Village Board of Trustees Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, June 9, 2026

7:30 PM

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES APPROVAL**
   A. May 26, 2026 Regular Board Meeting Minutes for Approval
4. **PUBLIC COMMENT TIME**

This agenda item is reserved for members of the public who desire to address the Village Board on a topic that is within purview and jurisdiction of the Village Board, 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. If your matter is on the "Consent Agenda", please let us know if you would like us to remove that matter so that you can speak about it.
Anyone desiring to speak should fill out a written speaker form (located in the back of the Board Room) and submit it to the Village Clerk. "Public Comment Time" is not a forum for open dialogue or engagement with members of the Village Board. Rather, it is intended as an opportunity for you to make comments to the Village Board. While the Village Board 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 Board 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.

5. **MANAGER'S REPORT**
   A. Weekly Village Manager Reports
      - Week Ending May 29
      - Week Ending June 5
6. **WARRANT LIST**
   A. Review and Approval of Escrow Deposits/Performance Bond Refunds Processed Between May 16, 2026 - May 31, 2026
   B. Review and Approval of Payments Processed Between May 16, 2026 - May 31, 2026
7. **PRESIDENT'S REPORT**

Community Moment

A. A Proclamation In Memoriam of Samuel Magad
B. A Proclamation Recognizing June 7 - 13 as National Garden Week
C. A Proclamation Recognizing June 14 as Race Amity Day
D. A Proclamation Recognizing June 19 as Juneteenth

E. An Ordinance Approving a Real Estate Purchase and Sale Agreement for 3460 Dundee Road

Purchase of 3460 Dundee Road is recommended as the site for a future Police Station and Fire Station Headquarters subject to a thirty-day due diligence period, followed by closing and the lease-back of the property to the seller through October 2027 to allow for continued operation of the business until the owners' retirement. Architectural and engineering design work on the new municipal facilities would take place during the lease-back period.

8. CONSENT AGENDA

The matters listed for consideration on the Consent Agenda are matters that appear to have the unanimous support of the Board of Trustees. The Village President will review, designate the resolution or ordinance number for passage and then inquire if any member of the Board or member of the public objects to any item on the Consent Agenda. If any objections are raised, the matter will be removed from the Consent Agenda and relocated to a location on this agenda for consideration during the appropriate Board Committee report. If no objection is voiced, the Village President will request a motion and second for passage of all items listed. The resultant roll call vote on the Consent Agenda will be applicable to each individual agenda item.

A. A Resolution Approving the Purchase of an Annual Software Subscription for Zoho Corporation ManageEngine Software from Northwind Technologies of West Palm Beach, Florida

This Resolution approves the purchase of an annual software subscription contract for Zoho Corporation ManageEngine software from Northwind Technologies of West Palm Beach, Florida

B. A Resolution Approving an Agreement for Construction Observation Services for the Skokie Boulevard Resurfacing Project with Clark Dietz, Inc. of Oakbrook Terrace, IL

This Agreement authorizes Clark Dietz to provide construction observation services in support of staff for the Skokie Boulevard Resurfacing Project.

C. A Resolution Waiving Competitive Bidding and Approving a Contract for the Purchase and Installation of Access Control Equipment for the Police Station with Mechanical Systems, Inc. (d/b/a Entry Control Integrators) of Mundelein, Illinois

The installation of parking lot access controls to prevent unauthorized vehicular access to restricted parking areas at the Police Station at 1401 Landwehr Road is requested.

D. A Resolution Approving a Contract with Curran Contracting Company of Crystal Lake, Illinois for the 2026 Water Main Improvements Project

As part of the Village's water main replacement program, replacement of a water main Grace Road is scheduled.

E. A Resolution Authorizing the Execution of a Letter of Understanding with IDOT for Improvements on Dundee Road

As part of planned maintenance on Dundee Road, IDOT requires reinstallation the emergency vehicle pre-emption (EVP) system maintained by the Village's contractor as well as a Letter of Understanding (LOU) affirming Village responsibility for the EVP system.

F. An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Clarify the Prohibited Establishment or Use of Groundwater Wells in the Vicinity of 1910 Techny Road
The IEPA has requested changes to private property legal descriptions contained in an Ordinance adopted earlier this year which has been prepared in conjunction with the private property owner's engineer.

G. A Resolution Appropriating Motor Fuel Tax (MFT) Funds for Construction Oversight Services for Skokie Boulevard Roadway Improvements
The Village uses Motor Fuel Tax (MFT) funds to finance its annual asphalt street rehabilitation program. These funds are distributed by the State of Illinois and require an Illinois Department of Transportation Resolution to appropriate those monies.

H. A Resolution Approving the Purchase of Firefighter Physical Examinations from Endeavor OMEGA
The Fire Department contracts with the Village's occupational health provider for annual physical examinations as well as case-by-case medical evaluations of firefighters throughout the year.

I. A Resolution Approving the Purchase of Paramedic Licensure Education from Endeavor Health Highland Park Hospital EMS System
Highland Park Hospital EMS System provides initial paramedic education and licensure for recruit firefighters.

J. Motion to Approve the May 12, 2026 Closed Session Minutes held during the Committee of the Whole Meeting of the Village Board.

9. ADMINISTRATION AND FINANCE

10. PLANNING AND ECONOMIC DEVELOPMENT

A. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (1370 - 1390 Sanders Road) (Docket No. PCD-25-21)
This is the continued discussion of a voluntary annexation of a contiguous parcel to the existing Wood Oaks Jr. High School property in order to improve the property with a bus circulation lane.

B. A Resolution Approving a Final Plat of Subdivision (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Docket No. PCD-25-21)
As recommended by the Plan Commission, approval of a final plat of subdivision to re-subdivide four parcels into two parcels for the property owned by Northbrook School District 27 at Wood Oaks Jr. High School is requested.

C. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Docket No. PCD-25-21)
As recommended by the Plan Commission, a n amendment to the Comprehensive Plan is recommended associated with Wood Oaks Jr. High School.

D. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road (Docket No. PCD-25-

21)

As recommended by the Plan Commission, approval of rezoning Lot 1 of the subdivided Property to the IB Institutional Building District at Wood Oaks Jr. High School is requested.

11. COMMUNITY AND SUSTAINABILITY

12. HOUSING

13. LABOR RELATIONS

14. PUBLIC WORKS AND FACILITIES

15. PUBLIC SAFETY

16. COMMUNICATIONS AND OUTREACH

17. REMARKS FOR THE GOOD OF THE ORDER

18. CLOSED SESSION

19. 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.

WEEKLY MANAGER'S REPORT

WEEK ENDING MAY 29, 2026

Meetings of the Village Board

- No meetings of the Village Board next week.

Reminder, **Climate Action Day** at Village Hall is this Saturday, May 30 from 10 a.m. to 1 p.m. The event will feature a resource fair featuring the Sustainability Commission, community partners, and sustainability experts. Explore the demonstration garden and discover easy, practical ways to make your home, landscape, and transportation more energy-efficient and environmentally friendly. Click here for more information.

Activity Reports

Police Bulletin: The weekly police bulletin has been updated for the week ending on May 29, 2026.

Save the Date

Northbrook

Switch Together - Power Hour – Monday, June 1 at 6:30 p.m.
The Switch Together program offers residents an opportunity to save on the purchase of solar panels. An informational session about the program will be hosted in partnership with the Village of Northbrook at Village Hall. Registration is not required, however, RSVPs are requested to ensure enough materials are available. RSVP here.

Flamingo Friday Kickoff – Friday, June 5 from 5-7 p.m.
Join us June 5 from 5-7 p.m. behind Village Hall for music, food, giveaways, and flamingo fun as we kick off another summer of neighborhood gatherings in Northbrook! We are once again partnering with the Northfield Township Food Pantry and encouraging attendees to bring donations of the following most-needed food items:

- Juice and Juice Boxes
- Canned Salmon
- Sardines & Anchovies
- Rice Noodles & Other Gluten-Free Noodles
- Granola & Cereal Bars (for kids and adults)

Village Blood Drive – Friday, June 5 from 8:30 a.m. - 12:30 p.m.
The Village is hosting a blood drive in partnership with Vitalant. Donate blood and help save lives. Appointments are recommended, but walk-ins are welcome. Schedule at 877.258.4825 or vitalant.org using code ***ORD0670A***.

Donors who give June 1–30, 2026, and use code ***JUNEGIFT-2026-V*** will receive a $15 Rewards gift card from Vitalant. Bring ID, and please eat well and hydrate before donating.

Disability Inclusion Award – Now Accepting Nominations! – Through July 31
The Disability Inclusion Commission is now accepting nominations for their inaugural Disability Inclusion Award. Through this recognition initiative, the Commission aims to highlight how businesses and organizations can contribute to building a more welcoming and inclusive community. Nominations can be submitted through this online form and will be accepted through July 31.

Updates

Slow Mow May Concludes
The Village of Northbrook is wrapping up its 2026 "Slow Mow May" initiative, which runs through June 1. This program encourages property owners to reduce lawn mowing frequency during May to support pollination by local bees and butterflies. As part of this initiative and in alignment with the Village's Climate Action Plan, the Public Works Center, Fire Station 10, and Fire Station 12 participated by limiting mowing to just 2–3 times during the month. Informational signage was displayed at each site to highlight participation. Regular mowing schedules at these facilities will resume beginning next week.

Shermer Road Corridor Improvements Project Update
This week, the contractor applied pavement markings to Shermer Road in the project area and placed topsoil and sod on the east side of Shermer Road. These activities are expected to continue into next week, along with the installation of new trees and permanent signage.



In conjunction with the Shermer Road Corridor Improvements Project, next week the contractor is scheduled to install the irrigation system within the roadway median and the concrete foundation for the Rectangular Rapid Flashing Beacon (RRFB) at Farnsworth Lane. An RRFB is a traffic control device that is installed at uncontrolled, marked crosswalks and uses bright flashing yellow LED lights to alert drivers that a pedestrian is waiting to cross.

Residents with questions or concerns about the project can reach out to Project Manager Michael Weller at 847-272-4711 or via email at michael.weller@northbrook.il.us.

Concrete Street Patching Improvements
This week, the contractor poured the concrete panels along Bordeaux Drive that had been prepared the previous week. The contractor also continued cleanup and restoration activities

throughout the project area. This concludes the scheduled concrete work associated with the project, pending any remaining items that may require minor additional concrete work.

Next week, the contractor will continue cleanup and restoration efforts throughout the subdivision. Residents with questions or concerns about the project can reach out to Engineering Technician Luis Uriostegui at 847-272-4711.

Automated Water Meter Project
The Village of Northbrook continues to move forward with the installation of new meters that began in April 2025. As of Wednesday, May 20, 2026, a total of 11,977 installations have been completed. Currently, 295 accounts need to be scheduled for meter replacement. Customers that have not scheduled their meter replacements yet are encouraged to do so as soon as possible to avoid disruption of their water service. Information on the Automated Water Meter Project is available on the Village's website here.

Memorial Day Parade
The Memorial Day Parade presented by American Legion 791 was held on Monday, May 25, and was a great success. Supported by Village Departments including Public Works, Police, Fire, Village Manager's Office, and the Northbrook Park District both in advance of the day and during the parade and ceremony, the event was enjoyed by a large number of families who took part in the ceremony at Village Green at the end of the Parade to honor and remember America's fallen service members.

Tree Stump Grinding & Restoration
Advanced Tree Care, the Village's contractor, began stump grinding operations for the 47 stumps associated with previously removed trees that were determined to be dead or damaged. To date, 14 of the 47 stumps have been completed, with the remaining work anticipated to be finished next week, weather permitting. Following completion of the stump grinding, Public Works crews will perform restoration of the sites by adding topsoil and spreading grass seed in the areas where stumps were removed. Adjacent residents are asked to periodically water these restorations to help establish the seed and promote growth of the grass, which also helps prevent the proliferation of weeds in restored areas.

Development Updates
- Poupard Place located at 1593 Shermer Road is nearing completion and Housing Opportunity Development Corporation will be seeking occupancy in June 2026. Click here for more information on other noteworthy new developments and construction occurring in Northbrook.
- The Plan Commission will conduct a public meeting to review the Final Planned Development submittal by Lexington Homes for 1825 Shermer during its regular meeting on Tuesday June 16, 2026, at 7:30 p.m. This 53-unit townhome development received concept plan approval from the Village Board in late 2025 and since that time they have been working on the final engineering plans to receive final plan approval. Click here for more information about this request and other development applications under review.

Night of Honor Awards Ceremony
The Northbrook Police Department hosted its annual awards ceremony, *Night of Honor,* to recognize the men and women of the Northbrook Police Department. This special event provided an opportunity to celebrate the exceptional dedication, courage, and commitment our police officers and dispatchers demonstrate every day in keeping our community safe.



Employee News
After three decades of service to the residents of Northbrook, Police Chief John Ustich has announced his retirement on July 1. As Chief, he oversees a department of 66 sworn officers, 31 civilian employees, and part-time crossing guards, with an operating budget of nearly $20 million. Click here to read the full press release. A retirement celebration will be held on June 30 with full details forthcoming.

Firefighter/Paramedic Stacy Kundinger has retired after 25 years with the Village of Northbrook and held the position of Regular Engineer Driver for the past five years. Prior to working for Northbrook, Stacy attended Loyola University in Chicago on a basketball scholarship and later played women's professional basketball for the Chicago Twisters. She also worked as a teacher and coach at both the collegiate and high school levels. Congratulations to Stacy on her career in the fire service.



WEEKLY MANAGER'S REPORT

WEEK ENDING JUNE 5, 2026

Meetings of the Village Board

Tuesday, June 9, 2026

- Committee of the Whole Meeting – 6 p.m. in the Terrace Room
- Village Board Regular Meeting – 7:30 p.m. in the Board Room

Activity Reports

Police Bulletin: The weekly police bulletin has been updated for the week ending on June 5, 2026.

Save the Date

Grapes on the Green – Saturday, June 20 at 4 p.m.
The Village of Northbrook and the Northbrook Park District are excited to host the 4th annual Grapes on the Green at Village Green Park on Friday, June 20, from 4–8 p.m. Guests are encouraged to bring a blanket and a picnic dinner to enjoy on the lawn. Light snacks will be provided, and a variety of activities will help make the evening fun for all ages. Tickets are required and are available for purchase through the Northbrook Park District website. We hope you'll join us for this festive summer tradition. Purchase tickets here.

Volunteer for the Northbrook Grand Prix! – Race Day is on Thursday, July 23
Want to be part of one of Northbrook's premier summer events? Volunteers are needed for the 2026 Northbrook Grand Prix on Thursday, July 23! Help make this exciting day of downtown bike racing possible by assisting with registration, course marshaling, and other event activities. No experience is necessary, just bring your enthusiasm and community spirit. Sign up through the volunteer registration form here. For more information about the event click here.

Updates

Waukegan Road Work
At 8 a.m. on Wednesday, June 10, Public Works crews are scheduled to shut down the right lane of northbound Waukegan Road in the vicinity of 1000 Waukegan Road (near Crestwood Place). The lane closure is needed to fix a temporary roadway patch that resulted from a water main break last winter. Crews will prep the road and pour the concrete base on Wednesday and on Thursday, June 11 they will return and finish the repair with asphalt. Staff anticipate the road will reopen around 3 p.m. on Thursday.

Traffic control measures will include barricades, cones, and arrow boards to shift northbound traffic to the left lane, limiting traffic to one northbound lane through the construction zone. Please see the map for more details. If you have any questions, please contact Streets/Forestry Supervisor Scott Lemke at 847-272-4711.



Shermer Road Corridor Improvements Project Update
Work this week, along Shermer Road between Willow Road and Walters Avenue, included pavement markings, permanent signage, topsoil placement, sod installation, and tree planting. As this work is nearing completion, installation work related to the Rectangular Rapid Flashing Beacon (RRFB) at Farnsworth Lane is underway. Residents with questions may contact Project Manager Michael Weller at 847-272-4711 or michael.weller@northbrook.il.us.

Concrete Street Patching Improvements
During the week of June 1, the contractor completed the landscape restoration activities for the FY 2025/26 Concrete Street Patching Program, including installation of sod at areas disturbed by the project. Watering of the newly placed sod will help establish healthy growth. Residents are encouraged to continue watering the sod adjacent to their properties to support the establishment process.

Next week, the contractor is scheduled to complete the remaining items associated with the project scope, including asphalt replacement at the entrances to Picardy Lane and Bordeaux Drive, pavement marking at the Shannon Road and Picardy Lane crosswalks, and the application of rubber joint sealer to newly constructed concrete panel joints. Residents with questions or concerns about the project can reach out to Engineering Technician Luis Uriostegui at 847-272-4711 or via email at luis.uriostegui@northbrook.il.us.

Tree Stump Grinding & Restoration Update
This week, the Village's contractor completed stump grinding operations for the 47 stumps from dead or damaged trees that were previously removed. Following completion of the stump grinding, Public Works crews began restoration of the sites, adding topsoil and spreading grass seed in the disrupted areas. Adjacent residents are asked to periodically water these restorations to help establish the seed and promote growth of the grass, which also helps prevent the proliferation of weeds in restored areas.

Fleet Maintenance Garage Construction Update
Leopardo and their contractors are preparing for geothermal well drilling with site work continuing. This includes excavations for the StormTrap on-site stormwater detention facility.

Fire Station 11 Construction Update
This week, crews completed the grading of the site and set the rebar so the foundation can be poured depending on the weather. Upcoming work activities include setting the storm trap pieces for proper drainage.

Climate Action Day
On Saturday, May 30, the Village of Northbrook's Sustainability Commission hosted its annual Climate Action Day Resource event which featured several sustainability-focused organizations and community partners. Appreciation is extended to the Commission, Sustainability Coordinator, Sustainability Intern, Village Forester and all the Village staff who supported planning and event day activities.







2026 Spring Parkway Tree Planting Substantially Completed
The Village's 2026 Spring Parkway Tree Planting Program is substantially complete. The Program includes the planting of new parkway trees, replacement of select parkway trees, trees

for participants in the Village's cost-sharing program, and trees on public property funded by developers. A total of 269 parkway trees is scheduled to be planted as part of the 2026 Spring Program. As of this week, 193 trees have been planted, with the remaining 76 trees scheduled for installation through Monday, June 8, weather permitting. No advance preparation is required from residents, and watering and maintenance instructions have been provided to participating residents. Following installation, the Village Forester will inspect the newly planted trees and address any concerns shortly after planting activities are completed. To learn more about the Program, please visit the 2026 Spring Parkway Tree Planting webpage.

Solar Panel Project at the Public Works Center
This week, SunPeak, the Village's solar panel contractor, began staging equipment and materials at the Public Works Center in preparation for installation of the panels. Depending on the weather, the installation is anticipated to begin soon and be completed by the end of June.

Building Permits & Licenses Issued

- A commercial interior alteration building permit has been issued for 31-35 Skokie Blvd in the Village Square Shopping Center for a new space for Nail Art Studio (currently located at 39 Skokie Blvd.).
- A business license has been issued for Posh Paws Chateau, a home-based business offering overnight dog boarding and dog walking.

Development News

- Construction at the new Rivian dealership located at 1810 Skokie Boulevard is moving along with the building walls and roof in place. Click here for more information on other noteworthy new developments and construction occurring in Northbrook.

- The Plan Commission will conduct a public meeting to review the Final Planned Development submittal by Lexington Homes for 1825 Shermer during its regular meeting on Tuesday June 16, 2026, at 7:30 p.m. This 53-unit townhome development received concept plan approval from the Village Board in late 2025 and since that time they have been working on the final engineering plans to receive final plan approval.

  The Plan Commission will also conduct an additional public hearing on an amendment to the new Zoning Code specific to fence height for single family residential properties that was incorrectly depicted during the prior public hearing on May 19. Click here for more information about this request and other development applications under review.

Public Safety Community Relations
Department representatives hosted a police station tour for the Center for Enriched Living Special Needs in Riverwoods. Representatives will also conduct active threat training for staff at a local day camp. Additionally, department representatives and Therapy K9 Chloe will attend a meet-and-greet at Covenant Village and participate in Flamingo Friday at Village Hall.

Employee News
The Village is wishing Administrative Clerk Maureen Morrissey on her retirement from the Village this week, following over 22 years of service to the Northbrook Fire Department. We thank Maureen for her decades of service to the Village.

The Village is pleased to welcome Engineering Intern Adam Rosenthal who joined the Public Works Department this week. We are looking forward to his contributions this summer.

