-30-20	Consolidated Sidewalk Details
	5-1-23	Revised Callouts

STANDARD DETAIL
P-5 (02)
(Sheet 1 of 1)

CONCRETE SIDEWALK DETAIL
Scale: NOT TO SCALE

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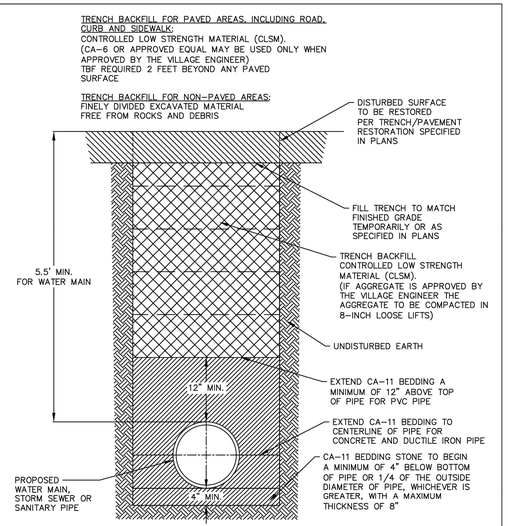
NORTHBROOK SCHOOL DISTRICT 30
WESCOTT SCHOOL PARKING LOT EXPANSION
1820 WESTERN AVE.
NORTHBROOK, IL 60062

PROJ NO: 240205
ENG : CW / LES / JDL
DATE : 12/19/2025

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER
C5.0
7 OF 8



MIX I	
PORTLAND CEMENT	50 LB (30 KG)
FLY ASH – CLASS C or F	125 LB (74 KG)
FINE AGGREGATE – SATURATED SURFACE DRY	2900 LB (1720 KG)
WATER	50–65 GAL (248–322 L)
AIR CONTENT	NO AIR IS ENTRAINED

TYPICAL TRENCH AND BEDDING DETAIL

northbrook
Public Works Department

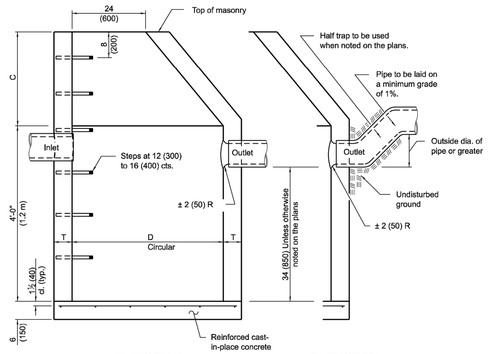
DATE	REVISIONS
1-9-19	Consolidated Trench Details
5-12-22	Controlled Low Strength Material

STANDARD DETAIL
W-11 (02)

(Sheet 1 of 1)

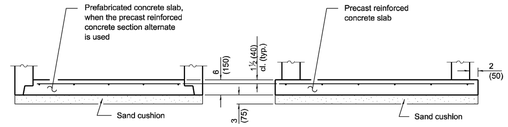
TYPICAL TRENCH & BEDDING DETAIL

Scale: NOT TO SCALE



ELEVATION (Standard Outlet)

ELEVATION (Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-In-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

BSM(D) 1-1-07

DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note.
	Detail rein. in slabs. Revised
	general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02

STORM CATCH BASIN TYPE A DETAIL

Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE

REVISIONS △

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE DISCLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