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

ESCROW DEPOSIT/PERFORMANCE BOND REFUNDS
INVOICES PROCESSED BETWEEN MAY 16, 2026 - MAY 31, 2026
FOR 6/9/26 MEETING

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
312825	AA SERVICE CO	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312826	ONE TIME IRRIGATION INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312827	ROTO ROOTER SERVICES	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
312828	ADVANCED SPRINKLER SYSTEMS INC	ESCROW DEPOSIT/PERFORMANCE BOND REFUND	500.00
		CLASS 'A' TOTAL	**2,000.00**

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN MAY 16, 2026 - MAY 31, 2026
FOR 6/9/26 MEETING

Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
312887	A M LEONARD INC	EQUIPMENT- PW	4,235.04
312876	A5 GROUP INC	STRATEGIC COMMUNICATIONS - GG (*)	6,350.00
312848	ACE HARDWARE & RENTAL	EQUIPMENT/SUPPLIES - PW/FD	1,389.90
312903	ADAM WORTHINGTON	UNIFORM ALLOWANCE - PD	648.39
312974	ADAM YASINOW & SHANA SILVER	WATER/SEWER REFUND - FIN	4.30
8537(A)	ADVANCED TREE CARE	SERVICES - PW (*)	797.04
8538(A)	AIR ONE EQUIPMENT INC	SERVICES - FD	192.50
312904	ALAN SMITH	UNIFORM ALLOWANCE - PD	198.49
312905	ALEXANDER GIARMIDIS	UNIFORM ALLOWANCE - PD	198.49
312906	AMANDA JAEGERS	UNIFORM ALLOWANCE - PD	648.39
312900	AMANDA WRANN	UNIFORM ALLOWANCE - PD	198.49
312907	AMARIS LA COUR	UNIFORM ALLOWANCE - PD	198.49
8562(A)	AMAZON.COM SERVICES INC	EQUIPMENT/SUPPLIES - PW/GG/PD/FIN/FD	2,672.10
312908	AMELIA HOST	UNIFORM ALLOWANCE - PD	107.29
8565(A)	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN	630.55
312909	ANDREW CISZEK	UNIFORM ALLOWANCE - PD	198.49
312894	ANGELA BAIOCCHI	UNIFORM ALLOWANCE - PD	648.39
312910	ANGELO WELLS	UNIFORM ALLOWANCE - PD	386.97
312911	ANTHONY ARGUETA	UNIFORM ALLOWANCE - PD	198.49
312829	APWA IL PUBLIC SERVICE INSTITUTE	CONFERENCE - PW	850.00
8539(A)	AQUATIC ECOSYSTEM MANAGEMENT INC	SERVICES - PW	1,067.00
312873	ARTISTIC ENGRAVING	UNIFORMS - FD/PD	4,045.82
312872	ATLAS BOBCAT LLC	PARTS - PW	1,962.13
312871	ATLAS BOBCAT LLC	PARTS - PW	264.14
312893	BCBS OF ILLINOIS REFUND & RECOVERY	AMBULANCE OVERPAYMENT REFUND - FD	1,616.00
312831	BERLANDS HOUSE OF TOOLS	SUPPLIES - PW	295.97
8571(A)	BILLS PLUMBING & SEWER INC	SERVICES - PW	10,695.00
312912	BRAD GUTWILLIG	UNIFORM ALLOWANCE - PD	648.39
312913	BRADLEY MICHAELS	UNIFORM ALLOWANCE - PD	198.49
312914	BRADON PRATE	UNIFORM ALLOWANCE - PD	198.49
312915	BRENDAN CAIN	UNIFORM ALLOWANCE - PD	648.39
312916	BRETT KIM	UNIFORM ALLOWANCE/REIMBURSEMENT - PD	218.49
312917	BRIAN LAARVELD	UNIFORM ALLOWANCE - PD	107.29
312918	BRIAN RILEY	UNIFORM ALLOWANCE - PD	107.29
312875	BUILDERS ASPHALT LLC	MATERIALS - PW (*)	1,947.52
312886	CABO MEXICAN COCINA	NATIONAL POLICE WEEK APPRECIATION - GG	1,617.40
312895	CAITLIN MCKENZIE	UNIFORM ALLOWANCE - PD	648.39
312919	CAITLIN MCKENZIE	REIMBURSEMENT - PD	337.96
312853	CASH	PETTY CASH - FD	10.44
8542(A)	CDW GOVERNMENT INC	SOFTWARE MAINTENANCE - IT	5,075.00
8541(A)	CDW GOVERNMENT INC	EQUIPMENT - IT	27.12
312832	CHICAGOS NORTH SHORE CONVENTION	MEMBERSHIP CONTRIBUTION - DPS	53,452.88
312964	CHRISTOPHER BAYLISS	REIMBURSEMENT - PW	264.00
312920	CHRISTOPHER LACINA	UNIFORM ALLOWANCE - PD	648.39
312864	CINTAS CORPORATION #2	UNIFORMS - PW	77.56
312834	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES - DPS	163.00
312896	DONALD ANDERSON	UNIFORM ALLOWANCE - PD	198.49
312901	DONALD WEINREIS	UNIFORM ALLOWANCE - PD	107.29
312835	EL-COR INDUSTRIES INC	SUPPLIES/PARTS - PW	582.75
8564(A)	ELROD FRIEDMAN LLP	LEGAL SERVICES - GG/DPS	42,982.00
312921	ERIC GUSTASON	REIMBURSEMENT/UNIFORM ALLOWANCE - PD	422.44
8574(A)	EVIDENT	SUPPLIES - PD	630.00
312836	FIELDS JEEP INC/FIELDS CHRYSLER	PARTS - PD	255.93
8559(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - FD (*)	3,995.00

VILLAGE OF NORTHBROOK

GENERAL LEDGER SYSTEM
WARRANT LIST

INVOICES PROCESSED BETWEEN MAY 16, 2026 - MAY 31, 2026
FOR 6/9/26 MEETING

Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
8561(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - PD/GG	404.05
8543(A)	GALLS LLC	UNIFORMS - PD	1,848.85
312838	GENES VILLAGE TOWING INC	SERVICES - PD	185.00
8570(A)	GENUINE PARTS COMPANY INC	PARTS/SUPPLIES - PW/PD	2,244.29
312837	GEORGE GARNER CYCLERY INC	EQUIPMENT - PD	107.99
312839	GEWALT HAMILTON ASSOCIATES INC	PROFESSIONAL SERVICES - PW (*)	53,930.96
312922	GINA MANSKI	REIMBURSEMENT - PD	18.68
8544(A)	GRAINGER	SUPPLIES - FD	249.91
312830	GW BERKHEIMER CO INC	EQUIPMENT - PW	1,711.09
8545(A)	HAVEY COMMUNICATIONS INC	PARTS - FD	214.60
312840	HENDERSON PRODUCTS INC	PARTS - PW	3,595.48
8572(A)	HODC C/O CRESTWOOD PLACE	HODC CRESTWOOD EXPENSES - FIN (*)	33,338.77
312841	IDLEWOOD ELECTRIC SUPPLY INC	SUPPLIES - PW	21.77
312842	ILLINOIS STATE POLICE	SERVICES - GG	81.00
312923	ILONA MYKHNYCH	UNIFORM ALLOWANCE - PD	198.49
312885	INTL ASSOC FOR PROPERTY & EVIDENCE	MEMBERSHIP - PD	65.00
8560(A)	IRTH SOLUTIONS LLC	SUBSCRIPTION - PW	3,042.29
312888	J A SCHWALL WELL AND PUMP SVC INC	SERVICES - PW	100.00
312924	JAKE PAWLICKI	UNIFORM ALLOWANCE - PD	648.39
312972	JAMES CROWLEY	WATER/SEWER REFUND - FIN	10.10
312925	JAMES DAVIDSON	UNIFORM ALLOWANCE - PD	198.49
312926	JAMES FRIEL	UNIFORM ALLOWANCE - PD	648.39
312927	JAMES PLEPEL	UNIFORM ALLOWANCE - PD	638.48
312928	JARROD DEITRICH	UNIFORM ALLOWANCE - PD	198.49
312929	JASON BATALDEN	REIMBURSEMENT - PD	129.45
312930	JASON STEINER	UNIFORM ALLOWANCE - PD	198.49
312897	JEFF ZIEBKA	UNIFORM ALLOWANCE - PD	348.49
312931	JESSICA SIEGHART	UNIFORM ALLOWANCE - PD	107.29
312843	JG UNIFORMS INC	UNIFORMS - PD	487.90
312973	JILL DEBOK	WATER/SEWER REFUND - FIN	4.30
312932	JOHN SEILER	REIMBURSEMENT - PD	141.77
312933	JOHNNY CANTU	UNIFORM ALLOWANCE - PD	198.49
312934	JON GARCIA	UNIFORM ALLOWANCE - PD	198.49
312874	JONES & BARTLETT LEARNING LLC	PUBLICATIONS - FD	92.30
312866	JOSEPH D FOREMAN & COMPANY INC	PARTS - PW (*)	2,785.92
8547(A)	KARA COMPANY INC	SUPPLIES - PW	350.52
8548(A)	KIESLER POLICE SUPPLY INC	SUPPLIES - PD	1,300.54
312844	KIMLEY-HORN AND ASSOCIATES INC	PROFESSIONAL SERVICES - PW (*)	288.00
312935	KYLE PILMER	REIMBURSEMENT - PD	781.91
312845	LAKE COUNTY HOSE & EQUIPMENT INC	PARTS - PW	225.34
312846	LANDS END INC	UNIFORM - GG	100.00
8549(A)	LAUTERBACH & AMEN LLP	PROFESSIONAL SERVICES - FIN	1,250.00
312881	LINDE GAS & EQUIPMENT INC	SUPPLIES - PW/FD	988.04
8563(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	4,385.53
312936	MARC FAINMAN	REIMBURSEMENT - PD	352.56
312937	MARINO CANTU	UNIFORM ALLOWANCE - PD	198.49
8567(A)	MARYLAND NATIVES NURSERY INC	SPRING TREE GIVEAWAY - GG	5,778.55
312965	MATT FORTUNE	REIMBURSEMENT - FD	681.68
312938	MATTHEW JOHNSON	UNIFORM ALLOWANCE - PD	198.49
312898	MATTHEW KOMIN	UNIFORM ALLOWANCE - PD	198.49
312939	MATTHEW PLACEK	UNIFORM ALLOWANCE - PD	198.49
312969	MATTHEW VANDERWEEL	REIMBURSEMENT - FD	28.59
312940	MAUREEN CHRISTAKIS	UNIFORM ALLOWANCE - PD	107.29
312966	MAUREEN MORRISSEY	REIMBURSEMENT - FD	214.98

VILLAGE OF NORTHBROOK

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Sorted Alphabetically

CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
8550(A)	MEADE INC	SERVICES - PW (*)	5,430.97
312847	MENONI & MOCOGNI INC	MATERIALS - PW (*)	4,211.60
8569(A)	MES SERVICE COMPANY LLC	SERVICES - FD	6,903.30
8551(A)	MGP INC	PROFESSIONAL SERVICES - PW (*)	20,784.26
312941	MICHAEL MARECI	UNIFORM ALLOWANCE - PD	107.29
312967	MICHAEL MARINIER	REIMBURSEMENT - FD	18.91
312942	MICHAEL OVER	UNIFORM ALLOWANCE - PD	198.49
312943	MICHAEL TADLEY	REIMBURSEMENT - PD	863.01
8552(A)	MID AMERICAN WATER OF WAUCONDA INC	PARTS - PW (*)	4,763.56
312879	MNJ TECHNOLOGY SERVICES LLC	SUBSCRIPTION - IT	109.56
8553(A)	MOTION INDUSTRIES INC	PARTS - PW	22.64
312892	NATIONAL GOVERNMENT SERVICES	AMBULANCE OVERPAYMENT REFUND - FD	450.74
312944	NEBOJSA DJURDJEVIC	UNIFORM ALLOWANCE - PD	198.49
312945	NICHOLAS WHITE	UNIFORM ALLOWANCE - PD	198.49
312946	NICHOLE OCHAB	UNIFORM ALLOWANCE - PD	348.49
312850	NICOR	UTILITIES - PW/FD	2,304.41
312849	NICOR	UTILITIES - PW	1,343.17
312877	NORTH SHORE LAWNSPRINKLER	SERVICES - PW	840.50
312851	NORTHERN IL POLICE ALARM SYSTEM	MEMBERSHIP - PD	6,955.00
312852	NORTHWEST FREIGHTLINER	PARTS- FD	241.95
312884	ONCE UPON A DELI	CANTEEN - PD	39.00
312947	PANAGIOTA CALIENDO	UNIFORM ALLOWANCE - PD	198.49
312883	PLUNKETTS PEST CONTROL INC	SERVICES - PW	670.00
8554(A)	POMPS TIRE SERVICE INC	TIRES - FD	1,970.00
312882	PRAIRIE STATE CYCLING SERIES LLC	NORTHBROOK GRAND PRIX - GG (*)	3,666.67
312854	PROMOS 911 INC	SUPPLIES - PD	2,200.76
312889	RADAR MAN	PROFESSIONAL SERVICES - PD	1,575.00
312855	REDS GARDEN CENTER INC	MATERIALS - PW	38.50
312971	REVAC KIPIANI	WATER/SEWER REFUND - FIN	4.30
312856	RLB HYDRAULIC SERVICES	SERVICES - PW	649.60
312948	ROBERT BUJAK	UNIFORM ALLOWANCE - PD	648.39
8540(A)	ROSE MARY JURINEK	COURT REPORTING - PD	1,575.00
312963	RYAN MARSHALL	UNIFORM ALLOWANCE - PD	107.29
312949	SARAH SCHMALEN	UNIFORM ALLOWANCE - PD	107.29
312950	SCOTT LUBIAK	UNIFORM ALLOWANCE/REIMBURSEMENT - PD	226.91
312951	SCOTT PLEPEL	UNIFORM ALLOWANCE - PD	198.49
312902	SEAN BARRY	UNIFORM ALLOWANCE - PD	198.49
312952	SEAN KINCAID	UNIFORM ALLOWANCE - PD	198.49
312857	SHERWIN WILLIAMS COMPANY	SUPPLIES - PW	259.63
8555(A)	SPOK INC	SERVICES - PW	67.68
8556(A)	SPRING ALIGN OF PALATINE INC	SERVICES - FD	328.24
312858	STALKER RADAR/APPLIED CONCEPTS INC	EQUIPMENT - PD	6,029.97
312859	STANDARD EQUIPMENT COMPANY	PARTS - PW	3,463.61
312869	STATE GRAPHICS	PRINTING - GG	130.00
312953	STEPHAN POZNIAK	UNIFORM ALLOWANCE - PD	198.49
312954	STEPHEN SEMASKO	UNIFORM ALLOWANCE - PD	198.49
312860	SUBURBAN ACCENTS INC	SERVICES - PD	1,250.00
312861	SUNSET FOOD MART INC	CANTEEN - GG/PW	966.62
8573(A)	SWANSONS BLOSSOM SHOP	SERVICES - FD	108.95
312878	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	3,748.06
312955	TERESA DREWES	UNIFORM ALLOWANCE - PD	648.39
312899	TERRENCE JORIA	UNIFORM ALLOWANCE - PD	198.49
8566(A)	THE ORGANIC GARDENER LTD	PROFESSIONAL SERVICES - DPS	10,910.00
312956	THOMAS HOFFMAN	UNIFORM ALLOWANCE - PD	198.49

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312957	TIMOTHY THOMA	UNIFORM ALLOWANCE - PD	198.49
312958	TODD FEINGOLD	UNIFORM ALLOWANCE - PD	198.49
312959	TRACY OLALDE	UNIFORM ALLOWANCE - PD	107.29
312870	TRUCK VAULT INC	EQUIPMENT - PD	5,223.00
312968	TYLER BECKER	REIMBURSEMENT - FD	41.00
312862	ULINE INC	EQUIPMENT - PW	2,253.12
8568(A)	UNIVAR SOLUTIONS USA LLC	CHEMICALS - PW	2,016.54
312865	UNIVERSITY OF ILLINOIS	TRAINING - FD	2,475.00
8558(A)	VEHICLE SERVICE GROUP LLC	VEHICLE HOISTS - PW (*)	250,543.14
312960	VICTOR VAZQUEZ	UNIFORM ALLOWANCE - PD	257.29
312961	VINCENT BONSONTO	UNIFORM ALLOWANCE - PD	198.49
312868	WATERWAY GAS & WASH COMPANY	SERVICES - PW/FD	487.75
312867	WATERWAY GAS & WASH COMPANY	SERVICES - PD	368.50
8557(A)	WEIDNER FARMS MATERIAL INC	MATERIALS AND DISPOSAL - PW (*)	1,531.70
312863	WEST SIDE TRACTOR SALES	PARTS - PW	466.90
312962	WILLIAM HUMPHRIES	UNIFORM ALLOWANCE - PD	198.49
312891	WINIFRED COURTLAND	AMBULANCE OVERPAYMENT REFUND - FD	189.60
312970	ZACHERY BUTLER & ALIVIA SIUDAK	WATER/SEWER REFUND - FIN	4.30
312890	ZUICA DONEY	AMBULANCE OVERPAYMENT REFUND - FD	38.40
		CLASS 'A' TOTAL	**648,359.29**

CLASS 'B' WARRANTS

527(E)	FEDEX	SHIPPING - FIN	32.76
312824	HIGHWOOD RENTAL & PARTY INC	CLIMATE ACTION DAY EVENT RENTAL - GG	1,285.00
33(E)	HUNTINGTON NATIONAL BANK	VILLAGE CREDIT CARD APRIL - FIN	33,989.73
312823	ILLINOIS SECRETARY OF STATE	PLATES - PD	25.00
526(E)	LOWES - VILLAGE ACCOUNT	EQUIPMENT/SUPPLIES - PW	1,320.57
5/15/26	PAYROLL	5/15/2026 PAYROLL	995,593.86
		CLASS 'B' TOTAL	**1,032,246.92**
		REPORT TOTAL	***1,680,606.21***

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8558(A)	VEHICLE SERVICE GROUP LLC	VEHICLE HOISTS - PW (*)	250,543.14
312839	GEWALT HAMILTON ASSOCIATES INC	PROFESSIONAL SERVICES - PW (*)	53,930.96
312832	CHICAGOS NORTH SHORE CONVENTION	MEMBERSHIP CONTRIBUTION - DPS	53,452.88
8564(A)	ELROD FRIEDMAN LLP	LEGAL SERVICES - GG/DPS	42,982.00
8572(A)	HODC C/O CRESTWOOD PLACE	HODC CRESTWOOD EXPENSES - FIN (*)	33,338.77
8551(A)	MGP INC	PROFESSIONAL SERVICES - PW (*)	20,784.26
8566(A)	THE ORGANIC GARDENER LTD	PROFESSIONAL SERVICES - DPS	10,910.00
8571(A)	BILLS PLUMBING & SEWER INC	SERVICES - PW	10,695.00
312851	NORTHERN IL POLICE ALARM SYSTEM	MEMBERSHIP - PD	6,955.00
8569(A)	MES SERVICE COMPANY LLC	SERVICES - FD	6,903.30
312876	A5 GROUP INC	STRATEGIC COMMUNICATIONS - GG (*)	6,350.00
312858	STALKER RADAR/APPLIED CONCEPTS INC	EQUIPMENT - PD	6,029.97
8567(A)	MARYLAND NATIVES NURSERY INC	SPRING TREE GIVEAWAY - GG	5,778.55
8550(A)	MEADE INC	SERVICES - PW (*)	5,430.97
312870	TRUCK VAULT INC	EQUIPMENT - PD	5,223.00
8542(A)	CDW GOVERNMENT INC	SOFTWARE MAINTENANCE - IT	5,075.00
8552(A)	MID AMERICAN WATER OF WAUCONDA INC	PARTS - PW (*)	4,763.56
8563(A)	MACQUEEN EMERGENCY GROUP	PARTS - FD	4,385.53
312887	A M LEONARD INC	EQUIPMENT- PW	4,235.04
312847	MENONI & MOCOGNI INC	MATERIALS - PW (*)	4,211.60
312873	ARTISTIC ENGRAVING	UNIFORMS - FD/PD	4,045.82
8559(A)	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES - FD (*)	3,995.00
312878	SYMMETRY ENERGY SOLUTIONS, LLC	UTILITIES - PW	3,748.06
312882	PRAIRIE STATE CYCLING SERIES LLC	NORTHBROOK GRAND PRIX - GG (*)	3,666.67
312840	HENDERSON PRODUCTS INC	PARTS - PW	3,595.48
312859	STANDARD EQUIPMENT COMPANY	PARTS - PW	3,463.61
8560(A)	IRTH SOLUTIONS LLC	SUBSCRIPTION - PW	3,042.29
312866	JOSEPH D FOREMAN & COMPANY INC	PARTS - PW (*)	2,785.92
8562(A)	AMAZON.COM SERVICES INC	EQUIPMENT/SUPPLIES - PW/GG/PD/FIN/FD	2,672.10
312865	UNIVERSITY OF ILLINOIS	TRAINING - FD	2,475.00
312850	NICOR	UTILITIES - PW/FD	2,304.41
312862	ULINE INC	EQUIPMENT - PW	2,253.12
8570(A)	GENUINE PARTS COMPANY INC	PARTS/SUPPLIES - PW/PD	2,244.29
312854	PROMOS 911 INC	SUPPLIES - PD	2,200.76
8568(A)	UNIVAR SOLUTIONS USA LLC	CHEMICALS - PW	2,016.54
8554(A)	POMPS TIRE SERVICE INC	TIRES - FD	1,970.00
312872	ATLAS BOBCAT LLC	PARTS - PW	1,962.13
312875	BUILDERS ASPHALT LLC	MATERIALS - PW (*)	1,947.52
8543(A)	GALLS LLC	UNIFORMS - PD	1,848.85
312830	GW BERKHEIMER CO INC	EQUIPMENT - PW	1,711.09
312886	CABO MEXICAN COCINA	NATIONAL POLICE WEEK APPRECIATION - GG	1,617.40
312893	BCBS OF ILLINOIS REFUND & RECOVERY	AMBULANCE OVERPAYMENT REFUND - FD	1,616.00
312889	RADAR MAN	PROFESSIONAL SERVICES - PD	1,575.00
8540(A)	ROSE MARY JURINEK	COURT REPORTING - PD	1,575.00
8557(A)	WEIDNER FARMS MATERIAL INC	MATERIALS AND DISPOSAL - PW (*)	1,531.70
312848	ACE HARDWARE & RENTAL	EQUIPMENT/SUPPLIES - PW/FD	1,389.90
312849	NICOR	UTILITIES - PW	1,343.17
8548(A)	KIESLER POLICE SUPPLY INC	SUPPLIES - PD	1,300.54
312860	SUBURBAN ACCENTS INC	SERVICES - PD	1,250.00
8549(A)	LAUTERBACH & AMEN LLP	PROFESSIONAL SERVICES - FIN	1,250.00
8539(A)	AQUATIC ECOSYSTEM MANAGEMENT INC	SERVICES - PW	1,067.00
312881	LINDE GAS & EQUIPMENT INC	SUPPLIES - PW/FD	988.04
312861	SUNSET FOOD MART INC	CANTEEN - GG/PW	966.62
312943	MICHAEL TADLEY	REIMBURSEMENT - PD	863.01

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CHECK NUMBER	VENDOR NAME	PURPOSE	AMOUNT
312829	APWA IL PUBLIC SERVICE INSTITUTE	CONFERENCE - PW	850.00
312877	NORTH SHORE LAWNSPRINKLER	SERVICES - PW	840.50
8537(A)	ADVANCED TREE CARE	SERVICES - PW (*)	797.04
312935	KYLE PILMER	REIMBURSEMENT - PD	781.91
312965	MATT FORTUNE	REIMBURSEMENT - FD	681.68
312883	PLUNKETTS PEST CONTROL INC	SERVICES - PW	670.00
312856	RLB HYDRAULIC SERVICES	SERVICES - PW	649.60
312894	ANGELA BAIOCCHI	UNIFORM ALLOWANCE - PD	648.39
312895	CAITLIN MCKENZIE	UNIFORM ALLOWANCE - PD	648.39
312903	ADAM WORTHINGTON	UNIFORM ALLOWANCE - PD	648.39
312906	AMANDA JAEGERS	UNIFORM ALLOWANCE - PD	648.39
312912	BRAD GUTWILLIG	UNIFORM ALLOWANCE - PD	648.39
312915	BRENDAN CAIN	UNIFORM ALLOWANCE - PD	648.39
312920	CHRISTOPHER LACINA	UNIFORM ALLOWANCE - PD	648.39
312924	JAKE PAWLICKI	UNIFORM ALLOWANCE - PD	648.39
312926	JAMES FRIEL	UNIFORM ALLOWANCE - PD	648.39
312948	ROBERT BUJAK	UNIFORM ALLOWANCE - PD	648.39
312955	TERESA DREWES	UNIFORM ALLOWANCE - PD	648.39
312927	JAMES PLEPEL	UNIFORM ALLOWANCE - PD	638.48
8565(A)	AMERICAN PRINTING TECHNOLOGIES INC	PRINTING - FIN	630.55
8574(A)	EVIDENT	SUPPLIES - PD	630.00
312835	EL-COR INDUSTRIES INC	SUPPLIES/PARTS - PW	582.75
312843	JG UNIFORMS INC	UNIFORMS - PD	487.90
312868	WATERWAY GAS & WASH COMPANY	SERVICES - PW/FD	487.75
312863	WEST SIDE TRACTOR SALES	PARTS - PW	466.90
312892	NATIONAL GOVERNMENT SERVICES	AMBULANCE OVERPAYMENT REFUND - FD	450.74
312921	ERIC GUSTASON	REIMBURSEMENT/UNIFORM ALLOWANCE - PD	422.44
8561(A)	FIRST CHOICE COFFEE SERVICES	CANTEEN - PD/GG	404.05
312910	ANGELO WELLS	UNIFORM ALLOWANCE - PD	386.97
312867	WATERWAY GAS & WASH COMPANY	SERVICES - PD	368.50
312936	MARC FAINMAN	REIMBURSEMENT - PD	352.56
8547(A)	KARA COMPANY INC	SUPPLIES - PW	350.52
312897	JEFF ZIEBKA	UNIFORM ALLOWANCE - PD	348.49
312946	NICHOLE OCHAB	UNIFORM ALLOWANCE - PD	348.49
312919	CAITLIN MCKENZIE	REIMBURSEMENT - PD	337.96
8556(A)	SPRING ALIGN OF PALATINE INC	SERVICES - FD	328.24
312831	BERLANDS HOUSE OF TOOLS	SUPPLIES - PW	295.97
312844	KIMLEY-HORN AND ASSOCIATES INC	PROFESSIONAL SERVICES - PW (*)	288.00
312871	ATLAS BOBCAT LLC	PARTS - PW	264.14
312964	CHRISTOPHER BAYLISS	REIMBURSEMENT - PW	264.00
312857	SHERWIN WILLIAMS COMPANY	SUPPLIES - PW	259.63
312960	VICTOR VAZQUEZ	UNIFORM ALLOWANCE - PD	257.29
312836	FIELDS JEEP INC/FIELDS CHRYSLER	PARTS - PD	255.93
8544(A)	GRAINGER	SUPPLIES - FD	249.91
312852	NORTHWEST FREIGHTLINER	PARTS- FD	241.95
312950	SCOTT LUBIAK	UNIFORM ALLOWANCE/REIMBURSEMENT - PD	226.91
312845	LAKE COUNTY HOSE & EQUIPMENT INC	PARTS - PW	225.34
312916	BRETT KIM	UNIFORM ALLOWANCE/REIMBURSEMENT - PD	218.49
312966	MAUREEN MORRISSEY	REIMBURSEMENT - FD	214.98
8545(A)	HAVEY COMMUNICATIONS INC	PARTS - FD	214.60
312896	DONALD ANDERSON	UNIFORM ALLOWANCE - PD	198.49
312898	MATTHEW KOMIN	UNIFORM ALLOWANCE - PD	198.49
312899	TERRENCE JORIA	UNIFORM ALLOWANCE - PD	198.49
312900	AMANDA WRANN	UNIFORM ALLOWANCE - PD	198.49

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312902	SEAN BARRY	UNIFORM ALLOWANCE - PD	198.49
312904	ALAN SMITH	UNIFORM ALLOWANCE - PD	198.49
312905	ALEXANDER GIARMIDIS	UNIFORM ALLOWANCE - PD	198.49
312907	AMARIS LA COUR	UNIFORM ALLOWANCE - PD	198.49
312909	ANDREW CISZEK	UNIFORM ALLOWANCE - PD	198.49
312911	ANTHONY ARGUETA	UNIFORM ALLOWANCE - PD	198.49
312913	BRADLEY MICHAELS	UNIFORM ALLOWANCE - PD	198.49
312914	BRADON PRATE	UNIFORM ALLOWANCE - PD	198.49
312923	ILONA MYKHNYCH	UNIFORM ALLOWANCE - PD	198.49
312925	JAMES DAVIDSON	UNIFORM ALLOWANCE - PD	198.49
312928	JARROD DEITRICH	UNIFORM ALLOWANCE - PD	198.49
312930	JASON STEINER	UNIFORM ALLOWANCE - PD	198.49
312933	JOHNNY CANTU	UNIFORM ALLOWANCE - PD	198.49
312934	JON GARCIA	UNIFORM ALLOWANCE - PD	198.49
312937	MARINO CANTU	UNIFORM ALLOWANCE - PD	198.49
312938	MATTHEW JOHNSON	UNIFORM ALLOWANCE - PD	198.49
312939	MATTHEW PLACEK	UNIFORM ALLOWANCE - PD	198.49
312942	MICHAEL OVER	UNIFORM ALLOWANCE - PD	198.49
312944	NEBOJSA DJURDJEVIC	UNIFORM ALLOWANCE - PD	198.49
312945	NICHOLAS WHITE	UNIFORM ALLOWANCE - PD	198.49
312947	PANAGIOTA CALIENDO	UNIFORM ALLOWANCE - PD	198.49
312951	SCOTT PLEPEL	UNIFORM ALLOWANCE - PD	198.49
312952	SEAN KINCAID	UNIFORM ALLOWANCE - PD	198.49
312953	STEPHAN POZNIAK	UNIFORM ALLOWANCE - PD	198.49
312954	STEPHEN SEMASKO	UNIFORM ALLOWANCE - PD	198.49
312956	THOMAS HOFFMAN	UNIFORM ALLOWANCE - PD	198.49
312957	TIMOTHY THOMA	UNIFORM ALLOWANCE - PD	198.49
312958	TODD FEINGOLD	UNIFORM ALLOWANCE - PD	198.49
312961	VINCENT BONSONTO	UNIFORM ALLOWANCE - PD	198.49
312962	WILLIAM HUMPHRIES	UNIFORM ALLOWANCE - PD	198.49
8538(A)	AIR ONE EQUIPMENT INC	SERVICES - FD	192.50
312891	WINIFRED COURTLAND	AMBULANCE OVERPAYMENT REFUND - FD	189.60
312838	GENES VILLAGE TOWING INC	SERVICES - PD	185.00
312834	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES - DPS	163.00
312932	JOHN SEILER	REIMBURSEMENT - PD	141.77
312869	STATE GRAPHICS	PRINTING - GG	130.00
312929	JASON BATALDEN	REIMBURSEMENT - PD	129.45
312879	MNJ TECHNOLOGY SERVICES LLC	SUBSCRIPTION - IT	109.56
8573(A)	SWANSONS BLOSSOM SHOP	SERVICES - FD	108.95
312837	GEORGE GARNER CYCLERY INC	EQUIPMENT - PD	107.99
312901	DONALD WEINREIS	UNIFORM ALLOWANCE - PD	107.29
312908	AMELIA HOST	UNIFORM ALLOWANCE - PD	107.29
312917	BRIAN LAARVELD	UNIFORM ALLOWANCE - PD	107.29
312918	BRIAN RILEY	UNIFORM ALLOWANCE - PD	107.29
312931	JESSICA SIEGHART	UNIFORM ALLOWANCE - PD	107.29
312940	MAUREEN CHRISTAKIS	UNIFORM ALLOWANCE - PD	107.29
312941	MICHAEL MARECI	UNIFORM ALLOWANCE - PD	107.29
312949	SARAH SCHMALEN	UNIFORM ALLOWANCE - PD	107.29
312959	TRACY OLALDE	UNIFORM ALLOWANCE - PD	107.29
312963	RYAN MARSHALL	UNIFORM ALLOWANCE - PD	107.29
312846	LANDS END INC	UNIFORM - GG	100.00
312888	J A SCHWALL WELL AND PUMP SVC INC	SERVICES - PW	100.00
312874	JONES & BARTLETT LEARNING LLC	PUBLICATIONS - FD	92.30
312842	ILLINOIS STATE POLICE	SERVICES - GG	81.00

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312864	CINTAS CORPORATION #2	UNIFORMS - PW	77.56
8555(A)	SPOK INC	SERVICES - PW	67.68
312885	INTL ASSOC FOR PROPERTY & EVIDENCE	MEMBERSHIP - PD	65.00
312968	TYLER BECKER	REIMBURSEMENT - FD	41.00
312884	ONCE UPON A DELI	CANTEEN - PD	39.00
312855	REDS GARDEN CENTER INC	MATERIALS - PW	38.50
312890	ZUICA DONEY	AMBULANCE OVERPAYMENT REFUND - FD	38.40
312969	MATTHEW VANDERWEEL	REIMBURSEMENT - FD	28.59
8541(A)	CDW GOVERNMENT INC	EQUIPMENT - IT	27.12
8553(A)	MOTION INDUSTRIES INC	PARTS - PW	22.64
312841	IDLEWOOD ELECTRIC SUPPLY INC	SUPPLIES - PW	21.77
312967	MICHAEL MARINIER	REIMBURSEMENT - FD	18.91
312922	GINA MANSKI	REIMBURSEMENT - PD	18.68
312853	CASH	PETTY CASH - FD	10.44
312972	JAMES CROWLEY	WATER/SEWER REFUND - FIN	10.10
312970	ZACHERY BUTLER & ALIVIA SIUDAK	WATER/SEWER REFUND - FIN	4.30
312971	REVAC KIPIANI	WATER/SEWER REFUND - FIN	4.30
312973	JILL DEBOK	WATER/SEWER REFUND - FIN	4.30
312974	ADAM YASINOW & SHANA SILVER	WATER/SEWER REFUND - FIN	4.30
		CLASS 'A' TOTAL	**648,359.29**

CLASS 'B' WARRANTS

5/15/26	PAYROLL	5/15/2026 PAYROLL	995,593.86
33(E)	HUNTINGTON NATIONAL BANK	VILLAGE CREDIT CARD APRIL - FIN	33,989.73
526(E)	LOWES - VILLAGE ACCOUNT	EQUIPMENT/SUPPLIES - PW	1,320.57
312824	HIGHWOOD RENTAL & PARTY INC	CLIMATE ACTION DAY EVENT RENTAL - GG	1,285.00
527(E)	FEDEX	SHIPPING - FIN	32.76
312823	ILLINOIS SECRETARY OF STATE	PLATES - PD	25.00
		CLASS 'B' TOTAL	**1,032,246.92**
		REPORT TOTAL	***1,680,606.21***

PROCLAMATION
IN MEMORIAM OF SAMUEL MAGAD
1932-2026

WHEREAS, the Northbrook Community joins the family and close friends of Samuel Magad in mourning his passing on May 25, 2026; and

WHEREAS, Samuel is survived by his daughters Debra Magad (Daniel Kaplan) and Carlen (Jonathan) Mines; grandchildren Jared, Michael, Greg and Kayla; and great-grandchildren Leo, Devon, Layla and Blair; Samuel's beloved wife Miriam preceded him in death on February 25, 2026, after a marriage of more than 71 years; and

WHEREAS, Samuel was the founder of the Northbrook Symphony as a community orchestra in 1980 and with about 65 musicians, the orchestra played its first season of four concerts beginning in 1980-1981. The Northbrook Historical Society shared that rehearsals and performances were held at the Glenbrook North High School Sheely Center for the Performing Arts, a perfect venue for concerts with outstanding acoustics and the latest equipment in sound and lighting; and

WHEREAS, Samuel stayed as Music Director of the Northbrook Symphony until 2001 and during his tenure, the Northbrook Symphony was named 1997 Orchestra of the Year and Magad himself was named 1998 Conductor of the Year by the Illinois Council of Orchestras; and

WHEREAS, Samuel's service to the Northbrook Symphony has made a lasting impact by bringing a rich cultural experience to the Northbrook community and providing access to the amazing art form that is classical music; and

WHEREAS, the Northbrook community is eternally grateful to the contributions of Samuel Magad.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, proclaim that the sympathy of the Village Board of Trustees and residents of the Village of Northbrook be expressed to the family of Samuel Magad, and that this Proclamation in Memoriam be respectfully presented to them and that a copy be preserved in the official records of the Village of Northbrook.

GIVEN, under my hand and seal of the Village of Northbrook, this 9th day of June, 2026.

_____
Kathryn L. Ciesla, Village President

ATTEST:

_____
Derek Gau, Village Clerk

PROCLAMATION
RECOGNIZING JUNE 7 – 13
AS NATIONAL GARDEN WEEK

WHEREAS, the Northbrook Garden Club, in cooperation with the Garden Clubs of Illinois and National Council of State Garden Clubs, is observing National Garden Week in the Village of Northbrook; and

WHEREAS, the Northbrook Garden Club is a non-profit organization with 50 members and is also a member of the Garden Clubs of Illinois that has 6,500 members and 146 clubs throughout Illinois; and

WHEREAS, the objective of the Northbrook Garden Club is to stimulate the knowledge and love of gardening, to aid in the protection of native trees, plants, animals, and insects, to encourage civic planting, and to further the programs of the Garden Clubs of Illinois, Inc. and the National Garden Clubs, Inc.; and

WHEREAS, members pursue activities that include educational programs, maintenance of Illinois prairies, community beautification, flower shows, garden walks, workshops, and garden therapy, and provide scholarships for Glenbrook North students pursuing a degree in fields related to earth and environmental sciences; and

WHEREAS, Garden Club members are concerned citizens willing to devote their time and talents to the preservation, conservation, and beautification of our community's natural treasures.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim the week of June 7 through June 13, 2026, as

NATIONAL GARDEN WEEK

in the Village of Northbrook in recognition of the contributions to the community by the Northbrook Garden Club.

GIVEN, under my hand and seal of the Village of Northbrook, this 9th day of June 2026.

_____
Kathryn L. Ciesla, Village President

ATTEST:

_____
Derek Gau, Village Clerk

PROCLAMATION
RECOGNIZING JUNE 14
AS RACE AMITY DAY

WHEREAS, Race Amity is the tradition of close cross-racial and cross-cultural friendships that bring people together to collaborate in advancing equity and social justice. It is referred to as the "other tradition" in our American story because it serves as the moral and spiritual counterweight to the dominant tradition of racism; and

WHEREAS, Race Amity is a part of American history that has always existed yet is seldom taught. As we navigate the turbulent waters of the racial divide, it remains an inspirational legacy that deserves attention. Amity is acceptance of the truth, that there is one race, the human race; and

WHEREAS, the Village of Northbrook values the qualities of friendship, civility, respect, collegiality, and kindness; and

WHEREAS, the Village of Northbrook recognizes the value of living in a culturally and racially diverse Village and that we are part of a great country whose Latin motto is "E pluribus unum", which translates to "out of many, one."

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim Sunday, June 14, 2026, as

RACE AMITY DAY

in the Village of Northbrook. A day to create the spaces to look inward and reflect on the humanity we share as residents of this great Village and Nation and reach outward to each other in a spirit of friendship.

GIVEN, under my hand and seal of the Village of Northbrook, this 9th day of June 2026.

_____
Kathryn L. Cielsa, Village President

ATTEST:

_____
Derek Gau, Village Clerk

PROCLAMATION
RECOGNIZING JUNE 19 AS JUNETEENTH

WHEREAS, on June 19, 1865, Union Army Major General Gordon Granger led troops into Galveston, Texas, and presented an order announcing all enslaved people were now free, two-and-a-half years after the Emancipation Proclamation was issued, and

WHEREAS, the Village of Northbrook acknowledges and celebrates Juneteenth as a critical and culturally significant milestone in the long and necessary process of the emancipation of Black people that would continue throughout the United States for many years to come; and

WHEREAS, this date has been celebrated annually in communities around the world as the oldest known observance of the end of slavery in the United States, commemorating the struggle and sacrifice of Black Americans in the fight for freedom; and

WHEREAS, we acknowledge that while Juneteenth marked a monumental victory in the struggle for freedom, it did not mark the end of race-based oppression for Black Americans through other forms of systemic racism that persist to this day; and

WHEREAS, Juneteenth is an opportunity to celebrate the progress and achievements of Black Americans as well as recommit to the continued struggle for liberty and justice for all; and

WHEREAS, in celebrating the Juneteenth holiday with our community, we acknowledge and denounce the history of slavery in the United States, celebrate the bravery and resilience of Black Americans who fought for their freedom, and recommit ourselves to advancing justice, diversity, equity, and inclusion for all people.

NOW, THEREFORE, I, Kathryn L. Ciesla, President of the Village of Northbrook, County of Cook and State of Illinois, do hereby proclaim June 19, as

JUNETEENTH

in the Village of Northbrook.

GIVEN, under my hand and seal of the Village of Northbrook, this 9th day of June 2026.

_____

Kathryn L. Cielsa, Village President

ATTEST:

_____

Derek Gau, Village Clerk

MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2026-06-09
Subject: An Ordinance Approving a Real Estate Purchase and Sale Agreement for 3460 Dundee Road

Overview

Purchase of 3460 Dundee Road is recommended as the site for a future Police Station and Fire Station Headquarters subject to a thirty-day due diligence period, followed by closing and the lease-back of the property to the seller through October 2027 to allow for continued operation of the business until the owners' retirement. Architectural and engineering design work on the new municipal facilities would take place during the lease-back period.

Fiscal Impact

Funds are available in the FY27 Facility Capital Projects Fund for acquisition of 3460 Dundee Road at a cost of $8,000,000.

Recommendation

Approval.

Strategic Priority

Infrastructure. Maintain a consistent high-quality of life through capital investment, continued focus on sustainability, and facilities that meet operational needs.

Background

On April 15, 2026, a Purchase and Sale Agreement ("*PSA*") for 3460 Dundee Road (a 6.25 +- acre property) was executed by the Village Manager, expressly subject to and contingent on Board approval, for $8,000,000 and a thirty-day due diligence period. There were a number of important factors that resulted in the identification of this property by the Village:

- The site is large enough to be the home of a new Police Station and Fire Station Headquarters facility; and
- The site is contiguous to the existing 3.2 +- acre property owned by the Village where

Fire Station 10 is located at 650 Huehl Road; and
- The site is adjacent to the 5.5 +- acre property owned by the Village where the Public Works Center is located at 655 Huehl Road.

The purchase of 3460 Dundee Road will result in a nearly 9.5 acre Village site that is uniquely situated near other municipal facilities which support police and fire operations daily. This includes the Public Works Center, where the Village's fueling islands for the municipal fleet are located, and the new Fleet Maintenance Garage that will open in early 2027 at 3504 Commercial, 0.6 miles away. The property to be acquired is Reds Garden Center and the sale of this property to the Village does not interfere with Reds' business plan to continue operations throughout the year prior to the owners' future retirement as a leaseback in included in the PSA.

The Village became aware that the owners of Reds Garden Center were considering retirement, and after the Village and Reds discussed each organization's needs and plans, the parties collectively identified many shared benefits. This led to the Village Manager and Village Attorney negotiating parameters for the purchase/sale of the site with the owners and their legal counsel.

During the past three years, the Village has evaluated more than a dozen alternative sites for both suitability and availability for a new Police Station to replace the current facility built in 1974 at Walters Avenue and Landwehr Road. The Village has also evaluated all three Fire Stations for feasibility of constructing an addition for Fire Headquarters, replacing the 1988 addition to the 1971 original Fire Station 11.

Renovation and/or new construction of the Police Station on the existing site would require temporary relocation of the Police Station for more than two years to allow for demolition of the current station and new construction. Additionally, the existing site is 4.25 acres which is not optimal for station layout and stormwater detention requirements. These additional costs that would be incurred by building on the current site led the Village to evaluate purchasing land for a new police facility. Additionally, the Village evaluated property at 1657 Shermer, commonly referred to as the Grainger property and rejected it as a viable site based upon the following considerations:

- The existing police property is roughly 4.2 +- acres with a 45,115 sq.ft. building
- The space needs study approved by the Village Board in 2023 estimated that the facility would require a 5.63-acre site and an 85,773-square-foot building. The acreage changes based upon sites needs such as stormwater, ingress/egress.
- The 1657 Shermer site is 8.8 acres.
- The full east side of the pro perty is adjacent to the commuter and freight rail line and therefore not recommended for Village's 9-1-1 dispatch center, the Village of Northbrook's Public Safety Access Point (PSAP). The design and construction of the PSAP includes various requirements such as uninterruptible power supplies (UPS), diverse routing for telecommunication lines and other redundancies that are more difficult to achieve on the 1657 Shermer site due to the impact of the major rail line.
- The Grainger site has accessibility to a single public roadway. With the development north and south of the site, and rail to the east, this access issue cannot be rectified.
- The Fire Headquarters would not be located at 1657 Shermer as the Headquarters is required to be on a site with an existing station (only in major cities would this operation be appropriate to be detached for operational reasons).

Detailed Background of Site Selection Process

The Village has undertaken extensive evaluation of three key public safety facilities with public discussion beginning in 2016/2017 when an Ad Hoc Facilities Committee of the Board of Trustees directed staff to have facility assessments done for Fire Station 11, the Police Station and the Public Works Fleet Maintenance Garage. In March of 2019, the Village received a Facilities Conditions Assessment and Report Card and a Facility Needs Assessment was completed by Healy Bender for Fire Station 11/Administration Office, Fleet Maintenance Garage and the Police Station. With the Covid-19 pandemic, further discussion was deferred until November 9, 2021, when the Village Board was provided a report/review of prior work in order to outline the steps required to move forward with policy considerations related to Fire Station 11/Administration Office, Fleet Maintenance Garage and the Police Station. As a result of the November review, several actions were taken:

1. On December 21, 2021, staff issued a Request for Qualifications seeking Owner's Representative/Construction Management Services for the three facilities.
2. The Village Board adopted the FY22/23 Budget inclusive of a new Facility Capital Project Fund to include appropriations to move forward with work to undertake the necessary actions to consider renovation and/or replacement of facilities being evaluated.
3. Following the start of the new fiscal year on May 1, 2022, and after staff review and evaluation of respondents, the Village Manager engaged Leopardo Companies, Inc. for Owner's Representative/Construction Management Services for the three facilities.

On August 9, 2022, as part of the Regular Meeting of the Village Board, a presentation and status update on the Facilities Project was held to review the future options related to renovation/replacement of three Village Facilities: Fire Station 11/Administration, Police Station and Public Works Fleet Maintenance Garage. Following the presentation, on August 17, 2022, a Request for Qualifications (RFQ) was issued seeking a qualified firm for professional architectural services to assist in the planning process for future construction or modifications to three Village facilities. The RFQ was developed to select an architect to perform facility planning services including, but not limited to, validate and update as necessary the Facilities Conditions Assessment and Facilities Needs Assessment including space and programming needs, development of preliminary plans, preliminary site parameters, and collaborate with the Construction Manager (Leopardo) to develop initial cost estimates for options which may include a comparison of renovation versus new construction of the selected facilities. The Village received 11 responses to the RFQ and a cross-departmental staff team comprised of representative departments and the Village Manager's Office and Leopardo conducted interviews with four firms. The cross departmental team selected FGM Architects (FGMA).

At the October 25, 2022 Committee of the Whole Meeting, staff introduced the Consultant teams of Leopardo Companies that would be providing Construction Manager Services and FGM Architects (FGMA) who would be providing facility plan services to the Village Board. On November 8, 2022, the Village Board approved staff's recommended professional services agreements with Leopardo Companies and FGM Architects.