NORTHBROOK SCHOOL DISTRICT 30
WESCOTT SCHOOL
PARKING LOT EXPANSION
1820 WESTERN AVE.
NORTHBROOK, IL 60062

PROJ NO: 240205
ENG : CW / LES / JDL
DATE : 12/19/2025

SHEET TITLE
CONSTRUCTION DETAILS

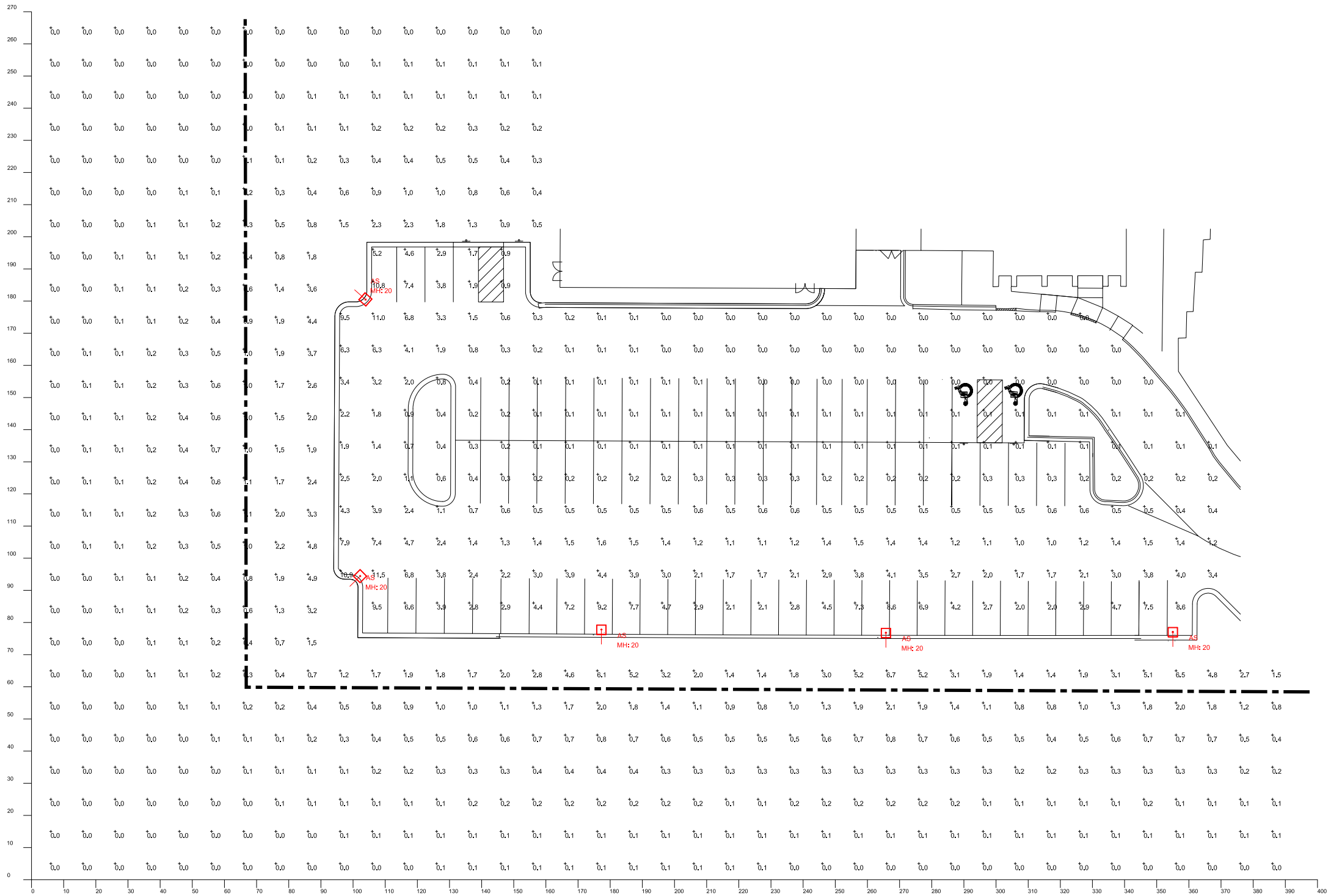
SHEET NUMBER
C5.1
8 OF 8

SHABONEE SCHOOL
PARKING LOT
SITE LIGHTING

Luminaire Schedule							
Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens
	5	AS	MAVERICK®: 05370 PANTHER SHOEBOX 150W-5K / MTD AT 20' AFG	150	0.900	21750

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	1.59	11.5	0.0	N.A.	N.A.
SPILL LIGHT	Illuminance	Fc	0.56	6.7	0.0	N.A.	N.A.

Filename: SSPK-2025-11-25.AGI



LED Area Light
(Panther SR)

CERTIFICATIONS

PRODUCT FEATURES

5 YEAR WARRANTY

IP65 RATED

SENSOR READY



Construction
Die-cast aluminum housing with powder coat finish.
UV stabilized polycarbonate lens.

Applications
- Car Dealerships
- Factories
- Parking Lots
- Playgrounds
- Retail Centers
- Walkways
- Warehouses

Mounting
- Arm Mount
- Slipfitter Mount
- Trunnion Mount

Warranty
5-Year Limited Product Warranty

BENEFITS

- Shorting cap included.
- Instant start, no flickering or humming.
- Green, eco-friendly, no mercury.
- 6KV surge protection.