On February 28, 2023, at the Public Works and Facilities Committee Meeting of the Village Board, Leopardo Companies and FGM Architects presented a comprehensive update on the Space Needs and Facilities Conditions, work on Solutions Design and the development of the

Facilities Plan Master Schedule for Fire Station 11/Administration Office, Fleet Maintenance Garage and the Police Station.

On April 25, 2023, the Village Board accepted the Space Needs report which is the foundation for moving to the next step in the process of determining how to renovate/replace Fire Station 11/Fire Administrative Offices, Fleet Maintenance Garage, and the Police Station.

On April 29, 2023, the Village hosted public tours of Fire Station 11/Administration Office, Fleet Maintenance Garage and the Police Station for residents to view the facilities to help better understand the space needs and conditions of the buildings. Subsequently, information videos about each facility were posted for community review.

Specific to the Police Facility, the following summary of the current facility was presented during the site tours which we held and open to the public on Saturday, April 29, 2023:

- The original building was constructed in 1974 as a joint police and fire station. The fire station moved out and the remaining space was remodeled for police station use in 1996.
- Police Department staff of 66 police officers and 27 civilian employees work at this site.
- The existing facility is located on 3.5 acres in a 45,115 sf building and the Space Needs Analysis presented by FGM Architects estimates a 5.63 acre site with a 85,773 sf building is needed.
- The Space Needs Analysis was informed by operational changes which identify space needs for:
    - Police Operational Changes
    - Secure Parking
    - Training
    - Social Services / Counseling
    - Officer Wellness
    - Holding Facility Issues
    - Evidence Technicians Workspace
    - Evidentiary Vehicle Processing
    - Evidence Packaging
    - Evidence and Property Storage
    - Computer Forensics
- The Space Needs Analysis identified inadequate space in the current facility for:
    - Staff Work Areas
    - Storage
    - Locker Rooms
    - Communications Center
    - Sally Port
    - Interview Rooms
    - Report Writing Room
- The Space Needs Analysis further evaluated the facility related to safety, security, public interaction, as well as deficiencies in the current buildings structure, layout, accessibility and electrical system components which are nearing end of service life.

Specific to the Fire Headquarters Facility, the following summary of the current facility was presented during the site tours which we held and open to the public on Saturday, April 29, 2023:

- The original building was constructed in 1971 at Fire Station 11 with an administrative headquarters addition in 1988 on a 1.1 acre site totaling 17,125 sq. ft. for both functions.
- Fire Department staffing ranges from 15-23 FTEs daily at the facility. For Headquarters, there are 9 full time and 1 part time employees, as well as 10 positions that are 7G and the Village Emergency Operations Centers is located at the Fire Headquarters.
- The Space Needs Analysis identified Capital Repair/Replacement and Department Issues including:
    - Front and rear apparatus bay exterior metal framing needs repair/replacement due to severe corrosion.
    - Tuck point building & repair Exterior Insulation Finishing System (EIFS) to protect against water penetration and damage.
    - Roofing: Replace all four roof sections.
    - Key fobs (like PD & PW) needed for Station access/security.
    - Front Lobby Security Window needed (like PD & PW) including panic button.
    - Office HVAC is old and will need replacement soon.
    - Captain's office heat and A/C at the same time. A/C is needed year round.
    - Communications Room (server room) – poor ventilation/cooling.
    - Female Firefighters currently do not have a dedicated locker or bunk room.
    - The Men's Locker Room is in need of an update inclusive of accessibility updates.
    - Electrical issues which need to be addressed include:
        - New ambulance technology includes refrigerators that contain medicine. These refrigerators require additional electrical power when the ambulance is parked in the bay.
        - The station power needs to be balanced and potentially upgraded.
    - The Operation's side is not in compliance with NFPA 13 due to a lack of sprinklers.
    - EOC bathrooms are not ADA compliant
    - Server Room and Radio room have no sprinkler: FM -200 dry chemical fire sprinkler system upgrade
    - Turn Out Gear storage – ventilation
    - The Bay Bathroom is in need of an accessibility and aesthetic update.
    - Remove & Replace the apparatus bay trench drains
    - ADA & NFPA fire compliance – There are access issues due to the width of the stairwells and doorways on the west (Operations) side of the station.
    - Plumbing- Both the potable and sanitary piping is showing signs of deterioration.
    - One of three sump pumps needs replacement now, others shortly thereafter.
    - Painting needed throughout the building including apparatus bay and bay floor, exterior façade and soffit.
    - Kitchen hood fire protection/ automatic gas shut off

Following the April acceptance of the Space Needs Study, on May 23, 2023, as part of the Committee of the Whole Meeting of the Village Board, it was established for Fire and Fleet that the existing sites were of insufficient size to allow for renovation and/or new construction on the existing site(s) and as such, staff was charged with identification of a new site for each facility. In regard to Police, it was determined that while reconstruction on the current site could be possible, the increased costs associated with a temporary relocation of police services to another site could be significant. This, combined with the operational impacts of a temporary or 'swing' station, led the Village to evaluate alternative sites for a new Police Station. It is also noted that the Village entered into an agreement with the owners of 3105 Walters on April 11, 1996 providing the Village with the first right of refusal to purchase the single-family residential property which is contiguous to the east side of the Village property

where the police station is located. Staff conducted review of more than a half dozen sites, both on the market and sites not listed on the market for sale, and entered into negotiations for the purchase for multiple properties. Those efforts were unsuccessful for a variety of factors including failure to agree upon a timeline for property purchase, and/or agreement on purchase price, or the site(s) did not meet “fit test” requirements due to configuration of the parcel. In 2025, the Village acquired the 3105 Walters property. While the addition of the ¾ of an acre increased the current site enough to substantially improve its viability for a new building, the addition of this property was done with the understanding that if a new location for the Police Station could be acquired, the Village would benefit from the additional ¾ of an acre at Walters and Landwehr through disposal of the entire Village property when the Police Station is relocated to a new property due to the potential market value of this property.

In 2024, the Village acquired sites for both the Fleet Maintenance Garage and Fire Station 11, which are currently under construction and will open in 2027. The Fire Station 11 site did not afford enough land for adjacent construction of the new Fire Headquarters resulting in consideration of locating Headquarters adjacent to another Northbrook Fire Station.

Following the purchase of the property at 3460 Dundee Road, design work can begin at a staff level for the new facilities. This process requires approximately 18 months and is followed by a construction process that is estimated to be two years. As noted earlier, it is recommended that in the future, the Police Station property at Landwehr and Walters be sold by the Village. The property where the current Fire Station 11 and Headquarters are located at 740 Dundee Road will be retained by the Village due to the existing Village infrastructure, with the existing Fire Department structure being demolished in the future.

Staff will be in attendance to answer any questions.

An Ordinance Approving a Real Estate Purchase and Sale Agreement for 3460 Dundee Rd
Exhibit A:Purchase Sale Agreement

Ordinance No. 2026-

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Approving a Real Estate Purchase and Sale Agreement for 3460 Dundee Road

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

T & C Sisters LLC, an Illinois limited liability company ("***Seller***") is the owner of fee simple title to that certain real property commonly known as 3460 Dundee Road, Northbrook, Illinois ("***Property***").

The Village desires to purchase the Property from Seller.

The Village and Seller desire to enter into a Real Estate Purchase and Sale Agreement ("***Purchase and Sale Agreement***") to set forth the terms and conditions of the conveyance of the Property.

The Purchase and Sale Agreement was executed by Seller and the Village Manager on behalf of the Village; however, it was made expressly subject to and contingent on the approval of the President and Board of Trustees.

The President and Board of Trustees have considered the Purchase and Sale Agreement and find and determine that it is in the best interest of the Village and the public to approve the Purchase and Sale Agreement. These matters pertain to the Village's government and affairs and are approved pursuant to the Village's home rule powers under the Illinois Constitution of 1970

Section 2. APPROVAL OF PURCHASE AND SALE AGREEMENT.

The Purchase and Sale Agreement, attached hereto as ***Exhibit A***, by and between the Village and Seller shall be, and is hereby, approved.

Section 3. EXECUTION OF PURCHASE AND SALE AGREEMENT.

The execution of the Purchase and Sale Agreement by the Village Manager on behalf of the Village on April 15, 2026 is hereby ratified and approved. The Village Manager is hereby directed to provide Seller with written evidence, in the form of this adopted Ordinance, of the Board approval in satisfaction of Section 1 of the Purchase and Sale Agreement.

Section 4. APPROVAL OF PURCHASE OF THE PROPERTY.

The Village President and Board of Trustees hereby approve the purchase of the Property from Seller, in the manner and upon such terms as are set forth in the Purchase and Sale Agreement.

Section 5. IMPLEMENTATION OF PURCHASE AND SALE AGREEMENT.

The Village President, Village Manager, Village Clerk, and Village Attorney, as appropriate, are hereby authorized and directed to initiate and take all other steps and obligations required of the Village under the Purchase and Sale Agreement, and to execute all documentation for, and take all action necessary to consummate, the purchase of the Property, as may be required by applicable law and by the Purchase and Sale Agreement.

Section 6. EXERCISE OF HOME RULE AUTHORITY.

The Village President and Board of Trustees hereby declare that the approval and execution of the Purchase and Sale Agreement, the purchase of the Property, and the adoption of this Ordinance are made pursuant to the home rule authority and powers of the Village.

Section 7. EFFECTIVE DATE.

The approval of this Ordinance shall be in full force and effect following its passage by the Board of Trustees in the manner provided by law.

EXHIBIT A

Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT
(3460 Dundee Road, Northbrook, Illinois)

THIS PURCHASE AND SALE AGREEMENT ("***Agreement***") is made as of the Effective Date (as defined in Section 25 below) by and between T & C Sisters L.L.C., an Illinois limited liability company ("***Seller***"), and the Village of Northbrook, an Illinois home rule municipal corporation ("***Buyer***").

A G R E E M E N T:

1. **BUYER AND SELLER ACKNOWLEDGE AND AGREE THAT BUYER IS A GOVERNMENTAL ENTITY AND ALTHOUGH THIS AGREEMENT MAY BE EXECUTED BY THE VILLAGE MANAGER ("*VILLAGE MANAGER*") OF BUYER THIS AGREEMENT IS SUBJECT TO, AND CONTINGENT ON, THE APPROVAL OF, AND IS NOT ENFORCEABLE UNLESS APPROVED AT AN OPEN MEETING BY, THE CORPORATE AUTHORITIES OF BUYER ("*CORPORATE AUTHORITIES*"). IN THE EVENT THIS CONTINGENCY IS NOT SATISFIED ON OR BEFORE JUNE 10, 2026 ("*APPROVAL DATE*") THIS AGREEMENT WILL AUTOMATICALLY TERMINATE AND THE PARTIES WILL HAVE NO FURTHER RIGHTS OR OBLIGATIONS HEREUNDER, EXCEPT FOR THOSE THAT EXPRESSLY SURVIVE ANY SUCH TERMINATION.**

2. **PURCHASE AND SALE OF PROPERTY**. Seller, whose identity will be updated to conform with the owner of record set forth in the Title Commitment (as defined in Section 7 below), if the identity of Seller differs from the owner of record in the Title Commitment, agrees to sell to Buyer, and Buyer agrees to purchase from Seller, upon the terms and conditions set forth in this Agreement, fee simple title to certain real property commonly known as 3460 Dundee Road, Northbrook, Illinois (PINs: 04-05-302-007-0000, 04-05-302-018-0000, 04-05-302-016-0000, 04-05-302-019-0000) located in the County of Cook ("***Property***"), which Property is legally described in **EXHIBIT A** attached hereto and made a part hereof, together with (i) all privileges, rights, easements, hereditaments and appurtenances thereto belonging, (ii) all right, title and interest of Seller in and to any streets, alleys, passages and other rights of way included therein or adjacent thereto, (iii) site fencing, and (iv) all buildings, structures and improvements located upon the Property including, without limitation, Seller's interest in all systems, facilities, fixtures, machinery, equipment and conduits to provide fire protection, security, heat, exhaust, ventilation, air conditioning, electrical power, light, plumbing, refrigeration, gas, sewer and water thereto, except for equipment unique to the existing landscaping business and the eleven (11) temporary greenhouses. The legal description will be updated to conform with the legal description from the Survey (as defined in Section 8 below), if the legal description from the Survey differs from that in **EXHIBIT A**.

3. **PURCHASE PRICE**. The purchase price for the purchase of the Property by Buyer is EIGHT MILLION AND NO/100 DOLLARS ($8,000,000.00) ("***Purchase Price***"). The Purchase Price will be paid by Buyer to Seller on the Closing Date (as defined in Section 5 below) after crediting the Earnest Money and subject to the prorations and adjustments set forth herein.

4. **EARNEST MONEY**. Within fifteen (15) business days after the Effective Date, Buyer will deposit FIFTEEN THOUSAND AND NO/100 DOLLARS ($15,000.00) with the Title Company (as defined in Section 5 below), pursuant to mutually acceptable strict joint order escrow instructions. and within fifteen (15) business days after the Agreement is approved by the Corporate Authorities of Buyer as set forth in Section 1 above, Buyer will deposit ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000.00) (collectively "***Earnest Money***") with the Title Company

pursuant to mutually acceptable strict joint order escrow instructions. At the Closing of the transaction, the Earnest Money will be applied towards the Purchase Price.

5. **CLOSING AND POSSESSION**. The closing ("***Closing***") of the contemplated purchase and sale of the Property will take place remotely through a deed and money escrow ("***Escrow***") at the office of First American Title, 40 Skokie Blvd, Northbrook, IL ("***Title Company***"), or at such other time and place as mutually agreed to by the parties. The parties need not physically attend the Closing.

A. Closing Date. The Closing will take place on August 31, 2026 ("***Closing Date***") unless extended pursuant to Buyer's Extended Due Diligence Period (as hereinafter defined) for an additional thirty (30) calendar days or at such other time as mutually agreed to by the parties.

B. Leaseback. At the Closing, Buyer agrees to lease the Property back to the Seller under the following terms and conditions:

i. The lease term will commence on the date of Closing and continue until October 31, 2027 (the "***Lease Term***").

ii. Beginning on the Closing Date through May 31, 2027 the rent will be $0.00. Beginning on June 1, 2027 to October 31, 2027 the rent will be $4,000.00 per month. The holdover rent if Seller occupies any portion of the Property after October 31, 2027 will be $30,000.00 per month. The rent will be payable in advance on the first day of each month during the Lease Term. During the entire Lease Term Seller will be responsible for paying all utility bills, taxes and any other fees for the Property and will promptly reimburse Buyer for any such costs incurred.

iii. Prior to the Approval Date, Seller and Buyer will negotiate and mutually agree upon the form of the lease agreement (the "***Lease Agreement***"). Seller and Buyer agree to negotiate in good faith to finalize the Lease Agreement by the Approval Date, and to execute the Lease Agreement at Closing. Neither party will be in default of this Agreement if the Lease Agreement is not finalized by the Approval Date. The terms of the Lease Agreement will allow the Buyer reasonable access to the Property for site testing and design work at all times after the Closing Date. The terms of the Lease Agreement will allow Buyer to begin demolition of site structures, excluding the occupied residence, on or after May 1, 2027 with the consent of the Seller, which will not be unreasonably withheld. The Lease Agreement will include provisions stating that assignments, subleases, alterations and improvements to the Property by Seller will require the consent of the Village Manager.

6. **AS IS/WHERE IS" TRANSACTION; BUYER'S DUE DILIGENCE PERIOD**. This Agreement is for the sale and purchase of the Property in its "**AS IS/WHERE IS**" condition as of the Effective Date. Except as specifically set forth in this Agreement, Buyer acknowledges that no representations, warranties or guarantees of any kind with respect to the condition of the Property have been made by Seller. Except as specifically set forth in this Agreement, no warranty or representation is made by Seller as to the fitness for any particular purpose, merchantability, design, condition or repair, value, expense of operation, income potential, compliance with drawings or specifications, absence of defects, absence of faults, flooding, or compliance with

laws and regulations including without limitation those relating to health, safety, zoning, the environment and the Americans with Disabilities Act, or as to any other fact or condition which has or might affect the Property or the ownership, use, occupancy, operation, condition, repair, value, expense of operation or income potential thereof.

During the period that begins on the Approval Date and ends 30 days prior to the Closing Date (the "***Due Diligence Period***"), Buyer may enter upon the Property at all reasonable times to conduct such investigations, inspections, reviews, and analyses of or with respect to the Property as Buyer desires ("***Inspection Activities***"). Buyer agrees to coordinate the Inspection Activities with Seller. The Inspection Activities include, but are not limited to, examining the Seller Deliveries (as hereinafter defined), title to the Property, and conducting such marketing, economic, feasibility, and physical inspections, including environmental testing, such as Phase 1 Environmental Site Assessment and, if necessary, Phase 2 Environmental Site Assessment, of and on the Property as Buyer, in its sole discretion, deems necessary or prudent to determine the suitability of the Property.

Within three (3) business days after the Effective Date, Seller will deliver to Buyer copies of all of the following pertaining to the Property in Seller's possession or control: (i) all environmental studies and reports, as-built drawings and architectural and civil plans and specifications, (ii) a copy of the existing survey of the Property, (iii) a copy of the existing title policy, current title commitment and title exception documents, (iv) insurance bills for the current and prior two years, (v) a list of all personal property, (vi) all contracts and services agreements binding on the Property (vii) relevant unrecorded documents, (viii) all transferrable warranties of any kind for labor and material related to construction on the Property, and (ix) Illinois residential real property disclosure report, heat disclosure, lead paint disclosure and pamphlet and radon disclosure and pamphlet. (collectively "***Seller Deliveries***").

Buyer shall have the right to extend the Due Diligence Period ("***Extended Due Diligence Period***") for one (1) additional thirty (30) calendar day period if, prior to the expiration of the Due Diligence Period, Buyer delivers written notice of the Extended Due Diligence Period to Seller. Buyer will have until the end of the Due Diligence Period or Extended Due Diligence Period, if applicable, in which to make such investigations and studies with respect to the Property as Buyer deems appropriate, and to deliver written notice to Seller terminating this Agreement if Buyer is not, for any reason or no reason, satisfied with the Property. If Buyer does so deliver notice to Seller terminating this Agreement, this Agreement will terminate and, provided Buyer is not then in default under this Agreement, the Earnest Money then held in escrow will be refunded to Buyer by Title Company, and the parties will have no further rights or obligations hereunder, except for those that expressly survive such termination.

7. **TITLE INSURANCE**. Within fifteen (15) business days after the Effective Date, at Seller's cost, Seller will obtain and deliver to Buyer a title commitment issued by the Title Company, in the amount of the Purchase Price ("***Title Commitment***"), together with access to the copies of all underlying title documents listed in the Title Commitment ("***Underlying Title Documents***"), subject only to those matters described in **EXHIBIT B**, attached hereto and made a part hereof ("***Permitted Exceptions***"). If the Title Commitment, Underlying Title Documents or the Survey disclose exceptions to title, which are not acceptable to Buyer ("***Unpermitted Exceptions***"), Buyer may object to the Unpermitted Exceptions prior to Closing. Buyer will provide Seller with an objection letter ("***Objection Letter***") listing the Unpermitted Exceptions, which are not acceptable to Buyer. Seller will have until the Closing to have the Unpermitted Exceptions removed from the Title Commitment or to cure such Unpermitted Exceptions or to have the Title Company commit to insure against loss or damage that may be occasioned by such Unpermitted

Exceptions, as evidenced by Buyer's receipt of a proforma title policy ("***Proforma Title Policy***") reflecting the Title Company's commitment to insure the Unpermitted Exceptions. If Seller fails to have the Unpermitted Exceptions removed or, in the alternative, to obtain a Title Commitment insuring the Unpermitted Exceptions within the specified time, Buyer may elect to either (i) terminate this Agreement and this Agreement will become null and void without further action of the parties, or (ii) upon notice to Seller before the Closing, take title as it then is with the right to deduct from the Purchase Price any liens or encumbrances of a definite or ascertainable amount which are listed in the Title Commitment. The Proforma Title Policy will be conclusive evidence of good title as shown therein as to all matters insured by the Title Company, subject only to the Permitted Exceptions.

8. **SURVEY**. Within twenty (20) business days after the Approval Date, at Seller's cost, Seller will obtain and deliver to Buyer a current ALTA/NSPS survey of the Property ("***Survey***"). The Survey will (a) be completed in accordance with the minimum standard detail requirements for ALTA/NSPS Land Title Surveys; (b) will be certified to Seller, Buyer, and the Title Company by such surveyor; and (c) will include ALTA/NSPS Standard Optional Table A Items: 1, 2, 3, 4, 6(a), 7(a), 7(b)(i), 7(c), 8, 9, 11, 13, 14, 16, 17, 18. Seller to contact JULIE for Dig No. and Completion Date and all Utilities to be marked prior to Surveyor's Field Work so that there is evidence of all utilities.

9. **DEED**. At Closing, Seller will convey fee simple title to the Property to Buyer by a recordable Warranty Deed ("***Deed***") subject only to the Permitted Exceptions.

10. **CLOSING DOCUMENTS**. On the Closing Date, the obligations of Buyer and Seller will be as follows:

A. Seller will deliver or cause to be delivered to the Title Company:

i. the original executed and properly notarized Deed and with applicable exemption language;

ii. the original executed and properly notarized affidavit of title;

iii. the original executed and properly notarized bill of sale;

iv. the original executed and properly notarized non-foreign affidavit;

v. a counterpart of the closing statement;

vi. all keys and other access to the Property, subject to the terms of the Lease;

vii. a counterpart of the Lease Agreement; and

viii. such other standard closing documents or other documentation as is required by applicable law or the Title Company to effectuate the transaction contemplated hereby, including, without limitation, an ALTA Statement and GAP Undertaking or such other documentation as is reasonably required by the Title Company to issue Buyer its owners title insurance policy in accordance with the Proforma Title Policy.

B. Buyer will deliver or cause to be delivered to the Title Company:

i. the balance of the Purchase Price, plus or minus prorations;

ii. counterpart of the closing statement;

iii. a counterpart of the Lease Agreement; and

iv. such other standard closing documents or other documentation as is required by applicable law or the Title Company to effectuate the transaction contemplated herein.

C. Buyer will prepare the Closing documents, each of which will be in form approved by Seller.

D. The parties will jointly deposit fully executed Closing escrow instructions, State of Illinois, Cook County, and Village of Northbrook (if required) Transfer Declarations.

11. **POSSESSION**. If the Closing occurs, possession of the Property will be finally and fully delivered to Buyer on the Closing Date, free and clear of any other parties, including without limitation the Tenant, subject only to the Lease Agreement. Any other leases affecting the Property, if any, must be terminated prior to Closing. All refuse and personal property that is not to be conveyed to Buyer will be removed from the Property at Seller's expense prior to delivery of possession. Buyer will have the right to inspect the Property prior to Closing to verify that the Property is in broom clean condition and substantially the same condition as of Effective Date, normal wear and tear excepted.