SPECIFICATIONS	
Available Wattage	100W - 200W
Available CCT	5000K
Efficacy Average	130 LM/W
Lumen Output	13,000 LM - 26,000 LM
Input Voltage	AC100-277V
Input Frequency	50/60HZ
CRI	>80
Power Factor	0.9
THD	<20%
Working Temp	-40F to 113F (-40C to 45C)
Lens	Striped
IP Rating	IP65
Dimming	Yes
Life Span (Hours)	>50,000

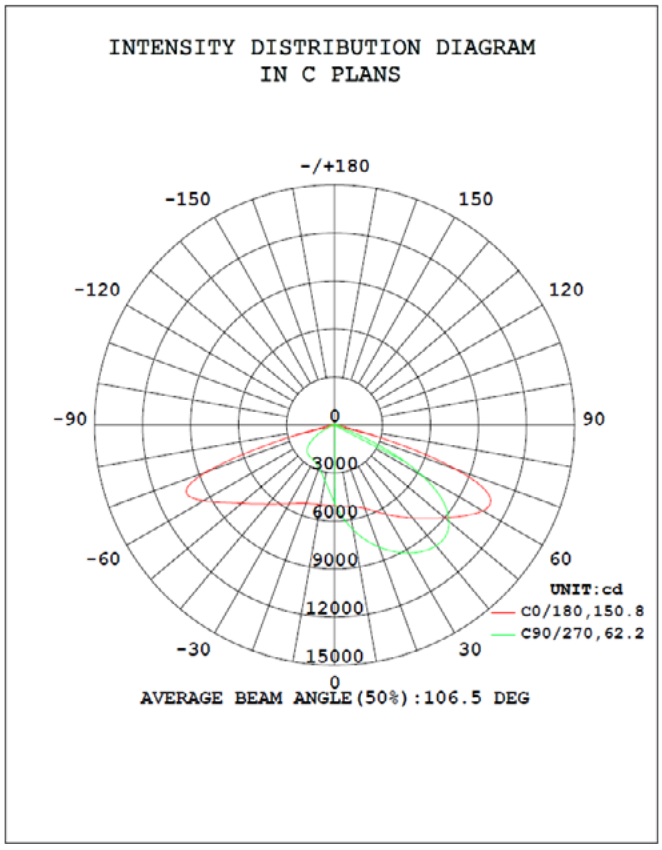
LED Area Light
(Panther SR)

Order Code	DLC Model #	Color	Watts	CCT	LM/Watt	Total Lumens	Voltage
05369	SS-AR07-100W-H3-50K[Blank,(PIR),(PTC),(MS),(PIP)]	Bronze	100W	5000K	130 LM/W	13,000 LM	120-277V
05370	SS-AR07-150W-H3-50K[Blank,(PIR),(PTC),(MS),(PIP)]	Bronze	150W	5000K	130 LM/W	19,500 LM	100-277V
05371	SS-AR07-200W-H3-50K[Blank,(PIR),(PTC),(MS),(PIP)]	Bronze	200W	5000K	130 LM/W	26,000 LM	100-277V

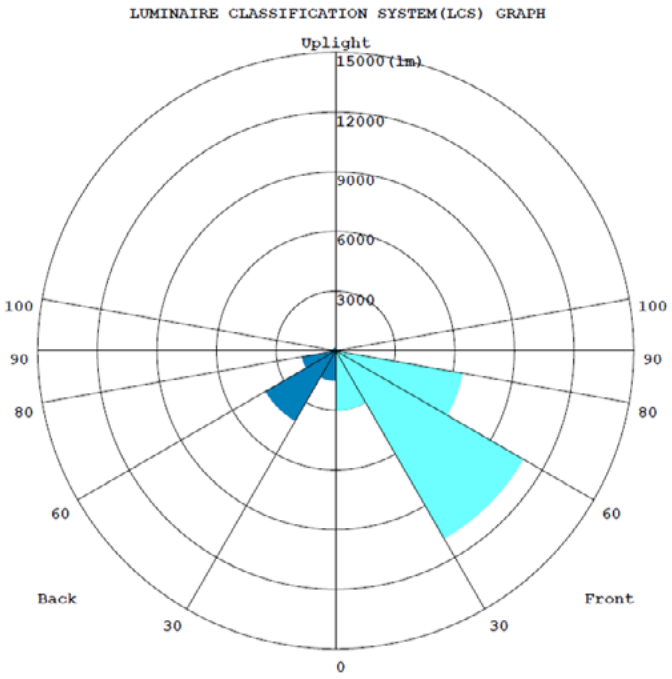
When placing your order, please use **Order Code**.

PHOTOMETRIC DATA

Polar Curve

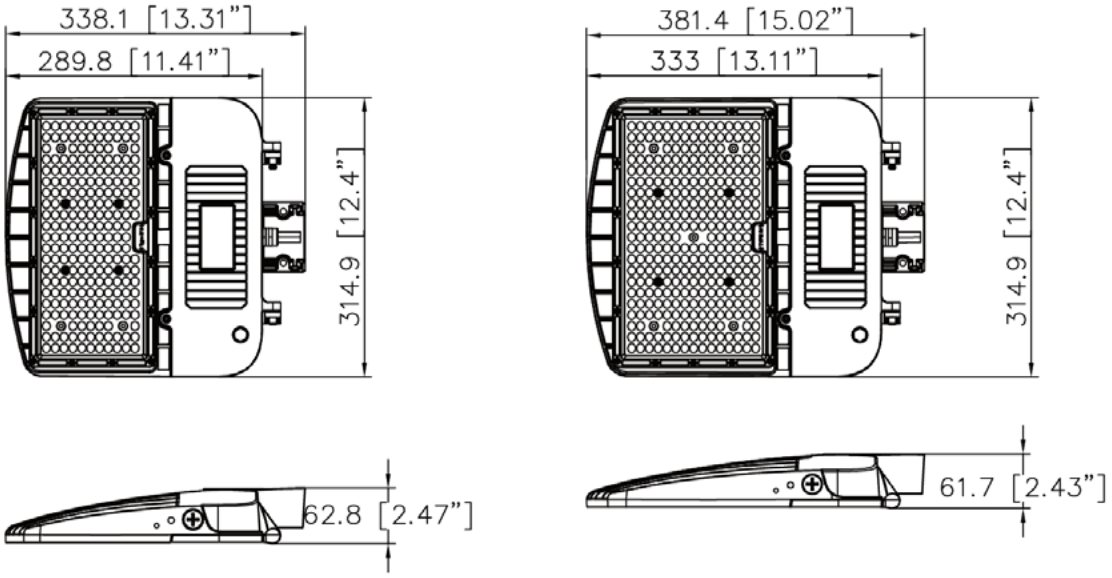


LCS Graph



LED Area Light
(Panther SR)

DIMENSIONS



MOUNTS



Arm Mount **Slipfitter Mount** **Trunnion Mount**

Order Code	Description	Color	
05724	Area Light Slipfitter Mount	Bronze	
05725	Area Light Arm Mount	Bronze	
05726	Area Light Trunnion Mount	Bronze	
05727	Area Light Slipfitter Mount w/Junction Box	Bronze	

LED Area Light (Panther SR)

ACCESSORIES

Order Code	Description	Wattage	Voltage	
08360	Step Down Transformer	-	480V-277V	

LIGHTING CONTROLS

Order Code	Description	Height	Voltage	Color	Function
05714	Twist Lock Photocell	-	100V-277V	Blue	Simple On/Off
05715	Twist Lock Photocell	-	200V-480V	Yellow	Simple On/Off
06259	DC Powered 3 in 1 OcuSense	19ft	-	Black	3-in-1
06278	LED Intelligent Remote Control	-	-	White	LCD Display

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF AN EXISTING SCHOOL. ZERO TREES WILL BE REMOVED AS PART OF THIS CONTRACT. TREE SURVEY PLANNED FOR SPRING '27 TO FULLY ASSESS CONDITION OF EXISTING TREES.

TREE PROTECTION & REMOVAL NOTES

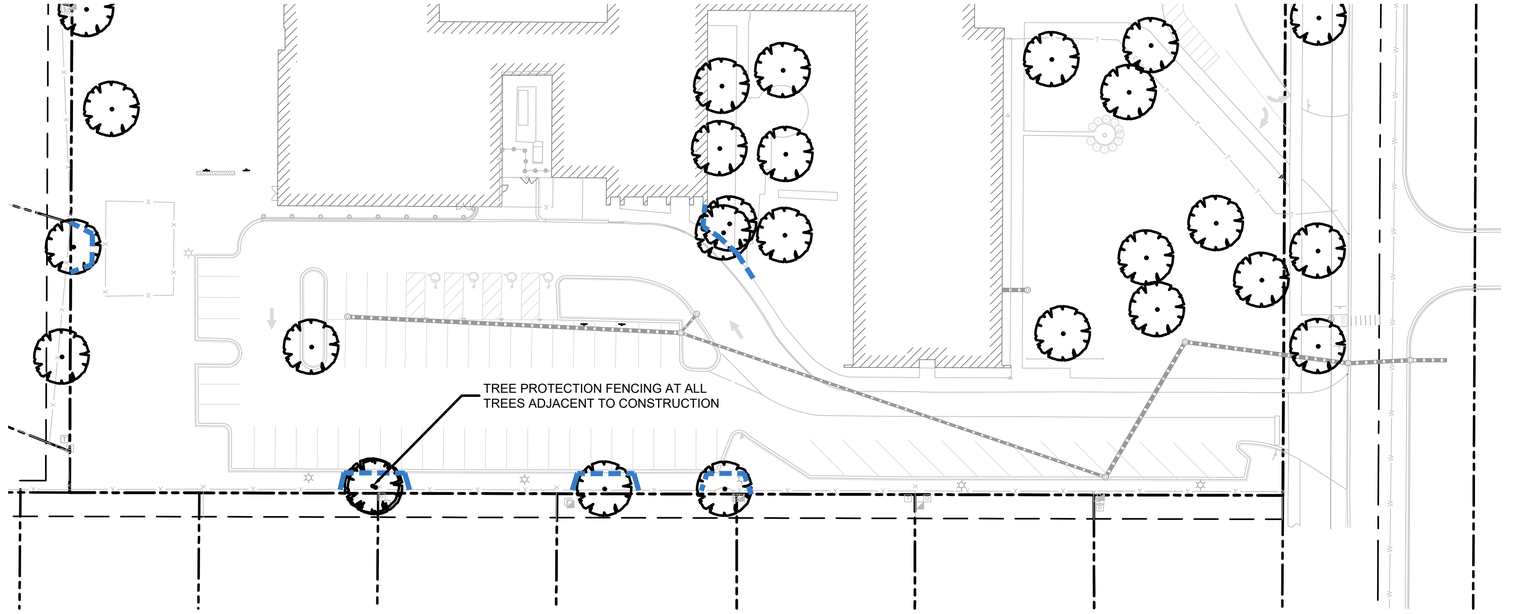
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.
10. ROOT PRUNING. IF SOIL UNDER TREE CANOPIES IS TO BE EXCAVATED BELOW EXISTING SUBGRADE LEVEL, A LICENSED ARBORIST SHALL BE ON-SITE TO PERFORM ROOT PRUNING ON ANY ROOTS EXPOSED BY EXCAVATION LARGER THAN 1-1/2" IN DIAMETER. IF ROOTS LARGER THAN 2" IN DIAMETER, CROWN OF TREE SHALL BE PRUNED TO COMPENSATE FOR THE ROOT LOSS.