12. **PRORATIONS/CLOSING COSTS**. At Closing, the following adjustments and prorations will be computed as of the Closing Date and the balance of the Purchase Price will be adjusted to reflect such prorations. All prorations will be based on a 365-day year, with Seller having the day prior to Closing.

A. Real Estate Taxes. General real estate taxes for 2024 will be paid by Seller at Closing and 2025, 2026 and subsequent years, special assessments and all other public or governmental charges against the Property, if any, which are or may be payable on an annual basis (including charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the Closing Date) will be adjusted and apportioned as of the Closing Date. If the exact amount of general real estate taxes is not known at Closing, the proration will be based on 105% per year of the most recent full year tax bill, and will be conclusive, with no subsequent adjustment.

B. Closing Costs. Seller will pay the costs charged by the Title Company for the Title Commitment, pro forma title policy with extended coverage, half of the escrow costs, and the cost of the Survey. Buyer will pay the costs charged by the Title Company for any title endorsements requested by Buyer, costs of recording the Deed, and half of the escrow costs. Buyer and Seller will each pay their respective attorney's fees. All other charges and fees customarily prorated and adjusted in similar transactions will be prorated as of Closing Date. In the event that accurate prorations and other adjustments cannot be made at Closing because current bills or statements are not obtainable (as, for example, all water, sewer, gas and utility bills), the parties will prorate on the best available information. Final readings and final billings for utilities will be taken as of the date of Closing except for a water bill which may be taken up to two (2) days before the Closing Date.

13. **CONVEYANCE TAXES**. The parties acknowledge that, as Buyer is a governmental entity, this transaction is exempt from any State and County real estate transfer tax pursuant to 35 ILCS 200/31-45(b). Seller will furnish completed Real Estate Transfer Declarations signed by Seller or Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois, in addition to any applicable City Transfer Declaration and Transfer Stamps.

14. **COVENANTS, REPRESENTATIONS AND WARRANTIES OF SELLER**. The covenants, representations and warranties contained in this Section will be deemed remade as of the Closing Date and will survive the Closing until expiration of the Lease Term and will be deemed to have been relied upon by Buyer in consummating this transaction, notwithstanding any investigation Buyer may have made with respect thereto, or any information developed by or made available to Buyer prior to the Closing and consummation of this transaction. Seller covenants, represents and warrants to Buyer as to the following matters, each of which is so warranted to be true and correct as of the Effective Date and also on the Closing Date:

A. Possession. Possession of the Property has been with Seller prior to the Effective Date. There are no agreements, understandings, or other commitments granting third parties any right to the use or possession of the Property, except for the Lease Agreement and covenants, licenses, and agreements to which the Village of Northbrook is a party.

B. Title Matters. Seller has good and marketable fee simple title to the Property, subject only to the Permitted Exceptions.

C. Violations of Zoning and Other Laws. No written notice from any governmental agency relating to the Property alleging any violations of any statute, ordinance, regulation or code has been received.

D. Pending and Threatened Litigation. There are no pending or threatened matters of litigation, administrative action or examination, claim or demand whatsoever relating to the Property.

E. Eminent Domain. There is no pending or contemplated eminent domain, condemnation or other governmental taking of the Property or any part thereof by a governmental agency.

F. Access to Property Utilities. No fact or condition exists which would result in the termination or impairment of access to the Property or which could result in discontinuation of presently available or otherwise necessary sewer, water, electric, gas, or other utilities or services.

G. Authority of Signatories; No Breach of Other Agreements. The execution, delivery of and performance under this Agreement by Seller is pursuant to authority validly and duly conferred upon Seller and the signatories hereto. The consummation of the transaction herein contemplated and the compliance by Seller with the terms of this Agreement do not and will not conflict with or result in a breach of any of the terms or provisions of, or constitute a default under, any agreement, arrangement, understanding, accord, document or instruction by which Seller or the Property are bound; and will not and does not, to the knowledge of Seller, constitute a violation of any applicable law, rule, regulation, judgment, order or decree of, or agreement with, any governmental instrumentality or court, domestic or foreign, to which Seller or the Property are subject or bound.

H. Executory Agreements. Seller is not a party to, and the Property is not subject to, any contract or agreement of any kind whatsoever, written or oral, formal or informal, with respect to the sale or transfer of the Property, other than this Agreement. Buyer will not, by reason of entering into or closing under this Agreement, become subject to or bound by any agreement, contract, lease, lease amendment, license, invoice, bill, undertaking or understanding which Buyer will not have expressly and specifically previously acknowledged and agreed in writing to accept. Other than those disclosed by Seller to Buyer pursuant to this Agreement, no written leases, licenses or occupancies exist in regard to the Property and, further, that no person, corporation, entity, tenant, licensee or occupant has an option or right of first refusal to purchase, lease or use the Property, or any portion thereof.

I. Mechanic's Liens. As of Closing, all obligations of Seller for bills and invoices for labor and material of any kind relating to the Property will be paid in full.

J. Governmental Obligations. There are no unperformed material obligations relative to the Property outstanding to any governmental or quasi-governmental body or authority.

K. Easements. The Property has no unrecorded easements or agreements that would hinder Buyer from its intended use of the Property.

L. Environmental Matters. To the knowledge of Seller, (a) Hazardous Substances have not been used, generated, transported, treated, stored, released, discharged or disposed of in, onto, under or from the Property in violation of any Environmental Laws; (b) no notification of release of a Hazardous Substance has been filed as to the Property, nor is the Property listed on the National Priority List promulgated pursuant to CERCLA or on any other Federal or state list of Hazardous Substance sites requiring investigation or cleanup; (c) there are no above-ground or underground tanks or any other underground storage facilities located on the Property; and (d) the Property does not contain any PCBs, asbestos or urea formaldehyde. "***Hazardous Substances***" means all substances, wastes, pollutants, element, compound, chemical mixture, contaminants and materials regulated, or defined or designated as hazardous, extremely or imminently hazardous, dangerous, or toxic, or regulated by, the following federal statutes and their state counterparts, as well as these statutes' implementing regulations: the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq., the Federal Insecticide, Fungicide, and Rodenticide Act, 7 U.S.C. §§136 et seq., the Atomic Energy Act, 42 U.S.C. §§2011 et seq, and the Hazardous Materials Transportation Act, 42 U.S.C. §§1801 et seq.; petroleum and petroleum products including crude oil and any fractions thereof; asbestos; and natural gas, synthetic gas, and any mixtures thereof. "***Environmental Laws***" means all federal, state and local laws, statutes, ordinances, regulations, standards, rules, policies, common law rule and other binding and non-binding governmental requirements in effect on the date hereof or adopted or modified after the date of this Agreement, and any judicial or administrative interpretation thereof having the force and effect of law, including, without limitation, any applicable judicial or administrative order, consent decree, judgment, order or requirement conferring rights or imposing duties at common law (including without limitation the common law respecting nuisance and tortious liability) relating to (i) emissions, discharges, spills, releases or threatened releases of Hazardous Substances into ambient air, surface water, ground water, watercourses, publicly or privately owned treatment works, drains, sewer systems, wetlands, septic systems or onto land; (ii) the use, treatment, storage, disposal, handling, manufacturing, transportation or shipment of Hazardous Substances; (iii) the regulation of storage tanks; or (iv) otherwise relating to the regulation and protection of the environment and human health and safety to the extent applicable to the Property.

M. Section 1445 Withholding. Seller represents that it is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is, therefore, exempt from the withholding requirements of said Section. At Closing, Seller will furnish Buyer with a Non-Foreign Affidavit as set forth in said Section 1445.

N. No Bankruptcy. Seller has not filed any petition in bankruptcy or made any assignment for the benefit of creditors, or filed any petition seeking reorganization or arrangement or other action under Federal or State bankruptcy laws wherein Seller is named a debtor, and Seller has not received written notice of any such petition or action filed or initiated against it.

O. Assessments; Tax Appeals. Within the three (3) year period immediately preceding the Effective Date (and at Closing, within the three (3) year period immediately preceding the Closing Date), Seller has received no written notice from any governmental authority of any special or other assessments for public improvements or otherwise now affecting the Property nor does Seller have knowledge of any pending or threatened special or other assessments affecting the Property or any tax abatements or exemptions affecting the Property. As of the Effective Date, there are no pending certiorari or other proceeding to determine or appeal the assessed value of the Property. There are no proceedings pending for the reduction of the assessed valuation of the Property, or any portion thereof. Seller shall not commence or settle any such proceeding except upon the advice of tax counsel and with the prior written consent of Buyer, which consent shall not be unreasonably withheld or delayed. Any settlement and/or award made in connection with any such proceeding shall be prorated between the parties based on the Closing Date, and such obligation to prorate any such settlement and/or award shall survive Closing.

P. CC&Rs. To Seller's knowledge, there are no violations of any covenants, conditions or restrictions applicable to the Property, and Seller has received no notice or complaint with respect to any violation of any covenants, conditions or restrictions applicable to the Property.

Q. Purchase Rights. Seller has not granted to any person or entity any option or other right to purchase, sell or lease all or any portion of the Property (other than this Agreement) which option or other right is currently in effect, and to Seller's knowledge, no person or entity has any option or other right to purchase the Property.

R. Employees. There are no employees of Seller in respect to the operation of the Property for which Buyer shall be responsible or liable for after the Closing. Seller is not a party to or, to Seller's knowledge, bound by any collective bargaining agreements or other agreements with a union that are binding on the operation of the Property. There are no labor or other disputes, litigation or proceedings pending or threatened against or related to Seller, the Property or the operation thereof, nor, to Seller's knowledge, does any basis exist for any such action.

S. Association. The Property is not subject to any property owner, condominium or homeowner association.

T. Operational Systems: Seller represents that the heating, plumbing, electrical, central cooling, ventilating systems, appliances, and fixtures on the Property are in working order as of the Effective Date and the Closing Date.

Seller hereby indemnifies and holds Buyer harmless against all losses, damages, liabilities, costs, expenses (including reasonable attorneys' fees) and charges which Buyer may incur or to which Buyer may become subject as a direct or indirect consequence of such breach of the above

representations or warranties made hereunder, including all incidental and consequential damages which are incurred prior to the expiration of the Lease Term.

15. **CONDEMNATION OR CASUALTY PRIOR TO CLOSING**. If prior to Closing the Property is destroyed or materially damaged by fire or other casualty, or the Property is taken by condemnation, then Buyer will have the option of either terminating this Agreement (and receiving a refund of Earnest Money then held in escrow) or accepting the Property as damaged or destroyed, together with the proceeds of the condemnation award or any insurance payable as a result of the destruction or damage, which gross proceeds Seller agrees to assign to Buyer and deliver to Buyer at Closing. Seller will not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois will be applicable to this Agreement, except as modified by this Section 15.

16. **DEFAULT AND CONDITIONS PRECEDENT TO CLOSING**.

A. It is a condition precedent to Closing that:

i. fee simple title to the Property is shown to be good and marketable, subject only to the Permitted Exceptions, as required hereunder;

ii. the covenants, representations and warranties of Seller contained in Section 14 hereof and elsewhere in this Agreement are true and accurate on the Closing Date in all material respects, or waived by Buyer in writing on the Closing Date; and

iii. Seller has performed under the Agreement and otherwise has performed all of its covenants and obligations and fulfilled all of the conditions required of it under the Agreement in order to close on the Closing Date.

If any of the foregoing conditions precedent is not satisfied or waived in writing by Buyer, Buyer may, but will not be obligated to, elect, at its option, by notice to Seller, either to: (x) terminate this Agreement, in which event the parties hereto will have no further rights or obligations hereunder, except for those which expressly survive such termination; or (y) close without regard to the failure of such condition. The foregoing election is not intended to be in derogation of, but will be in addition to, Buyer's remedies for Seller's default hereunder, and does not negate, modify or amend the representations, warranties of Seller contained herein, which representations, warranties will survive the Closing as herein provided.

B. In the event of a default by Seller under this Agreement, Buyer may, at its option:

i. elect to enforce the terms hereof by action for specific performance; or

ii. terminate this Agreement; or

iii. proceed to Closing notwithstanding such breach or nonperformance.

In all events, Buyer's rights and remedies under this Agreement will always be non-exclusive and cumulative and the exercise of one remedy will not be exclusive of or constitute the waiver of any other, including all rights and remedies available to it at law or in equity.

C. In the event of a default by Buyer, Seller's sole and exclusive right and remedy will be to terminate this Agreement and receive the Earnest Money then held in escrow. Seller will not be entitled to recover from Buyer any consequential, exemplary, punitive or special damages.

D. Notwithstanding the foregoing, the parties agree that no default of or by either party will be deemed to have occurred unless and until notice of any failure by the non-defaulting party has been sent to the defaulting party and the defaulting party has been given a period of five (5) business days from receipt of the notice to cure the default.

17. **BINDING EFFECT**. This Agreement will inure to the benefit of and will be binding upon the heirs, legatees, transferees, assigns, personal representatives, owners, agents, administrators, executors and/or successors in interest of any kind whatsoever of the parties hereto.

18. **BROKERAGE**. Each party represents and warrants to the other that that no real estate broker or agent induced or was involved in negotiating the transaction contemplated herein. Seller will indemnify, defend and hold Buyer harmless from any claims for fees or commissions made upon Buyer by any broker representing Seller. Buyer will indemnify, defend and hold Seller harmless from any claims for fees or commissions made upon Seller by any broker representing Buyer. Each party's indemnity obligations will include all damages, losses, costs, liabilities and expenses, including reasonable attorneys' fees, which may be incurred by the other in connection with all matters against which the other is being indemnified hereunder. This provision will survive the Closing.

19. **BULK SALES**. Seller represents and warrants to Buyer that the transfer of the Property to Buyer does not constitute or represent the sale, outside the usual course of its business, of the major part of the real property of any business subject to the Illinois Income Tax Act, the Illinois Unemployment Insurance Act or the Illinois Retailer Occupation Act (collectively, the "***Bulk Sales Act***") and that, the transfer to Buyer hereunder is not subject to, and does not subject Buyer to liability under, the Bulk Sales Act. Seller indemnifies and holds Buyer and its successors, assigns and nominees, harmless from and against any and all liability, loss, cost, damage and expense, including legal fees, which any of them sustains or incurs as a result of its breach of the representation and warranty contained in this Section. The foregoing indemnity will survive the Closing Date for a period of ten (10) years.

20. **NOTICES**. Except as otherwise specified herein, any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by email. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of: (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt; or (d) email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each party will have the right to change its address or its addressee, or both, for all future notices to the other party, but no notice of a change of addressee or address will be effective until actually received.

Notices to Buyer will be addressed to, and delivered at, the following address:

Village of Northbrook
1225 Cedar Lane

Northbrook, IL 60062
Attn: Village Manager, Cara Pavlicek

With a copy to: Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
Attn: Steven Elrod and Andrew Carlins
Email: steven.elrod@elrodfriedman.com
andrew.carlins@elrodfriedman.com

Notices to Seller will be addressed to, and delivered at, the following address:

T & C Sisters L.L.C.
3460 Dundee Road,
Northbrook, Illinois

With a copy to: Alfred Stavros
433 N. Milwaukee Ave
Wheeling, IL 60090
847-520-4810
Email: Astavros@adslaw.com

21. **RIGHT OF WAIVER**. Both Buyer and Seller may, at any time and from time to time, waive each and any condition of the Closing, without waiver of any other condition or other prejudice of its rights hereunder. Such waiver by a party will, unless otherwise herein provided, be in a writing signed by the waiving party and delivered to the other party.

22. **DISCLOSURE OF INTERESTS**. In accordance with Illinois law, 50 ILCS 105/3.1, prior to execution of this Agreement, an owner, authorized trustee, corporate official or managing agent of Seller must submit a sworn affidavit to Buyer disclosing the identity of every owner and beneficiary having any interest, real or personal, in the Property, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation having any real interest, real or personal, in the Property, or, alternatively, if a corporation's stock is publicly traded, a sworn affidavit by an officer of the corporation or its managing agent that there is no readily known individual having a greater than 7½% percent interest, real or personal, in the Property. The sworn affidavit will be substantially similar to the one in **EXHIBIT C** attached hereto and made a part hereof.

23. **ASSIGNMENT**. Buyer may assign any of Buyer's rights hereunder or any part thereof to any person, firm, partnership, corporation or other entity without the prior written approval of Seller. Provided, however, that any assignee shall assume all of the duties, obligations and liabilities of assignor under this Agreement.

24. **MISCELLANEOUS**.

A. **Time of the Essence**. Time is of the essence in the performance of this Agreement.

B. **Calendar Days; Calculation of Time Periods**. Unless otherwise specified in this Agreement, references to days in this Agreement are to calendar days. Unless otherwise specified in this Agreement, in computing any period of time under this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period will run until the end of the next day which is not a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central prevailing time.

C. **Rights Cumulative**. Unless otherwise provided in this Agreement, all rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

D. **Non-Waiver**. No waiver of any provision of this Agreement, and no delay in exercising or failure to exercise any right or authority set forth in this Agreement, will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

E. **Consents**. Unless otherwise provided in this Agreement, all required permissions, authorizations, approvals, acknowledgments, or similar indications of assent of any party must be in writing.

F. **Governing Laws**. This Agreement will be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

G. **Venue**. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Illinois circuit court for Cook County, Illinois, or, where applicable, in the federal court for the Northern District of Illinois.

H. **Severability**. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the Buyer will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain in full force and effect and will in no way be affected, impaired, or invalidated; or (ii) the entire Agreement is invalid, void, and unenforceable.

I. **Entire Agreement**. This Agreement constitutes the entire agreement between the parties, and supersede any and all previous or contemporaneous oral or written agreements and negotiations between the parties, with respect to the Property.

J. **Interpretation**. This Agreement will be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Every provision of this Agreement will be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party will not be applicable to this Agreement.

K. **Exhibits**. Exhibits A through C attached to this Agreement are incorporated in and made a part of this Agreement.

L. **Amendments and Modifications**. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed by all parties.

M. **Counterpart Execution**. This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument. Facsimile or electronic counterpart copies of this Agreement will be considered for all purposes, including delivery, as originals.

N. **Real Estate Procedures Act of 1974.** The parties hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Procedures Act of 1974. In the event that either party will fail to make appropriate disclosures when asked, such failure will be considered a breach on the part of said party.

O. **Grammatical Usage and Construction**. In construing this Agreement, plural terms are to be substituted for singular and singular for plural, in any place in which the context requires.

P. **Headings**. The headings, titles, and captions in this Agreement are used only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement or any of the substantive provisions of this Agreement.

Q. **Prevailing Party**. In the event of a judicial proceeding brought by one party against the other party on account of the negotiation, execution, performance, or breach of, or default under, this Agreement, the prevailing party in the judicial proceeding will be entitled to reimbursement from the unsuccessful party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

R. **1031 Exchange**. Each party will have the right to consummate the transaction as a tax-deferred exchange under Section 1031 of the Internal Revenue Code. Each party will make all reasonable efforts to cooperate with the other party to facilitate the exchange; provided, however, that the Closing Date hereunder will not be delayed as a result of the exchange.

25. **EFFECTIVE DATE**. This Agreement will be deemed dated and become effective on the date that is the later to occur of (a) the date that the authorized signatory of Seller signs this Agreement, and (b) the date that the authorized signatory of Buyer signs this Agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date below their respective signatures.

SELLER:

T & C SISTERS L.L.C., an Illinois limited Liability company

By: [redacted]

Name: [redacted]

Title: President

Date: April 13, 2026

BUYER:

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: [signature]

Name: Cara Pavlicek

Title: Village Manager

ATTEST:

By: [signature]

Name: DEREK GAU

Title: Village Clerk

Date: 4/15/2026

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[TO BE ADDED]

Property Address: 3460 Dundee Road, Northbrook, Illinois

PINs: 04-05-302-007-0000, 04-05-302-018-0000, 04-05-302-016-0000, 04-05-302-019-0000

EXHIBIT B

PERMITTED EXCEPTIONS

1. 2025, 2026 real estate taxes and subsequent years, not due and payable for the Property.

EXHIBIT C

DISCLOSURE AFFIDAVIT

(attached)

State of Illinois)
) ss.
County of COOK)

DISCLOSURE AFFIDAVIT

I, CYNTHIA L. ULLRICH, ("***Affiant***") am involved with the owner of 3460 Dundee Road, Northbrook, in Cook County, State of Illinois, being first duly sworn and having personal knowledge of the matters contained in this Affiant, swear to the following:

1. That I am over the age of eighteen and the [ ] owner or [ ] authorized trustee or [ ] corporate official or [ ] managing agent or [X] Managing Member of the grantor ("***Grantor***") of the Real Estate (as defined below).

2. That the Real Estate (as defined herein) being conveyed to the "Grantee," as defined below, is described as:

P.I.N.: 04-05-302-007-0000, 04-05-302-018-0000, 04-05-302-016-0000, 04-05-302-019-0000
Commonly known as: 3460 Dundee Road, Northbrook, Illinois ("***Real Estate***").

3. That I understand that, pursuant to 50 ILCS 105/3.1, Illinois State Law requires the owner, authorized trustee, corporate official or managing agent of Grantor to submit a sworn affidavit to the Village of Northbrook, an Illinois municipal corporation ("***Grantee***"), disclosing the identity of every owner and beneficiary having any interest, real or personal, in the Real Estate, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation having any interest, real or personal, in Grantor.

4. As the [ ] owner or [ ] authorized trustee or [X] corporate official or [ ] managing agent or [X] MANAGING MEMBER of the Grantor, I declare under oath that (choose one):

[x] The owners or beneficiaries of the LLC are: CYNTHIA L. ULLRICH AND TERRI JONES

or

[ ] The shareholders with more than 7 1/2% interest are:

or

[ ] The corporation is publicly traded and there is no readily known individual having greater than a 7½% interest in the corporation.

This Disclosure Affidavit is made to induce the Grantee to acquire title to the Real Estate in accordance with 50 ILCS 105/3.1.

[redacted]
CYNTHIA L. ULLRICH, AFFIANT

SUBSCRIBED AND SWORN to before me
this 13 day of APRIL, 2026.

NOTARY PUBLIC

Official Seal
T Justin Stavros
Notary Public State of Illinois
My Commission Expires 5/20/2026

C-2

4910-1586-6507, v. 4

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Chief Information Officer Lori Baker
Date: 2026-06-09
Subject: A Resolution Approving the Purchase of an Annual Software Subscription for Zoho Corporation ManageEngine Software from Northwind Technologies of West Palm Beach, Florida

Overview

This Resolution approves the purchase of an annual software subscription contract for Zoho Corporation ManageEngine software from Northwind Technologies of West Palm Beach, Florida

Fiscal Impact

The adopted FY27 budget provides funding in Account Number 11-1400-543-01 (Software as a Service) for the purchase of the annual subscription for Zoho Corporation ManageEngine systems management software in the amount of $25,000.

Recommendation

Approval.