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
GBA	2.5" cal.	4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B&B
GDE	2.5" cal.	2	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.5" cal.	4	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
ULA	2.5" cal.	2	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B
EVERGREEN TREES					
JUC	6' ht.		Juniperus chinensis	Blue Point Juniper	B&B
ORNAMENTAL TREES					
AMG	6' multi..	2	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
CEC	6' multi.	3	Cercis canadensis	Eastern Redbud	B&B
DECIDUOUS SHRUBS					
AAB	36" ht.	9	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.	8	Aronia melanocarpa	Black Chokeberry	B&B
BUD	36" ht.		Buddleia 'Grand Cascade'	Grand Cascade Bufferfly Bush	B&B
CAE	36" ht.	16	Cornus alba 'Elegantissima'	Variegated Dogwood	B&B
HYA	24" ht.		Hydrangea arborescens 'Haas Halo'	Haas Halo Hydrangea	B&B
STC	18" w.	27	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	B&B
EVERGREEN SHRUBS					
TMT	24" ht.	11	Taxus media 'Tautons'	Tauton's Yew	B&B
ORNAMENTAL GRASSES					
SCS	#1 cont.	27	Schizachyrium scop.'Standing Ovation'	Blue Stem Standing Ovation	
GROUNDCOVER / PERENNIALS					
SOD	sq. yd.	2,038	Sodded Lawn		

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- SODDED LAWN

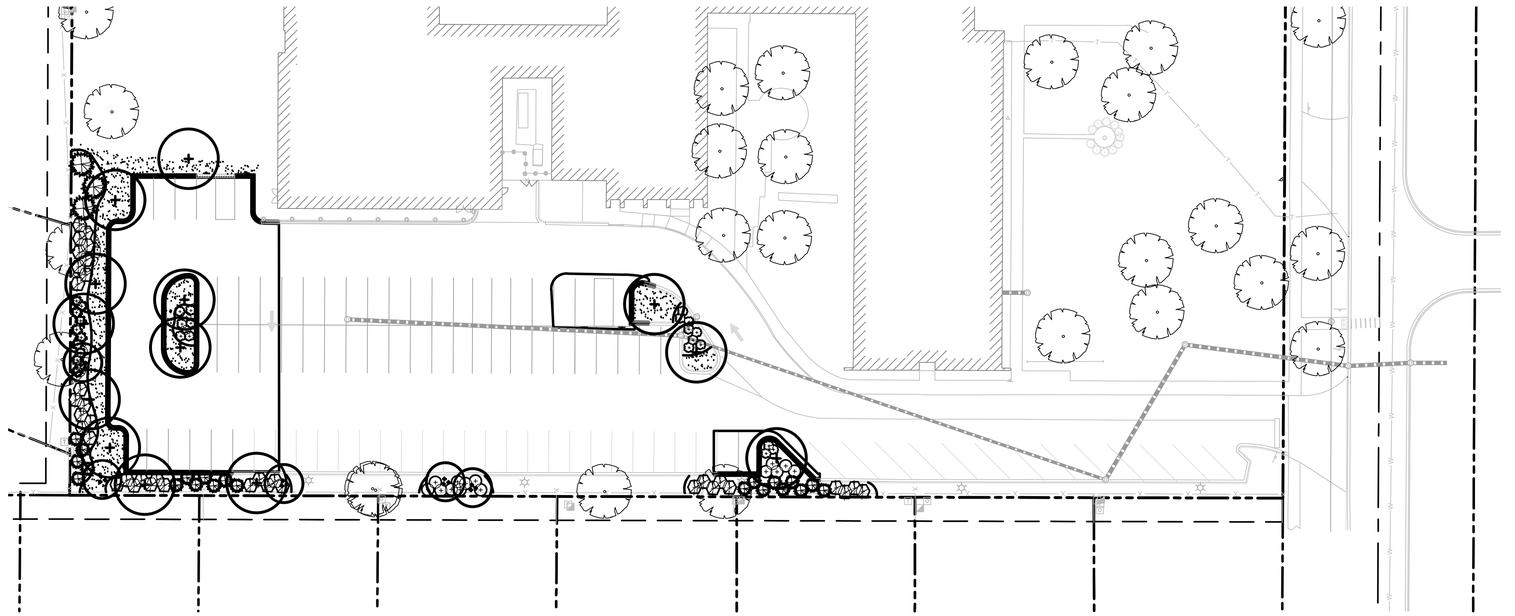


TREE PROTECTION & REMOVAL LEGEND

- EXISTING TREE TO REMAIN
- EXIST. TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED

1 TREE PROTECTION & REMOVAL PLAN

N SCALE 1"=40'
0' 20' 40' 80' 120'



2 LANSCAPE PLAN

N SCALE 1"=40'
0' 20' 40' 80' 120'

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK, JR
157-001600
STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

PROJECT NAME

WESTCOTT SCHOOL
PARKING EXPANSION

1820 Western Ave,
Northbrook, IL 60062

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY:	APPROVED BY:
LCG	LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

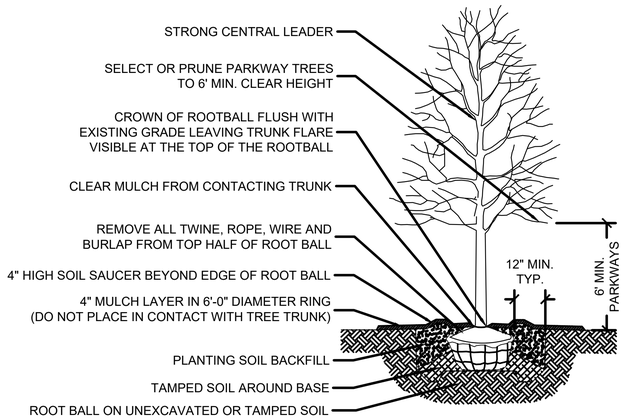
SHEET NUMBER
L1.1

LANDSCAPE NOTES

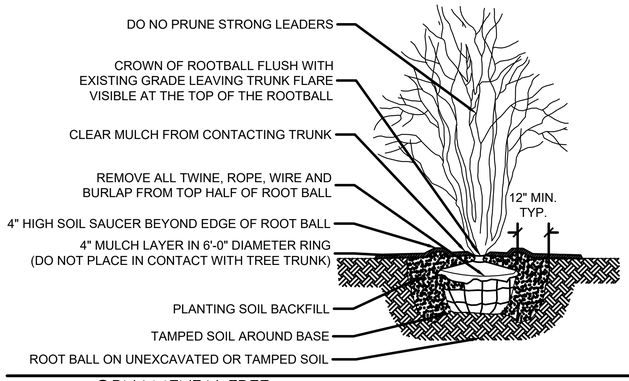
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF NORTHBROOK LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED. IN ORDER TO MEET THIS WARRANTY, ALL NEW PLANTINGS AND BEDS ON SITE SHALL RECEIVE TRIMMING, WEEDING AND WATERING FOR AN ESTABLISHMENT PERIOD OF 6 WEEKS. WATERING CAN BE ACCOMPLISHED WITH PROVIDED ON-SITE WATER, A WATERING TRUCK OR TEMPORARY IRRIGATION. GATOR BAGS OR EQUAL ARE HIGHLY RECOMMENDED.
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
13. TREES SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