Strategic Priority

Infrastructure. Maintain a consistent high-quality of life through capital investments, continued focus on sustainability, and facilities that meet operational needs.

Background

In September 2015, the Village Information Technology (IT) Department implemented a technology service desk and management system from Zoho Corporation called ManageEngine. ManageEngine ServiceDesk Plus is a complete IT management system that manages service requests, assets, contracts, changes, metrics, and reporting. ManageEngine's Endpoint Central allows IT staff to manage software updates and patches for computers and servers. ManageEngine's OpManager provides monitoring and observability into the various technology infrastructure components, alerting of pending or current issues. After evaluating the various ManageEngine products in use, the IT staff determined that these

products continue to provide value and are integral systems in the technology operations for the Village.

The Village's Annual Budget for FY 2026/2027 provides for the continued subscription renewal of the Zoho ManageEngine software subscriptions. IT staff identified an authorized reseller, Northwind Technologies, based in West Palm Beach, Florida, who is the partner listed on the General Services Administration (GSA) Contract, 47QTCA19D009H, for contractual pricing for Zoho ManageEngine subscriptions. This GSA Contract period is April 5, 2019 through April 4, 2029, and meets the requirements of the Village's Procurement Policy. Village IT Staff requested a quote from Northwind Technologies for the subscriptions in use. Northwind Technologies provided a quote in the amount of $21,936 utilizing the pre-negotiated discounts included in the GSA contract.

Based on these factors, Village IT Staff recommend purchasing a one-year subscription from Northwind Technologies in a total amount not to exceed $21,936. Sufficient funds are available in Account No. 11-1400-543-01 (Software as a Service) to complete this purchase.

Staff will be available at the meeting of the Board of Trustees on June 9, 2026, to answer any questions that may arise.

A Resolution Approving the Purchase of an Annual Software Subscription for Zoho Corporation ManageEngine Software from Northwind Technologies of West Palm Beach, Florida
Exhibit - Northwind Technologies Quote 946476

Resolution 2026-

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

A Resolution Approving the Purchase of an Annual Software Subscription for Zoho Corporation ManageEngine Software from Northwind Technologies of West Palm Beach, Florida

is hereby adopted, as follows:

Section 1. Recitals.

The Fiscal Year 2026/2027 annual budget provides funding for the procurement of an annual software subscription ("***Subscription***") for Zoho Corporation software used by all Departments of the Village. Village Information Technology (IT) staff has determined that it would be in the Village's best interest to continue to procure the subscription for this critical software.

Village staff received a quote from Northwind Technologies ("***Vendor***"), headquartered in West Palm Beach, Florida, utilizing the pricing as defined on the General Services Administration (GSA) Contract 47QTCA19D009H, for the Subscription in a not to exceed amount of $21,936. The GSA contract is made available to all federal, state, county, and city government entities, and meets the procurement requirements of the Village of Northbrook.

Based on these factors, Village staff recommend procuring the Subscription from the Vendor in a not-to-exceed amount of $21,936. Sufficient funds exist in Account No. 11-1400-543-01 for this expenditure.

The President and the Board of Trustees have considered the Subscription and determined that it is in the best interests of the Village and the public to procure the Subscription from the Vendor.

Section 2. Authorization for Purchase.

The Village Manager shall be, is hereby, authorized and directed to execute all such documents and make such payments as are necessary to complete the procurement of the Subscription from the Vendor in a not-to-exceed amount of $21,936.

Northwind Technologies

500 S Australian Ave, Ste 633 West Palm Beach, FL 33401

Quote ID: 946476
May 28, 2026

Jason Diamond
Systems Engineer| Village of Northbrook
1225 Cedar Lane | Northbrook, IL 60062

FSC GROUP Class 70, STANDARD INDUSTRY GROUP: 70
FSC Product code: D399
Contract number: 47QTCA19D009H
GSA Contract period: April 5, 2019 through April 4, 2029
DUNS: 832837632; CAGE: 5TN38

SIN	Part Number	Product Name	Quantity	GSA Price
511210	46259.31S	ManageEngine Service Desk Plus Enterprise Edition - Subscription Model- Annual Subscription fee for 13 Technicians (500 nodes). Start 30-June-2026 End 30-Jun-2027	1	6,174.81
511210	46209.3SA3	ManageEngine Service Desk Plus Enterprise Edition - Subscription Model- Annual Subscription fee for Additional 1500 nodes. Start 30-June-2026 End 30-Jun-2027	1	2,800.50
511210	85710.1S3	ManageEngine Endpoint Central Enterprise (Distributed) Edition -Subscription Model - Annual subscription fee for 350 Computers and Single User License Start 30-June-2026 End 30-Jun-2027	1	4,020.91
511210	85710.1SS4	ManageEngine Endpoint Central Enterprise(Distributed) Edition -Subscription Model - Annual subscription fee for 120 Servers and SingleUser License Start 30-June-2026 End 30-Jun-2027	1	2,627.51
511210	85510.0SU4	ManageEngine Endpoint Central Enterprise(Distributed) Edition -Subscription Model - Annual subscription fee for Additional 11 User. Start 30-June-2026 End 30-Jun-2027	1	1,533.00
511210	87046.6S1	ManageEngine ADManager Plus Professional Edition - SubscriptionModel - Annual subscription fee for 1 Domain (Unrestricted Objects) with 8 help desk Technician. Start 30-June-2026 End 30-Jun-2027	1	3,948.11
54151	70212.34M	ManageEngine OpManager Professional Edition - AMS Model - Annual Maintenance and Support fee for 200 Devices Pack with 2 Users for 1year Start 16-Dec-2026 End 30-Jun-2027	1	457.33

54151	702012.4MNCM1	ManageEngine OpManager Professional Edition - AMS Model - Annual Maintenance and Support fee for NCM 12 Devices Pack Start 16-Dec-2026 End 30-Jun-2027	1	47.10
54151	702012.0MUP4	ManageEngine OpManager Professional Edition - AMS Model - AnnualMaintenance and Support fee for 9 User Pack Start 16-Dec-2026 End 30-Jun-2027	1	72.80
54151	702012.0MLD5	ManageEngine OpManager Professional Edition - AMS Model - LiteDevice Add-on - Annual Maintenance and Support fee for 200 LiteDevices Start 16-Dec-2026 End 30-Jun-2027	1	142.17
54151	702012.31MIPAM1	ManageEngine OpManager Professional Edition - Perpetual Model -Annual maintenance and support fee for {additional 725 Ports(total2000)in SPM and additional 1225(total 2500) IP Addresses in IPAM -Start 16-Dec-2026 End 30-Jun-2027	1	112.19
			Grand Total (USD $) :	**21,936.42**

Note: any applicable state and local tax is the responsibility of the customer. Please provide tax exempt certificate if organization is tax exempt.

Terms & Conditions

1. Duration

The offer is open for acceptance for 30 days from the date of this quote. Please reconfirm the prices after the expiry date or before sending your Purchase Order.

2. Payment Terms

Net 30 Days.

3. Payment Method

Please issue Purchase Order via email to bill.duffy@northwindtech.net
Billing remit to address:
Northwind Ventures Inc (dba Northwind Technologies)
Attention: Bill Duffy
17621 46th Ct N/ Loxahatchee, Fl 33470 / Phone: +1- 917-509-1964/ Email: bill.duffy@northwindtech.net/

Northwind accepts payment by valid check or wire transfer. There is a fee of 3% associated with paying by credit card in orders of $3,000.00 and up. Please contact your representative for details.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Public Works Director Kelly Hamill
Date: 2026-06-09
Subject: A Resolution Approving an Agreement for Construction Observation Services for the Skokie Boulevard Resurfacing Project with Clark Dietz, Inc. of Oakbrook Terrace, IL

Overview

This Agreement authorizes Clark Dietz to provide construction observation services in support of staff for the Skokie Boulevard Resurfacing Project.

Fiscal Impact

Consultant submitted a cost for construction observation services for the Skokie Boulevard Resurfacing Project in the amount of $243,014. The FY27 Adopted Budget contains sufficient funds in Account No. 24-7300-531-11 (Asphalt Streets, MFT). Funds will be taken from this account as needed to pay for the work which will be completed at rates outlined in Exhibit A.

Acct. Name	Acct. #	Budget	Available	Requested	Remaining	Within Budget?
Asphalt Streets (MFT)	24-7300-531-11	$1,839,460.00	$398,750	$243,014	$155,736	Yes

Recommendation

Approval.

Strategic Priority

Infrastructure. Maintain a consistent high quality of life through capital investment, continued focus on sustainability, and facilities the meet operational needs.

Background

The surface layer of pavement on Skokie Boulevard between Lake Cook Road and the

Village's southern limit needs to be replaced. The roadway was last resurfaced in 2006 and is currently rated as having limited failures. The surface has been repeatedly patched, and its condition is reaching a point where patching will no longer be an option. Skokie Boulevard is classified as a Federal Aid Urban (FAU) route by the Illinois Department of Transportation. Village Staff determined that it was necessary to procure a consultant to provide professional construction observation services for the project.

Staff prepared a Request for Proposals (RFP) package that included a listing of potential contract work items and tasks. The RFP was posted on the Village website. Five firms submitted proposals, and three finalist firms were selected for interviews. Clark Dietz, Inc. of Oakbrook Terrace, Illinois ("Consultant") submitted the most responsive and responsible proposal that best demonstrated their understanding of the project. Based on these factors, staff recommends entering into a consultant services agreement between the Village and Clark Dietz, Inc. for the completion of the Services in the amount not to exceed $243,014 ("Agreement"), attached to this resolution as Exhibit A.

Staff recommends Village Board approval of A Resolution Approving an Agreement for Construction Observation Services for Skokie Boulevard Resurfacing Project with Clark Dietz, Inc. of Oakbrook Terrace, Illinois. Staff will be in attendance at the Village Board meeting for any questions that may arise.

A Resolution Approving an Agreement for Construction Observation Services for the Skokie Boulevard Resurfacing Project with Clark Dietz, Inc. of Oakbrook Terrace, IL
Exhibit A - Skokie Boulevard Construction Oversight Services Contract

Resolution 2026-_____

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

A Resolution Approving an Agreement for Construction Observation Services for the Skokie Boulevard Resurfacing Project with Clark Dietz, Inc. of Oakbrook Terrace, IL

is hereby adopted, as follows:

Section 1. Recitals.

The surface layer of pavement on Skokie Boulevard between Lake Cook Road and the Village's southern limit needs to be replaced. The roadway was last resurfaced in 2006 and is currently rated as having limited failures. The surface has been repeatedly patched and its condition is reaching a point where patching will no longer be an option. The Fiscal Year 2026/27 Budget includes funds for the Skokie Boulevard Resurfacing Project ("***Project***"). Included in the budget are funds for construction and engineering services for oversight of the Project ("***Services***").

Staff prepared a Request for Proposals (RFP) package that included a listing of potential contract work items and tasks. The RFP was posted on the Village website. Five firms submitted proposals, and three finalist firms were selected for interviews. Clark Dietz, Inc. of Oakbrook Terrace, Illinois ("***Consultant***") submitted the most responsive and responsible proposal that best demonstrated their understanding of the Project. Based on these factors, staff recommends entering into a consultant services agreement between the Village and the Consultant for the completion of the Services in the amount not to exceed $243,014 ("***Agreement***"). The Agreement is attached to this Resolution as ***Exhibit A***. Fiscal Year 2026/27 Adopted Budget contains sufficient funds in Account No. 24-7300-531-11 (Asphalt Streets (MFT).

The President and the Board of Trustees have considered the Agreement and determined that it is in the best interests of the Village and the public to enter into the Agreement with the Consultant.

Section 2. Approval of Agreement.

The Agreement with the Consultant is approved in a form acceptable to the Village Manager and the Village Attorney.

Section 3. Authorization to Execute Agreement.

The Village Manager and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Agreement only after receipt by the Village Clerk of at least three original copies of the Agreement executed by the Consultant and compliance by the Consultant with all conditions precedent to closing; provided, however, that if such executed copies of the Agreement are not received by the Village Clerk within 60 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
ABSTAIN:
ABSENT:
AWAY:

ATTEST:

Village President

Village Clerk

CONTRACT BETWEEN

THE VILLAGE OF NORTHBROOK

AND

CLARK DIETZ, INC.

CONSTRUCTION OBSERVATION SERVICES FOR

LAFO SKOKIE BOULEVARD RESURFACING

CONTRACT BETWEEN

THE VILLAGE OF NORTHBROOK

AND

CLARK DIETZ, INC.

CONSTRUCTION OBSERVATION SERVICES FOR

LAFO SKOKIE BOULEVARD RESURFACING

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ATTACHMENT B - Scope of Services

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ATTACHMENT D - Special Project Requirements

CONTRACT BETWEEN

THE VILLAGE OF NORTHBROOK

AND

CLARK DIETZ, INC.

CONSTRUCTION OBSERVATION SERVICES FOR

LAFO SKOKIE BOULEVARD RESURFACING

In consideration of the mutual promises set forth below, the Village of Northbrook, 1225 Cedar Lane, Northbrook, Illinois 60062, a unit of local government created and existing under the laws of the State of Illinois ("Owner"), and Clark Dietz, Inc.,1815 S. Meyers Road, Suite 470, Oakbrook Terrace, Illinois, 60181, a corporation ("Consultant"), make this Contract as of the 9th day of June, 2026, and hereby agree as follows:

ARTICLE I
THE SERVICES

1.1 Performance of the Services

Consultant shall, at its sole cost and expense, provide, perform, and complete all of the following, all of which is herein referred to as the "Services":

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner described and specified in this Contract, all necessary work, labor, services, transportation, equipment, materials, apparatus, information, data, and other items necessary to accomplish the Project, as defined in Attachment A, in accordance with the Scope of Services attached hereto as Attachment B, the Submittal Requirements attached hereto as Attachment C, and the Special Project Requirements attached hereto as Attachment D.

2. Approvals. Procure and furnish all approvals and authorizations specified in Attachment A.

3. Insurance. Procure and furnish all certificates and policies of insurance specified in this Contract.

4. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with the standards of professional practice and in full compliance with, and as required by or pursuant to, this Contract.

1.2 Commencement and Completion Dates

Consultant shall commence the Services not later than the "Commencement Date" set forth on Attachment A and shall diligently and continuously prosecute the Services at such a rate as will allow the Services to be fully provided, performed, and completed in full compliance with this Contract not later than the "Completion Date" or, if the Services are to be performed in separate tasks with separate completion dates, the "Completion Dates"

set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the "Contract Time."

1.3 Required Submittals

A. Submittals Required. Consultant shall submit to Owner all reports, documents, data, and information specifically set forth in Attachment C or otherwise required to be submitted by Consultant under this Contract and shall, in addition, submit to Owner all such reports, documents, data, and information as may be requested by Owner to fully document the Services ("Required Submittals").

B. Time of Submission and Owner's Review. All Required Submittals shall be provided to Owner no later than the time, if any, specified in Attachment C or otherwise in this Contract. If no time for submission is specified for any Required Submittal, such Submittal shall be submitted within a reasonable time in light of its purpose and, in all events, in sufficient time, in Owner's sole opinion, to permit Owner to review the same prior to the commencement of any part of the Services to which such Required Submittal may relate. Owner shall have the right to require such corrections as may be necessary to make any Required Submittal conform to this Contract. No Services related to any Required Submittal shall be performed by Consultant until Owner has completed review of such Required Submittal with no exception noted. Owner's review and stamping of any Required Submittal shall not relieve Consultant of the entire responsibility for the performance of the Services in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner.

C. Responsibility for Delay. Consultant shall be responsible for any delay in the Services due to delay in providing Required Submittals conforming to this Contract.

1.4 Review and Incorporation of Contract Provisions

Consultant represents and warrants that it has carefully reviewed, and fully understood, this Contract, including all of its Attachments, all of which are by this reference incorporated into and made a part of this Contract.

1.5 Financial and Technical Ability to Perform

Consultant represents and warrants that it is financially solvent, and has the financial resources necessary, and that it is sufficiently experienced and competent, and has the necessary capital, facilities, plant, organization, and staff necessary, to provide, perform, and complete the Services in full compliance with, and as required by or pursuant to, this Contract.

1.6 Time

Consultant represents and warrants that it is ready, willing, able, and prepared to begin the Services on the Commencement Date and that the Contract Time is sufficient time to permit completion of the Services in full compliance with, and as required by or pursuant to, this Contract for the Contract Price.

1.7 Consultant's Personnel and Subcontractors

A. Consultant's Personnel. Consultant shall provide all personnel necessary to complete the Services, including without limitation the "Key Project Personnel" identified in Attachment D. Consultant shall provide to Owner telephone numbers at which the Key Project Personnel can be reached

on a 24 hour basis. Consultant and Owner may by mutual written agreement make changes and additions to the designations of Key Project Personnel. Prior to terminating the employment of any Key Project Personnel, or reassigning any of the Key Project Personnel to other positions, or upon receiving notification of the resignation of any of the Key Project Personnel, Consultant shall notify Owner as soon as practicable in advance of such proposed termination, reassignment, or resignation. Consultant shall submit justification, including a description of proposed substitute personnel, in sufficient detail to permit evaluation by Owner of the impact of the proposed action on the Services. No such termination or reassignment shall be made by Consultant without prior written approval of Owner. Consultant shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination, reassignment, resignation, or substitution.

B. Approval and Use of Subcontractors. Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All subcontractors and subcontracts used by Consultant shall be acceptable to, and approved in advance by, Owner. Owner's approval of any subcontractor or subcontract shall not relieve Consultant of full responsibility and liability for the provision, performance, and completion of the Services in full compliance with, and as required by or pursuant to, this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Consultant. Every reference in this Contract to "Consultant" shall be deemed also to refer to all subcontractors of Consultant. Every subcontract shall include a provision binding the subcontractor to all provisions of this Contract.

C. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the part of the Services undertaken by it in a manner satisfactory to Owner, Consultant shall immediately upon notice from Owner remove and replace such personnel or subcontractor. Consultant shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such removal or replacement.

1.8 Owner's Responsibilities

Owner shall, at its sole cost and expense and except as otherwise provided in Attachment D: (a) designate in writing a person with authority to act as Owner's representative and on Owner's behalf with respect to the Services except those matters that may require Board approval of Owner; (b) provide to Consultant all criteria and full information as to Owner's requirements for the Project or work to which the Services relate, including Owner's objectives and constraints, schedule, space, capacity and performance requirements, and budgetary limitations relevant to the Project; (c) provide to Consultant all existing studies, reports, and other available data relevant to the Project; (d) arrange for access to and make all provisions for Consultant to enter upon public and private property as reasonably required for Consultant to perform the Services; (e) provide surveys describing physical characteristics, legal limitations, and utility locations for the Project and the services of geotechnical engineers or other consultants when such services are reasonably requested by the Consultant, are necessary for the performance of the Services, and are not already provided for in Attachments B and D; (f) provide structural, mechanical, chemical, air and water pollution tests, test for hazardous materials, and other laboratory and environmental tests, inspections, and reports required by law to be provided by Owner in connection with the Project; (g) review and comment on all Required Submittals and other reports, documents, data, and information presented by Consultant; (h) except as otherwise provided in Attachment A, provide approvals from all governmental authorities having jurisdiction over the Project when such services are reasonably requested by the Consultant, are necessary for the performance of the Services, and are not already provided for in Attachments B and D; (i) except as provided in Article IV of this Contract provide, all accounting, insurance, and legal counseling services as may be necessary from time to time in the sole judgment of Owner to protect Owner's interests with respect to the Project; (j) attend Project related meetings; and (k) give prompt written notice to Consultant whenever Owner

observes or otherwise becomes aware of any development that affects the scope or timing of the Services, provided, however, that failure to give such notice shall not relieve Consultant of any of its responsibilities under this Contract.

1.9 Owner's Right to Terminate or Suspend Services for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, for its convenience, to terminate or suspend the Services in whole or in part at any time by written notice to Consultant. Every such notice shall state the extent and effective date of such termination or suspension. On such effective date, Consultant shall, as and to the extent directed, stop Services under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Services under existing orders and subcontracts, and cancel any outstanding orders or subcontracts that may be canceled.

B. Payment for Completed Services. In the event of any termination pursuant to Subsection 1.9A above, Owner shall pay Consultant (1) such direct costs, including overhead, as Consultant shall have paid or incurred for all Services done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination; and (2) such other costs pertaining to the Services, exclusive of overhead and profit, as Consultant may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights to withhold and deduct as provided in this Contract.

ARTICLE II
CHANGES AND DELAYS

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes in the Contract, the Project, the Services and the Contract Time ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Services, an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Services caused by any Change Order shall entitle Consultant to make any claim for damages, anticipated profits, or other compensation.

2.2 Delays

For any delay that may result from causes that could not be avoided or controlled by Consultant, Consultant shall, upon timely written application, be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Services.

2.3 No Constructive Change Orders

No claims for equitable adjustments in the Contract Price or Contract Time shall be made or allowed unless embodied in a Change Order. If Owner fails to issue a Change Order including, or fully including, an equitable adjustment in the Contract Price or Contract Time to which Consultant claims it is entitled, or, if Consultant believes that any requirement, direction, instruction, interpretation, determination, or decision of Owner entitles Consultant to an equitable adjustment in the Contract Price or Contract Time that has not been included, or fully included, in a Change Order, then Consultant shall submit to Owner a written request for the issuance of, or revision of, a Change Order, including the equitable adjustment, or the additional equitable adjustment, in the Contract Price or Contract Time that Consultant claims has not been included, or fully included, in a Change Order. Such request shall be submitted before Consultant proceeds with any Services for which Consultant claims an equitable

adjustment is due and shall, in all events, be submitted no later than two business days after receipt of such Change Order or receipt of notice of such requirement, direction, instruction, interpretation, determination, or decision. Notwithstanding the submission of any such request, Consultant shall, unless otherwise directed by Owner within two business days after receipt by Owner of such request, proceed without delay to perform the Services in compliance with the Change Order or as required, directed, instructed, interpreted, or decided by Owner and shall, pending a final resolution of the issue, keep a daily record of such Services. Unless Consultant submits such a request within two business days after receipt of such Change Order or receipt of notice of such requirement, direction, instruction, interpretation, determination, or decision, Consultant shall be conclusively deemed (1) to have agreed that such Change Order, requirement, direction, instruction, interpretation, determination, or decision does not entitle Consultant to an equitable adjustment in the Contract Price or Contract Time and (2) to have waived all claims based on such Change Order, requirement, direction, instruction, interpretation, determination, or decision.

ARTICLE III

CONSULTANT'S RESPONSIBILITY FOR DEFECTIVE SERVICES

3.1 Consultant's Responsibilities.

A. Standard of Care. Consultant agrees that the Services and all components thereof shall conform to the requirements of this Contract; shall be fit, sufficient and suitable for the purposes expressed in, or reasonably inferred from, this Contract; shall be performed in accordance with the standards of professional practice, care and diligence practiced by recognized consulting firms performing services of a similar nature in existence at the time of performance of the Services; and the Services shall free from defects and flaws in design consistent with such standards of professional practice, care and diligence. The standards and obligations contained herein shall be in addition to any other requirements expressed in this Contract, or expressed or implied by law, which are hereby reserved unto Owner.