LANDSCAPE CALCULATIONS

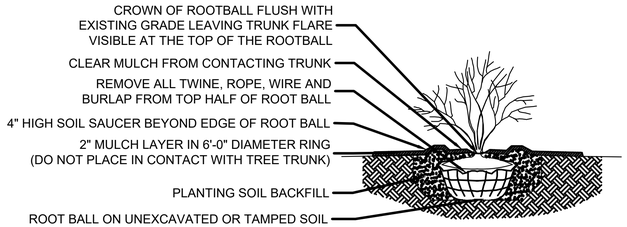
DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED / DETAILS
Total site		330,600 SQ. FT.	
Total building	Existing Building	65,192 SQ. FT.	
Total parking	Square Footage of Exist. Parking Area Expanded Parking Area	27,884 SQ. FT. 8,178 SQ. FT.	
Parking Lot Perimeter Landscape Area Design	**Depth:** Parking lot perimeter landscape area width shall be a minimum of seven feet, as measured from the back of curb of the off-street parking area outward toward the right-of-way. **Length:** The parking lot perimeter landscape area shall extend the full length of the portion of the parking area adjacent to the public right-of-way, excluding curb cuts and pedestrian walkways. **Plant Materials Required:** One canopy tree shall be planted every 40 feet of parking lot perimeter landscape area length. One shrub or native grass shall be planted every four feet of parking lot perimeter landscape area length.	39,419 SQ. FT. 258 L. F. / 40 = 6.45 TREES	39,419 SQ. FT. 4 EXISTING TREES 3 PROPOSED TREES
Parking Area Interior Landscape Area.	**Width:** Parking area end caps shall have a minimum width of 10 feet. **Length:** Parking area end caps shall have a minimum length of 18 feet. **Required Plant Materials:** A minimum of one canopy tree and three shrubs or native grasses shall be provided for every parking area end cap.	 2 END CAPS 7 ISLANDS 9 TREES 27 SHRUBS	 9 TREES 32 SHRUBS
Transition Landscape Area	**I-B / R-4 South & West - Type A.** **Type A.** The intent of the Type A transition landscape area is to create a completely opaque buffer, having no horizontal openings from the ground to a height of six feet within two years of planting. **Option 3:** 6' Tall Vinyl / PVC Fence **Per 100' of Length:** Evergreen Trees = 3 Canopy Trees = 3 Understory Tree = 6 Shrubs /Grasses = 36 *50 percent of required shrubs/ornamental grasses shall be evergreen.	39,419 SQ. FT. 247 L. F. / 100 = 2.5 X 3 = 7.5 2.5 X 3 = 7.5 2.5 X 6 = 15 2.5 X 36= 90	39,419 SQ. FT. Existing private fencing 24 Evergreen Trees 5 Shade Trees + 2 existing 6 Understory 62 Shrubs / Grasses *NOTE: Ratios have been adjusted due to size restrictions of the transition area.



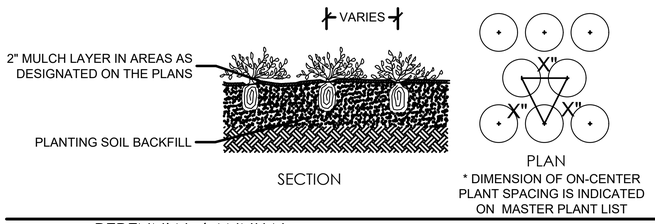
1 SHADE TREE PLANTING DETAIL — NOT TO SCALE



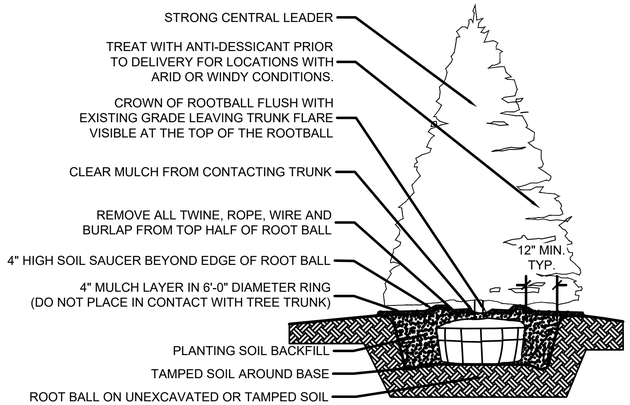
2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



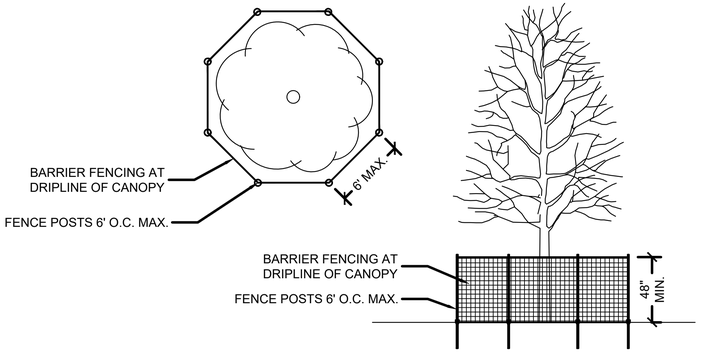
4 SHRUB PLANTING DETAIL — NOT TO SCALE



5 PERENNIAL / ANNUAL PLANTING DETAIL — NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL — NOT TO SCALE



6 TREE PRESERVATION BARRIER FENCING DETAIL — NOT TO SCALE

LG Workshop,LLC
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Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT — LARRY C. GLASSCOCK,JR. 157-001600 — STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WESTCOTT SCHOOL PARKING EXPANSION