B. Opinions of Cost. It is recognized that neither Consultant nor Owner has control over the costs of labor, material, equipment or services furnished by others or over competitive bidding, market or negotiating conditions, or construction contractors' methods of determining their prices. Accordingly, any opinions of probable Project costs or construction costs provided for herein are estimates only, made on the basis of Consultant's experience and qualifications and represent Consultant's best judgment as an experienced and qualified professional, familiar with the industry. Consultant does not guaranty that proposals, bids or actual Project costs or construction costs will not vary from opinions of probable cost prepared by Consultant.

3.2 Corrections

Consultant shall be responsible for the quality, technical accuracy, completeness and coordination of all reports, documents, data, information and other items and services under this Contract. Consultant shall, promptly and without charge, provide, to the satisfaction of Owner, all corrective Services necessary as a result of Consultant's errors, omissions, negligent acts, or failure to meet the standard of care.

3.3 Risk of Loss

The Services and everything pertaining thereto shall be provided, performed, and completed at the sole risk and cost of Consultant. Consultant shall be responsible for any and all damages to property or persons as a result of Consultant's errors, omissions, negligent acts, or failure to meet the standard of care and for any losses or costs to repair or remedy any work undertaken by Owner based upon the

Services as a result of any such errors, omissions, negligent acts or failure to meet the standard of care. Notwithstanding any other provision of this Contract, Consultant's obligations under this Section 3.3 shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Consultant, to indemnify, hold harmless or reimburse Consultant for such damages, losses or costs.

ARTICLE IV
FINANCIAL ASSURANCES

4.1 Insurance

Contemporaneous with Consultant's execution of this Contract, Consultant shall provide certificates and policies of insurance evidencing at least the minimum insurance coverages and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion. **Such policies shall be in a form acceptable to Owner and from companies with a general rating of A minus and a financial size category of Class X or better in Best's Insurance Guide and otherwise acceptable to Owner. Such insurance shall provide that no change, modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to Owner.** Consultant shall, at all times while providing, performing, or completing the Services, including, without limitation, at all times while correcting any failure to meet the standard of care pursuant to Section 3.2 of this Contract, maintain and keep in force, at Consultant's expense, at least the minimum insurance coverages and limits set forth in Attachment A.

4.2 Indemnification

Consultant shall, without regard to the availability or unavailability of any insurance, either of Owner or Consultant; (A) as to Consultant's professional activities, indemnify, and save harmless Owner against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, (collectively "Claims") that may arise out of or in connection with Consultant's negligent performance of, or failure to perform, the Services or any part thereof; and (B) as to all other activities of Consultant, indemnify, save harmless and defend Owner against any and all Claims that may arise, or be alleged to have arisen, out of or in connection with Consultant's performance of, or failure to perform, the Services or any part thereof, provided that Consultant shall not be required to indemnify Owner under provisions A or B of this Section for injury or damage to the extent caused by the negligence of Owner.

ARTICLE V
PAYMENT

5.1 Contract Price

Owner shall pay to Consultant, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Consultant shall accept in full satisfaction for providing, performing, and completing the Services, the amount or amounts set forth in Attachment A (the "Contract Price"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes, Benefits and Royalties

The Contract Price includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits and all costs, royalties, and fees arising from the use on, or the incorporation into, the Services, of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in the manner set forth in Attachment A ("Progress Payments").

B. Pay Requests. Consultant shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner an invoice accompanied by such receipts, vouchers, and other documents as may be necessary to establish Consultant's prior payment for all labor, material, and other things covered by the invoice and the absence of any interest, whether in the nature of a lien or otherwise, of any party in any property, work, or fund with respect to the Services performed under this Contract. In addition to the foregoing, such invoice shall include (a) employee classifications, rates per hour, and hours worked by each classification, and, if the Services are to be performed in separate tasks, for each task; (b) total amount billed in the current period and total amount billed to date, and, if the Services are to be performed in separate tasks, for each task; (c) the estimated percent completion, and, if the Services are to be performed in separate tasks, for each task; and (d) Consultant's certification that all prior Progress Payments have been properly applied to the Services with respect to which they were paid. Owner may, by written notice to Consultant, designate a specific day of each month on or before which pay requests must be submitted.

5.4 Final Acceptance and Final Payment

The Services, or, if the Services are to be performed in separate tasks, each task of the Services, shall be considered complete on the date of final written acceptance by Owner of the Services or each task of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed. The Services or each task of the Services, as the case may be, shall be deemed accepted by Owner if not objected to in writing within 60 days after submission by Consultant of the Services or such task of Services for final acceptance and payment plus, if applicable, such additional time as may be considered reasonable for obtaining approval of governmental authorities having jurisdiction to approve the Services, or task of Services, as the case may be. As soon as practicable after final acceptance, Owner shall pay to Consultant the balance of the Contract Price or, if the Services are to be performed in separate tasks, the balance of that portion of the Contract Price with respect to such task of the Services, after deducting therefrom all charges against Consultant as provided for in this Contract ("Final Payment"). The acceptance by Consultant of Final Payment with respect to the Services or a particular task of Services, as the case may be, shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses of, by, or to Consultant for anything done, furnished for, arising out of, relating to, or in connection with the Services or a particular task of Services, as the case may be, or for or on account of any act or neglect of Owner arising out of, relating to, or in connection with the Services or a particular task of Services, as the case may be.

5.5 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner shall have the right at any time or times, whether before or after approval of any pay request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (1) Services that are defective, damaged, flawed, unsuitable, nonconforming, or incomplete; (2) damage for which Consultant is liable under this Contract; (3) liens or claims of lien regardless of merit; (4) claims of subcontractors, suppliers, or other persons regardless of merit; (5) delay in the progress or completion of the Services; (6) inability of Consultant to complete the Services; (7) failure of Consultant to properly complete or document any pay request; (8) any other failure of Consultant to perform any of its obligations under this Contract; or (9) the cost to Owner, including attorneys' fees and administrative costs, of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.1 of this Contract.

B. Use of Withheld Funds. Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.5A above until Consultant shall have either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Consultant under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees, and administrative expenses incurred, suffered, or sustained by Owner and chargeable to Consultant under this Contract.

5.6 Accounting

Consultant shall keep accounts, books, and other records of all its billable charges and costs incurred in performing the Services in accordance with generally accepted accounting practices, consistently applied, and in such manner as to permit verification of all entries. Consultant shall make all such material available for inspection by Owner, at all reasonable times during this Contract and for a period of three years following termination of this Contract. Copies of such material shall be furnished, at Owner's expense, upon request.

ARTICLE VI
REMEDIES

6.1 Owner's Remedies

If it should appear at any time prior to Final Payment for all work that Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Contract, or has attempted to assign this Contract or Consultant's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused, or delayed to perform or satisfy any other requirement of this Contract or has failed to pay its debts as they come due ("Event of Default"), and has failed to cure any such Event of Default within five business days after Consultant's receipt of written notice of such Event of Default, then Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Owner may require Consultant, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Services that are defective, damaged, flawed, unsuitable, nonconforming, or incomplete; to accelerate all or any part of the Services; and to take any or all other action necessary to bring Consultant and the Services into strict compliance with this Contract.

2. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Services or part thereof and make an equitable reduction in the Contract Price.

3. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.

4. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.

5. Owner may recover any damages suffered by Owner.

6.2 Terminations and Suspensions Deemed for Convenience

Any termination or suspension of Consultant's rights under this Contract for an alleged default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.9 of this Contract.

ARTICLE VII
LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract shall be binding upon Owner and Consultant and upon their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Consultant shall act as an independent contractor in providing and performing the Services. Nothing in or done pursuant to, this Contract shall be construed (1) to create the relationship of principal and agent, partners, or joint ventures between Owner and Consultant or (2) to create any relationship between Owner and any subcontractor of Consultant.

7.3 No Collusion

Consultant hereby represents and certifies that Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Consultant is contesting, in accordance with the procedures established by the appropriate revenue Act, its liability for the tax or the amount of the tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq. Consultant hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Consultant has, in procuring this Contract, colluded with any other person, firm, or corporation, then Consultant shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

7.4 Assignment

Consultant shall not (1) assign this Contract in whole or in part, (2) assign any of Consultant's rights or obligations under this Contract, or (3) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval shall not be required for assignments of accounts, as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Consultant.

7.5 Confidential Information

All information supplied by Owner to Consultant for or in connection with this Contract or the Services shall be held confidential by Consultant and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Services.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, nor any order by Owner for the payment of money, nor any payment for, or use, occupancy, possession, or acceptance of, the whole or any part of the Services by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming, or incomplete Services, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Consultant; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

7.7 No Third Party Beneficiaries

No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than Consultant shall be made or be valid against Owner.

7.8 Notices

All notices required or permitted to be given under this Contract shall be in writing and shall be deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in any main or branch United States post office, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested. Notices and communications to Owner shall be addressed to, and delivered at, the following address:

Village of Northbrook
Public Works Center
655 Huehl Road
Northbrook, Illinois 60062
Attention: Aram Beladi, Village Engineer

Notices and communications to Consultant shall be addressed to, and delivered at, the following address:

Clark Dietz, Inc.
1815 S. Meyers Road, Suite 470
Oakbrook Terrace, IL, 60181
Attention: Chester Kochan

The foregoing shall not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section 7.8, Owner and Consultant each shall have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address or addressee shall be effective until actually received.

7.9 Governing Laws

This Contract and the rights of Owner and Consultant under this Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

7.10 Changes in Laws

Unless otherwise explicitly provided in this Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws and Grants

Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Owner or Consultant with respect to this Contract or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Documents

Drawings, plans, specifications, photos, reports, information, observations, calculations, notes and any other reports, documents, data or information, in any form, prepared, collected, or received by Consultant in connection with any or all of the Services (the "Documents") shall be and remain the property of Owner. At Owner's request, or upon termination of this Contract, the Documents shall be delivered promptly to Owner. Consultant shall have the right to retain copies of the Documents for its files. Consultant shall maintain files of all Documents unless Owner shall consent in writing to the destruction of the Documents. Consultant shall make, and shall cause all of its subcontractors to make,

the Documents available for Owner's review, inspection and audit during the entire term of this Contract and for three years after termination of this Contract; provided, however, that prior to the disposal or destruction of the Documents by Consultant or any of its subcontractors following said three year period, Consultant shall give notice to Owner of any Documents to be disposed of or destroyed and the intended date, which shall be at least 90 days after the effective date of such notice of disposal or destruction. Owner shall have 90 days after receipt of any such notice to give notice to Consultant or any of its subcontractors not to dispose of or destroy said Documents and to require Consultant or any of its subcontractors to deliver same to Owner, at Owner's expense.

7.13 Time

The Contract Time is of the essence of this Contract. Except where otherwise stated, references in this Contract to days shall be construed to refer to calendar days.

7.14 Severability

The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Consultant with respect to the accomplishment of the Services and the payment of the Contract Price therefor, and there are no other understandings or agreements, oral or written, between Owner and Consultant with respect to the Services and the compensation therefor.

7.16 Amendments

No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Consultant.

IN WITNESS WHEREOF, Owner and Consultant have caused this Contract to be executed in two original counterparts as of the day and year first written above.

(SEAL)

Attest/Witness: **VILLAGE OF NORTHBROOK:**

By: _____ By: _____
Derek R. Gau Cara L. Pavlicek
Title: Village Clerk Title: Village Manager

Attest/Witness: **CLARK DIETZ, INC.:**

By: Chester Kochan By: Sean M. Widener
_____ _____

Title: Project Manager Title: Executive Vice President

ATTACHMENT A

SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

1. Project Description:

The Village's FY 2026/2027 Budget (May 1, 2026 to April 30, 2027) has allocated funding for the construction of the LAFO Skokie Boulevard Resurfacing project. A brief summary of the construction work to be implemented can be found below:

The work will be performed on Skokie Boulevard from south of Sunset Ridge Road to Lake-Cook Road within the Village of Northbrook, Cook County, Illinois. The net project length is 9,400 feet (1.780 Miles) and the gross project length is 9,400 feet (1.780 Miles). Work will consist of removing the asphalt surface course, constructing an asphalt leveling binder and surface course as well as constructing asphalt patches; repairing segments of combination curb and gutter; repairing minor drainage structure deficiencies; installing pavement marking and providing traffic control and protection. Construction of the roadway improvements will be paid for through the Village's motor fuel tax allotment along with grant funding from the North Shore Council through the Surface Transportation Program.

2. Approvals and Authorizations

Consultant shall obtain any required approvals and authorizations listed in the Scope of Services in Attachment B.

3. Commencement Date:

The date of execution of the Contract by Owner.

4. Completion Date:

This contract will be considered complete after the construction contract warranty period has expired which is one calendar year after the date of the construction project acceptance by the owner.

5. Insurance Coverages:

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:
$1,000,000 injury-per occurrence

$500,000 disease-per employee

$1,000,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, or rented.

All employees shall be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

General Aggregate: $2,000,000 Bodily Injury and Property Damage Combined Single Limit for this Project.

Coverages shall include:

- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of the Contract)

D. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out of the Contract.

E. Umbrella Policy. The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

F. Owner as Additional Insured. Owner shall be named as an Additional Insured and a Cancellation Notice recipient on all policies except for:

Worker's Compensation
Professional Liability

Each such additional Insured endorsement shall identify Owner as follows: The Village of Northbrook, including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives.

G. Other Parties as Additional Insureds. In addition to Owner, the following parties shall be named as additional insured on the following policies:

- None anticipated

All additional public or private property owners as needed on all policies with the exception of Worker's Compensation and Professional Liability.

6. **Contract Price**:

SCHEDULE OF PRICES

For providing, performing, and completing each task of Services, an amount equal to Consultant's Direct Labor Costs, plus an amount equal to the actual costs of all Reimbursable Expenses, but not to exceed, in each task of Services, the following not to exceed amount set forth opposite each such task except as adjusted by Change Order issued pursuant to Section 2.1 of the Contract:

TOTAL NOT TO EXCEED CONTRACT PRICE: $243,014.00

__Two Hundred Forty Three Thousand Fourteen__ Dollars and _____Zero___ Cents
(in writing) (in writing)

_____243,014_____ Dollars and _____00_____ Cents
(in figures) (in figures)

7. **Payments:**

For purposes of payments to Consultant, the value of the Services shall be determined as follows:

Direct Labor Costs shall mean salaries and wages paid to all Consultant personnel as set forth on the list supplied by Consultant attached hereto and referenced as Attachment A1, including all professionals whether owners or employees, engaged directly on the Project, but shall not include indirect payroll related costs or fringe benefits.

Reimbursable Expenses shall mean the actual expenses incurred by Consultant directly or indirectly in connection with the Project, including expenses for transportation, telephone, postage, computer time and other highly specialized equipment, reproduction and similar Project related items. Please note that the Owner will not pay for travel time for consultant inspection staff. It is expected the consultant has office/staff near the project site. The Owner will only pay for consultant inspection time spent working on the project (either on site or remotely).

ATTACHMENT B

SCOPE OF SERVICES

Consultant shall cooperate and work closely with representatives of Owner and other parties involved in the Project. Consultant shall meet with Owner and such other parties, and shall provide such consultation, advice, and reports, as required to adequately perform its responsibilities under the Contract. Consultant shall produce and deliver to Owner the results of its Services, plus any reports, documents, data, information, observations, or opinions set forth below or requested by Owner, in form or format as set forth below or, if none, in form or format of Owner's choosing. **In the event of any conflict or contradiction between or among the various provisions from the Village of Northbrook RFP and the consultant's Proposal, which is attached hereto and referenced as Attachment B-1 in this Scope of Services, the inclusive description shall control.**

After written authorization to proceed, Consultant shall provide, perform and complete the following:

The following services/tasks including, but not limited to, the following will need to be performed/provided unless otherwise designated. If any additional tasks are added by the Proposer, please note as such by either bolding or italicizing in Proposal:

FULL TIME CONSTRUCTION OBSERVATION:

Staffing:

- Full time construction observation services are required
    - Full time within reason. If construction work is delayed and or no activity is occurring then the "project engineer" should not be billing time to the project.
    - If project work that does not require full time on site presence is occurring then the "project engineer" should not be billing time to the project.
- Assign one consultant employee to be the "project engineer".
    - Employee will be the lead inspector and is expected to be on site during construction activities
        - The "Project engineer" identified in the consultant's proposal is expected to serve as "project engineer" for the entire project. Any change in "project engineer" must be brought to the Village's attention for review and approval.
        - The "project engineer" shall have a minimum of five years of experience in construction observation, management and inspection experience. If not five years experience, then the "project engineer" must have prior working experience with the Village performing these tasks
        - The project engineer shall have a computer with internet access on hand and a company vehicle at all times.

Scope of Services

- Project Startup.
    - Hold pre-construction meeting with contractor, Village staff, and other pertinent parties.
    - Develop and distribute Project Notifications (letters to impacted businesses and residents).
- Maintain Daily Project Diary, Daily Inspection Reports, and all other Pertinent Records.
    - Daily reports should include labeled construction photos
- Review material submittals to ensure they are in accordance with the requirements set forth in the Contract and Engineering Drawings.
- Perform construction inspection of all Contract Work to ensure improvements are constructed safely with minimal impact on the public and in accordance with the project specifications.
- Answering of questions and resolving issues and concerns from impacted property owners.

- Contract Administration/Documentation.
- Documentation of Contract Quantities through IDOT's CMMS program.
- Compliance will all federal and state grant requirements
- Ensure Compliance with all applicable Permits.
- Serve as initial point of contact for all project related resident concerns. Then after consultation with Village staff, work with all involved parties to resolve concerns.
- Administer weekly Progress Meetings with Village staff and contractor. Provide timely meeting minutes.
- Provide the Village a minimum of three photos of the construction project per week when there is active construction.
- Provide a brief daily emailed update to Village project manager at the end of each work day. Summarize the work completed and advise what work is expected for the next day.
- Review contractor progress against construction schedule timeframe/completion dates. Send a summary email each week with summary of work performed and advising contractor of remaining days and completion date (or any interim deadlines).
- Review/Process Contractor Progress Pay Requests (review waivers of lien, sworn statements and certified payroll records and have contractor revise documents as necessary) and Recommend for Payment to the Village.
- Coordinate QA material testing services with the Village's material testing consultant to ensure QA material testing work is performed.
- Developing and Processing of Change Orders, if necessary.
- Project Finalization.
    - Develop and ensure completion of the projects' "Punch List."
    - Review contractor submitted As-Built plans for accuracy.
    - Warranties/Guarantees and Final Lien Waiver from Contractor.
    - Final Project Acceptance by Village.
    - Final Payment to Contractor.
    - Address any issues that arise during warranty period (up to 1 year beyond date of final payment to Contractor).
    - Provide hard copy of all project documents (job box) at the end of the project
    - Provide electronic copy of all project documents on a CD or USB flash drive
        - Electronic files should be organized in a manner that is consistent with the hard copy of the job box and shall use common file formats such as PDF or Microsoft office

ATTACHMENT B-1

SCOPE OF SERVICES CONT.

CLARK DIETZ, INC.:

March 4, 2026

Construction Observation Services for Skokie Boulevard Resurfacing

Northbrook, Illinois



Clark Dietz

Engineering Quality of Life®

LETTER OF INTEREST

Clark Dietz
Engineering Quality of Life®

March 4, 2026

Jim Huff - Engineering Technician
Public Works Center
655 Huehl Road
Northbrook, IL 60062

RE: Request for Proposals / Construction Observation Services for Skokie Boulevard Resurfacing

Dear Mr. Huff:

The Skokie Boulevard Resurfacing Project represents a significant investment in preserving critical transportation infrastructure and enhancing mobility, safety, and access along one of Northbrook's key corridors. We recognize the importance of delivering this improvement efficiently while maintaining traffic operations and minimizing impacts to residents, businesses, and adjacent properties.

We understand the Village's expectations for proactive construction oversight, clear communication, and disciplined documentation throughout the construction process. Our proposed team is intentionally structured to reduce risk during construction by pairing a dedicated, full-time on-site Project Engineer with senior leadership experienced in municipal roadway resurfacing and corridor improvements. This structure ensures consistent oversight of daily inspection activities, pay estimates, change orders, contractor coordination, and project closeout.

Our approach emphasizes early coordination with utilities and stakeholders, careful staging and traffic control monitoring, driveway and business access management, and routine communication updates. Clark Dietz routinely prepares and distributes construction-phase communications, including door hangers, newsletters, and electronic notifications, to support the Village's outreach efforts and reduce concerns during construction. We understand the visibility of this corridor and the importance of maintaining clear, timely communication throughout the project.

All work will be performed from our Oakbrook Terrace office, allowing our team to respond promptly to field conditions and Village needs. Our Oakbrook Terrace office information and Project Manager contact are:

Clark Dietz, Inc.
Chester Kochan, PE, Project Manager
1815 S. Meyers Road, Suite 470 | Oakbrook Terrace, IL 60181
630.918.8433 | chester.kochan@clarkdietz.com

Clark Dietz confirms our ability to meet all requirements outlined in the RFP. We appreciate the opportunity to be considered and look forward to supporting the Village of Northbrook in the successful delivery of this project.

Sincerely,

Al Lapinskas, PE
Construction Team Leader
630.272.8629
alius.lapinskas@clarkdietz.com

FIRM PROFILE

CLARK DIETZ, INC.

Clark Dietz

ABOUT US

Clark Dietz, Inc. is a multi-disciplined consulting engineering firm operating from offices in Illinois, Indiana, Kentucky, Michigan, and Wisconsin. Our primary areas of service include civil and environmental infrastructure, transportation, structural, mechanical, and electrical engineering.

OUR SERVICES

Infrastructure goes beyond the functional. It is the foundation that connects people, revitalizes communities, spurs economic growth, and protects the environment.

It is what we do, who we are, and why we serve.

OUR PHILOSOPHY

As experienced consultants, we serve as trusted advisors to our clients. As partners, we become fully vested in achieving their goals. We believe in serving our clients to our utmost capacity, period. We operate with integrity, foster collaboration, and expect excellence in all we do. For more than 70 years we have built a reputation for the integrity of our work, our actions, and our results. With an unwavering commitment to our clients, we stand behind all we do.

DIVERSITY

We are proud of our diverse professional staff. Approximately 30 percent of our workforce consists of minority or female employees; they also represent over 30 percent of our shareholders. Additionally, we have established annual scholarships for minorities with the University of Illinois at Urbana-Champaign and Chicago, University of Wisconsin-Platteville, and Valparaiso University.

SUSTAINABILITY

Nature's most precious assets need our protection and we take this responsibility seriously. Our specialists in environmental science, green infrastructure, and our LEED Accredited professionals thoroughly assess the impact a design may have on energy consumption, waterways, habitat, vegetation, and water quality. At Clark Dietz, we are fully committed to optimizing the benefits of sustainability in every solution we design.