1820 Western Ave,
Northbrook, IL 60062

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS / NOTES

SHEET NUMBER
L1.2

RESOLUTION NO. ZBA26-__
VILLAGE OF NORTHBROOK
ZONING BOARD OF APPEALS
DOCKET NO. ZBA26-01 – 1820 WESTERN AVENUE

WHEREAS, **Northbrook/Glenview School District 30** owns the property commonly known as **1820 WESTERN Avenue** (PIN. 04-16-103-011-0000) and hereafter referred to as the "Subject Property"; and

WHEREAS, **Northbrook/Glenview School District 30**, is the applicant (the "Applicant") seeking approval of variances requested for the Subject Property; and

WHEREAS, DOCKET NO. **ZBA26-01** (the "Application") is a request filed by the Applicant requesting the following variances of the Northbrook Zoning Code:

- **Reduce the Interior Side Yard Setback to 8 feet 10 inches along the southern lot line (Article 8-103. Dimensional Standards, Table 8-103, Interior Side Yard Setback)**
- **Reduce the Transition Landscape Area to 8 feet 10 inches along the southern lot line (Article 10-106. Landscape, Table 10-106-G(3)(c), Minimum Width)**

WHEREAS, a Public Notice for this Application was duly published on **January 9, 2026**, on the Northbrook Official Government Website and said Public Notice was provided to all of the property owners in the vicinity as required by the Northbrook Zoning Code, and

Whereas a Public Hearing was held by the Northbrook Zoning Board of Appeal during a meeting on **January 26, 2026** for the purpose of considering this Application matter, with the final decision being rendered at the Zoning Board of Appeal's Regular Meeting on **January 26, 2026**; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. **Zoning Board of Appeals Application, dated 12/12/25;**
2. **Partial Topographical Survey, dated 7/3/2025;**
3. **Boundary and Topographical Survey, dated 12/29/25;**
4. **Letter of Hardship;**
5. **Preliminary Engineering and Site Plans, dated 12/19/25;**
6. **Site Lighting/Photometric;**
7. **Landscape Plan, dated 12/12/2025**

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Northbrook, Cook County, Illinois, that:

Section 1. Upon having reviewed the materials submitted by the applicant(s), a staff memorandum prepared by the Department of Development and Planning Services, and having heard the applicant's sworn testimony, the Zoning Board of Appeals deliberated and reached the following Findings of Fact:

A. The variation is in harmony with the general purpose and intent of the regulation and the Zoning Code.
B. There is an unusual hardship in meeting the requirements of this Code that is not the result of any action of the property owner, due to:

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1. Increased demand on the existing facilities necessitates the construction of additional parking spaces and vehicle circulation to support operations of the school.
2. The limited availability of readily developable space and the efficient use of public funds has led to the decision to expand the existing parking lot within the bounds of the Subject Property.

C. The plight of the applicant is due to such unique circumstances that the proposed variation will not serve as a special privilege, but will alleviate some condition(s) not shared by other property in the same locality and district.

1. The Subject Property is a public institution responding to a public need with a design that intends to provide benefit to the community while mitigating negative impacts on neighbors.

D. The proposed variation will not alter the essential character of the locality.

E. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the danger of fire or crime, diminish the value of nearby property, nor impair the public health, safety, comfort, convenience, or general welfare.

Section 2. The Northbrook Zoning Board of Appeals does hereby find that the variation requested under Docket No. ZBA26-01 **does satisfy** the criteria for authorizing a variance as set forth in Article 2-114 of the Northbrook Zoning Code.

Section 3. In accordance with Article 2-114 E.2. of the Northbrook Zoning Code "Limitations on Variances", **the variances shall be valid for a period of one year after the date of its approval**, unless a building permit is issued and construction has actually begun within that period and is thereafter diligently pursued to completion or unless a Certificate of Occupancy is issued and a use is commenced within that period.

The Northbrook Zoning Board of Appeals does hereby order **Approval** of the variance requested under Docket No. **ZBA26-01**, (subject to the following conditions):

1. The construction will be in substantial compliance with the materials and design as indicated in the plans reviewed by the Zoning Board of Appeals on 1/26/2026.

Voted on This Day, the **26th day of January 2026**

AYES: ()
NAYS: () [**PENDING VOTE]**
ABSTAIN: ()
ABSENT: ()

ATTEST:

[PENDING VOTE]

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