ILLINOIS / INDIANA / KENTUCKY / MICHIGAN / WISCONSIN / **clarkdietz.com**

OFFICE LOCATION WORK WILL BE PERFORMED BY:

Clark Dietz, Inc.
1815 S. Meyers Road
Suite 470
Oakbrook Terrace, IL 60181

- **MUNICIPAL**
- **WATER, WASTEWATER, STORMWATER**
- **TRANSPORTATION**
- **TRAFFIC**
- **ELECTRICAL**
- **MECHANICAL**
- **STRUCTURAL**
- **CONSTRUCTION**

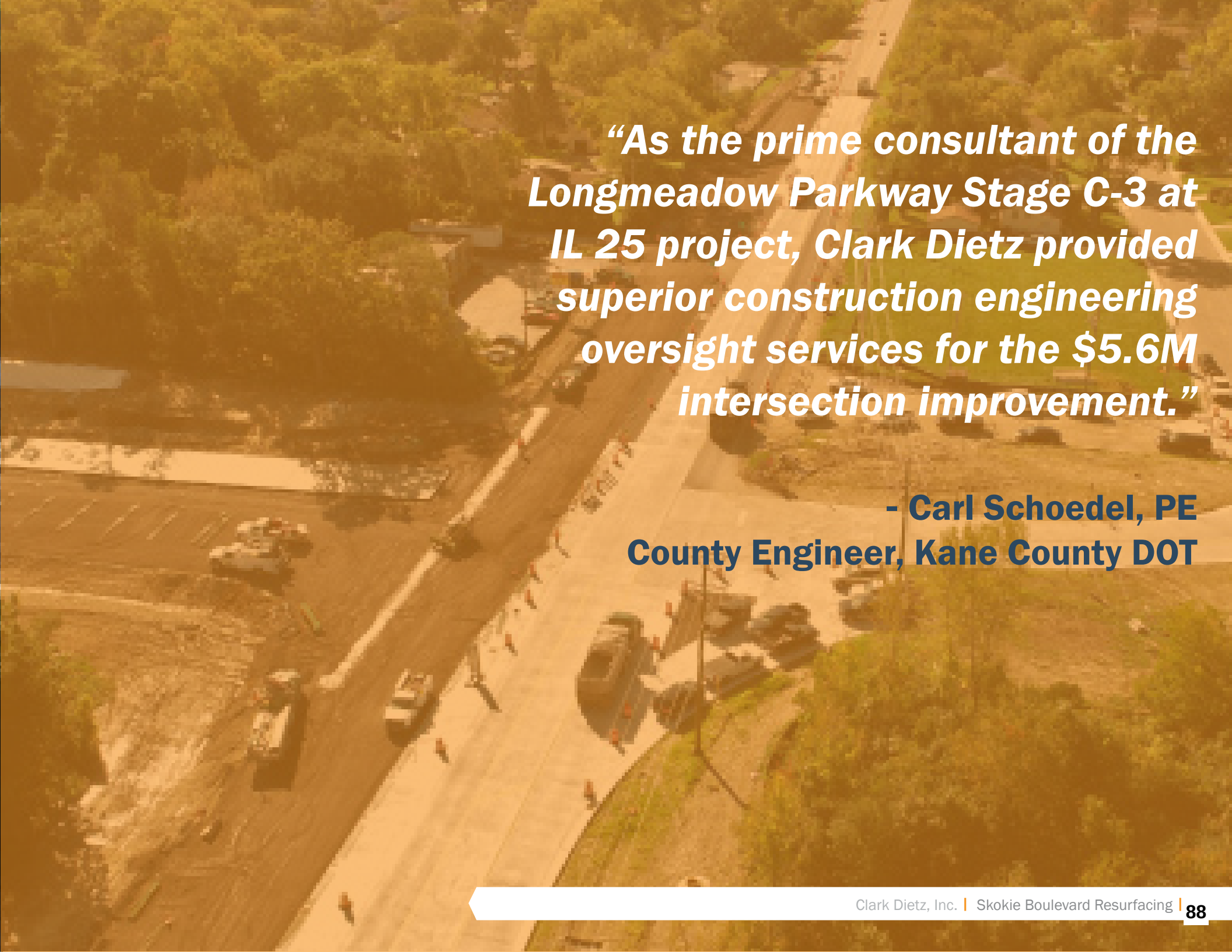
23 Engineering Awards
· SINCE 2020 ·

OUR HISTORY

Our roots go back to the 1940's to three University of Illinois Engineering professors; James Clark, Eugene Daily, and Jess Dietz. These three formalized their association by incorporating in 1953. By the late 1970s Clark Dietz was a recognized leader among Midwest-based civil engineering companies serving clients from seven regional offices. The original owners sold the firm and it was ultimately owned by CRS Sirrine, one of the nation's largest engineering and architectural firms. Through an employee buy-out of the Champaign office and the name, Clark Dietz again became a privately held corporation in 1987. Employee ownership has been a key factor in the success of the firm, with approximately 30 percent of current employees now owning stock in the company and all employees participating through an ESOP. Today Clark Dietz employs more than 195 professionals in 13 offices.

OUR LOCATIONS





"As the prime consultant of the Longmeadow Parkway Stage C-3 at IL 25 project, Clark Dietz provided superior construction engineering oversight services for the $5.6M intersection improvement."

- Carl Schoedel, PE
County Engineer, Kane County DOT

Brush Hill Road Construction Services

Elmhurst, IL - City of Elmhurst





CLIENT CONTACT
Kent Johnson
Asst. City Manager
City of Elmhurst
209 N. York Street
Elmhurst, IL
60126-2755
630.530.3024
kent.johnson@
elmhurst.org

PROJECT TEAM
Chester Kochan
Andres Reyna
Jose Gutierrez

COST/FEE
$900,000 (est.) /
$85,000

DURATION
06/2023 - 11/2023

This project entailed rehabilitating 1,811 feet of Brush Hill Road and reconstructing 600 feet of Brush Hill Road and 250 feet of Prospect Avenue. A critical component involved elevating the intersection of Brush Hill Road and Prospect Avenue by two feet above the 100-year floodplain level. The scope included composite pavement removal, earth excavation, HMA pavement construction, milling and resurfacing, aggregate subgrade, PCC C&G, storm sewer replacement, roadway lighting enhancements, waste evaluations, and landscaping.

Due to the constrained alignment, extensive coordination efforts were necessary, impacting local condominium residents, Elmhurst Memorial Hospital, churches, and a private school. The project required the resequencing of construction activities to meet a deadline aligned with the private school's academic year start. MFT funds subsidized this essential infrastructure improvement initiative.

Our team demonstrated the importance of meeting a project schedule on our Brush Hill resurfacing project in Elmhurst by substantially completing the project in time for nearby schools to start. We performed daily check-ins with the contractor, identified materials with longer lead times, and corresponded continuously about the daily and weekly schedules with the city, contractor, and all stakeholders. This was a significant commitment made by the City of Elmhurst to the surrounding community to complete resurfacing before school started.

Critical flood mitigation and resurfacing—completed when the community needed it most.

Longmeadow Parkway (Contract C3) IL 25 Improvements

Kane County, IL - Kane County DOT (KDOT)

Delivered 2.77 miles of new four-lane arterial infrastructure, maintaining traffic while building the future corridor.







Clark Dietz provided professional construction engineering services to the Kane County Division of Transportation (KDOT) for the construction of a new four-lane arterial highway, totaling 2.77 miles, and an intersection connecting Longmeadow Parkway to IL 25 in the Village of Carpentersville. New pavement consisted of 10-inch PCC jointed pavement with construction sequenced in stages to maintain one lane travel in each direction. Existing side streets and driveways were reconstructed while remaining accessible at all times. An enclosed drainage system was installed on both sides, and a multi-use path was constructed along IL 25 from Cherokee Road to Silverstone Drive. The IL 25 road profile was raised at Cherokee Road and Bolz Road, and utility relocation was required prior to construction start-up. Clearing and grading was also required to construct the new 4-lane PCC pavement section on Longmeadow Parkway. Coordination of construction was required with IDOT BLR and other adjacent Longmeadow Parkway Corridor contracts.

Improvements also included a fully signalized intersection and connection to the western terminus of IL 25 to IL 62. Longmeadow Parkway crosses over the Fox River. IL 25 is a rural highway with daily traffic approaching 17,000 vehicles. Construction activities included tree removal, earthwork and grading, pavement, enclosed drainage system, water main, soldier pile retaining wall, traffic signal infrastructure, signage, landscaping, and final pavement markings. Construction was federally funded by STP and CMAQ funds. This project was adjacent to farmland and required sensitivity to farm boundaries to minimize adverse impacts to landowners and operators. Awards for this project include: 2025 ACEC-IL Engineering Excellence Award - Honor Award, 2025 Construction Management Association of America - Chicago Chapter Infrastructure Award, 2025 ASCE-IL - Outstanding Civil Engineering Achievement Award, 2019 Kane County Consultant of the Year for Phase III Construction Engineering Services.

CLIENT CONTACT
David Boesch
Chief of Construction
KDOT
41W011 Burlington Rd
St. Charles, IL
60175-8412
630.845.7875
boeschdavid@co.kane.il.us

PROJECT TEAM
Chester Kochan

COST/FEE
$5.6M / $599,820

DURATION
02/2019 - 04/2023

Ainslie and Argyle Roadway Widening

Harwood Heights, IL - Village of Harwood Heights





CLIENT CONTACT
George Assimakopoulo
Public Works Superintendent
Village of Harwood Heights
7300 W. Wilson Ave
Harwood Heights, IL 60706
708.473.6102
george444@harwoodheights.org

PROJECT TEAM
Jose Gutierrez

COST/FEE
$351,115 / $51,544

DURATION
05/2019 - 11/2022

The Village of Harwood Heights is a thriving community bordering the City of Chicago. This Village has many bicyclists and pedestrians due to the proximity to the City and the setup of the community. At the time of the project, there were no dedicated bicycle facilities in the neighborhood. The Village took the initiative to start creating on-street bicycle lanes to promote healthy living, safety, and better connectivity in the community.

The Village hired Clark Dietz to complete all phases of engineering for the Ainslie and Argyle Street widening and resurfacing project. The project consisted of widening and resurfacing the 7500 blocks of Ainslie and Argyle Street and the resurfacing of the 7400 blocks of Ainslie and Argyle Street. The total length of the project was 2,400 feet.

The project included ADA upgrades to pedestrian sidewalk and striping an on-street bike lane to accommodate transportation alternatives. This project was the start of a large update of Harwood Heights to construct infrastructure for bicyclists. The roadway widening improves access for emergency vehicles and creates non-motorized transportation alternatives to access local businesses and public transportation. Coordination with IDOT BLR was required. The construction of the Argyle Street segment of the project was funded with Motor Fuel Tax and a grant from Cook County.

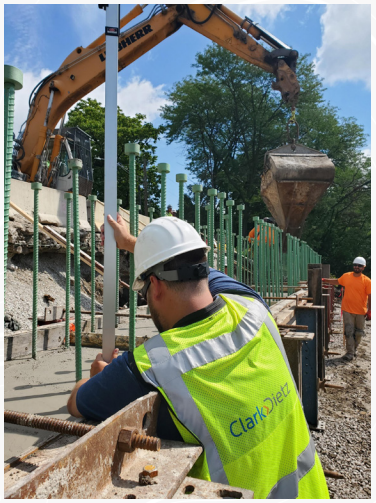
Widened, resurfaced, reimagined, new streets for bikes, pedestrians, and emergency access.

I-80 at Wheeler Avenue and at River Road

Illinois - IDOT District One

Delivered two full bridge replacements over I-80 on schedule and ahead of future mainline expansion.





Clark Dietz provided construction inspection services to improve I-80 at Wheeler Avenue and at River Road. The work included a full replacement of S.N. 099-0175 (Wheeler Avenue), the installation of fence railing, drainage installation, pavement reconstruction, sidewalk construction, ADA ramp construction, non-special waste disposal, guardrail replacement, storm sewer installation, erosion control, detouring of traffic to the north and south of the structure, and final landscaping. The proposed semi-integral abutment bridge S.N. 099-8324 will accommodate 11' lanes, a 5' shoulder, and a 5' sidewalk in each direction with a 12' turn lane. The bridge was constructed on top of 45-inch web plate girders, with an overall length of 245 feet. The work is being completed ahead of the anticipated I-80 mainline projects and is a schedule-critical bridge to construct to not impact future contracts.

The existing bridge is constructed of two abutments and three piers. The exterior piers conflict with the proposed widening of I-80, and the proposed bridges will only be constructed with a single center pier supported by metal piles. The River Road Bridge improvements consist of full replacement of S.N. 099- 0177 and installation of protective shielding, as well as pavement reconstruction, shoulder construction, guardrail replacement, storm sewer, erosion control, detouring of traffic control along the roadway to the north and south of the structure, final landscaping and any other work necessary to complete the project as shown on the plans. The proposed semi-integral abutment bridge will accommodate 11' lanes, 4' shoulder in each direction and a 10' multi-use path on the east side of River Road. The bridge will be constructed on top of 40-inch web plate girders, with an overall length of 234 feet. Additionally, due to the large grade change and a proposed multi-use path, a soldier pile wall will be constructed to support the roadway and its approaches.

CLIENT CONTACT
Phil Gibson
Resident Engineer
IDOT
2300 South Dirksen Pkwy
Springfield, IL
62764
847.313.8729
phillip.gibson@illinois.gov

PROJECT TEAM
Chester Kochan
Al Lapinskas
Mihir Patil

COST/FEE
$11,900,000 /
$1,204,150

DURATION
04/2023 - Project Closeout

THE TEAM PURPOSELY BUILT TO DELIVER FOR NORTHBROOK

TEAM IDENTIFICATION

This project team is intentionally structured to promote a successful resurfacing project.

A dedicated, full-time Project Engineer provides continuous on-site presence and responsive coordination with the contractor, residents, and Village staff, while senior IDOT-experienced leadership provides active oversight of documentation, compliance, and federal requirements. This dual-layered approach helps solve daily problems quickly on-site. It also ensures that IDOT procedures, payment estimates, and project closeout documents are regularly checked and managed. This reduces risks for the Village during construction.



Al Lapinskas, PE
Quality Assurance



Chester Kochan, PE
Project Manager
(IDOT Doc of Contract Quantities #23-20919)

QA MATERIALS TESTING
Village's Consultant



Keith Langkan, EI
Project Engineer
(IDOT Doc of Contract Quantities #26-24032)

CONSTRUCTION INSPECTOR

Mihir Patil (IDOT Doc of Contract Quantities #24-22356)

Chris Atou-Vieyra (IDOT Doc of Contract Quantities #25-22813)

CONSTRUCTION INSPECTION SUPPORT, IF NEEDED

Andres Reyna (IDOT Doc of Contract Quantities #25-22796)

Jose Gutierrez (IDOT Doc of Contract Quantities #25-22919)

OFFICIAL CONTACT

Chester Kochan, PE
Project Manager
1815 S. Meyers Road, Suite 470
Oakbrook Terrace, IL 60181
chester.kochan@clarkdietz.com
630.918.8433

OFFICE LOCATION WORK WILL BE PERFORMED BY:

Clark Dietz, Inc.
1815 S. Meyers Road, Suite 470
Oakbrook Terrace, IL 60181





Al Lapinskas, PE

Quality Assurance

EXPERIENCE
13 Years

EDUCATION
BS, Construction Engineering, Iowa State University

REGISTRATIONS
Professional Engineer - IL

ADDITIONAL TRAINING
IDOT Documentation of Contract Quantities, #26-24214
ACEC-IL Leadership Series Graduate
CSX/CN Rd Worker Protection Training
e-Builder / I-MIRS Trained
IDOT Construction & Materials Management System
IDOT Erosion & Sediment Control Module I + III
IDOT PCC I
IDOT Regulated Substances Training
IDOT Special Waste, Construction Projects
IDOT STTP-S33 Soils Field Testing & Inspection
IL Tollway - Agreements, Scheduling, Constr
IL Tollway - Roadway, Traffic, Construction MOT
IL Tollway - Structure Updates, Roadway Illumination
IL Tollway - Utilities & Work Zone Safety
Illinois Tollway CEPS Trained
Lake Co. Designated Erosion Control (DECI) Certified

Al will provide independent quality assurance oversight for the Skokie Boulevard Resurfacing project. As leader of Clark Dietz's northern Illinois construction group, he oversees complex roadway and infrastructure projects throughout the region, including resurfacing and rehabilitation in urban and high-traffic environments.

For this federally funded resurfacing project, Al will conduct periodic reviews of documentation, materials certification, pay estimates, and IDOT compliance procedures. His oversight will help ensure proper implementation of asphalt paving operations, curb and gutter repairs, drainage improvements, and traffic control in accordance with IDOT and Village standards. His quality assurance involvement provides an added layer of risk management and accountability to the Village.

PROJECT EXPERIENCE

- **PTB 215 Item 012, Contract 62U41, I-290 at Keeler Avenue, Cook County, IL.**
- **PTB 206 Item 01, Contract 62R30 & 62P67, I-80 at Wheeler Avenue and at River Road, Phase III, Joliet, IL.**
- **Kane County, Longmeadow Parkway (Contract C3) IL 25 Improvements, IL.**
- **PSB 23-2 Item 4, Contract RR-23-4892. Task Order 7, RR-24-4953, York Road Bridge Reconstruction over I-88 Ramps, IL.**
- **PSB 23-3 Item 2, Contract I-24-4760. EOWA (I-490), York Rd. Reconstruction from Gateway Road to Devon Avenue, IL.**
- **PSB 22-1 Item 5, Contract I-21-4743. Elgin O'Hare Western Access Tollway (I-490) between I-294 and Franklin Avenue, IL.**
- **PTB 206 Item 13, Contract 62G38, US 30 (Lincoln Highway) at IL 50 (Cicero Avenue) Traffic Signal Modernization and Channelization, District 1, IL.**
- **PSB 19-1 Item 4, Contract RR-20-4555, Plainfield Rd. Bridge Replacement over I-294 and Flagg Creek, IL.**
- **PSB 19-1 Item 4, Contract I-19-4491, I-55 Ramp A over I-294, Burr Ridge, IL.**



Chester Kochan, PE

Project Manager

EXPERIENCE
40 Years

EDUCATION
BS, Civil Engineering, University of Illinois at Chicago

REGISTRATIONS
Professional Engineer - IL, WI, IN

ADDITIONAL TRAINING
Certified Nuclear Compaction Gauge Operator

IDOT Documentation of Contract Quantities, #23-20919

IDOT QC/QA Bituminous Concrete Level I, II, III

IDOT QA/QC PCC Level I and II

IDOT QC/QA Mixture Aggregate Technician

IDOT QC/QA Bituminous Concrete Density Tester

IDOT SUPERPAVE Field Control

Bridge Inspection (NBIP)

IDOT Erosion and Sediment Control Module I & III

IDOT CMMS Trained

IDOT Special Waste, Construction Projects and Special Provisions

IDOT Regulated Substances and Special Provisions

Chester will serve as Project Manager and IDOT/Federal compliance lead for the Skokie Boulevard Resurfacing project. With extensive experience overseeing federally funded roadway resurfacing projects for IDOT, the Illinois Tollway, counties, and municipalities, he provides senior-level oversight of IDOT documentation, pay estimates, change orders, materials certification, and contract closeout.

For this project, Chester will promote full compliance with IDOT and federal documentation requirements, motor fuel tax (MFT) procedures, and grant reporting standards. He will provide strategic guidance to the Project Engineer and inspection staff to reduce risk, maintain documentation accuracy, and support seamless coordination with Village staff who are performing Phase I and II engineering in-house.

PROJECT EXPERIENCE

- **City of Elmhurst, Brush Hill Road Construction Services, Elmhurst, IL.**
- **Kane County, Longmeadow Parkway (Contract C3) IL 25 Improvements.**
- **PTB 206 Item 01, Contract 62R30 & 62P67, I-80 at Wheeler Avenue and at River Road, Phase III, Joliet, IL.**
- **PTB 215 Item 012, Contract 62U41, I-290 at Keeler Avenue, Cook County, IL.**
- **PTB 206 Item 13, Contract 62G38, US 30 (Lincoln Highway) at IL 50 (Cicero Avenue) Traffic Signal Modernization and Channelization, District 1, IL.**
- **PSB 19-1 Item 4, Contract I-19-4491, I-55 Ramp A over I-294, Burr Ridge, IL.**
- **PSB 19-1 Item 4, Contract RR-20-4555, Plainfield Rd. Bridge Replacement over I-294 and Flagg Creek, IL.**
- **Illinois Department of Transportation/Stantec, I-57 at Stuenkel Road, Will County, IL.**
- **Village of Glencoe, Green Bay Road Construction, Glencoe, IL.**
- **DuPage County, Fabyan Parkway at IL 38 Intersection Improvement.**
- **City of Elmhurst, Van Buren and Crescent Construction Services, Elmhurst, IL.**
- **Kane County, Bliss Road over Lake Run Drainage Ditch.**
- **DuPage County/H.W. Lochner, Inc., 55th Street Construction, Downers Grove, IL.**
- **DuPage County/H.W. Lochner, Inc., CH 20/Grand Avenue (Lake Street to County Line Road).**
- **Village of Villa Park, 2015 Street Improvements Phase III, Villa Park, IL.**



Keith Langkan, EI

Project Engineer

EXPERIENCE
28 Years

EDUCATION
Bachelor of Science in Civil Engineering, Southern Illinois University, Carbondale, IL

REGISTRATIONS
Engineer Intern, Illinois, 061-027717

ADDITIONAL TRAINING
IDOT Documentation of Contract Quantities, #26-24032

MARTCP (Soils & Aggregate Compaction, HMA, Markings)

MDOT - Erosion and Sediment Control Green & Yellow Card

ACI Grade 1

GPI Coatings Inspection

NACE – CIP 2

OSHA 10 Hour

Keith will serve as the full-time Project Engineer responsible for daily field oversight of the Skokie Boulevard resurfacing improvements. His experience includes municipal roadway resurfacing, asphalt milling and overlay, pavement patching, curb and gutter repairs, drainage improvements, pavement marking, and traffic control.

Keith will oversee removal of the existing surface course, placement of leveling binder and surface course, asphalt patching operations, curb and gutter repairs, minor drainage structure improvements, and pavement marking installation. He will coordinate contractor activities, monitor traffic control along this high-volume FAU route, verify quantities, manage daily documentation, and address resident or stakeholder concerns. His leadership will ensure the work is completed in accordance with IDOT standards, contract specifications, and Village expectations.

PROJECT EXPERIENCE

- **PSB 23-3 Item 2, Contract I-24-4760. EOWA (I-490), York Rd. Reconstruction from Gateway Road to Devon Avenue, IL (Resident Engineer).**
- **Village of South Elgin – State Street Reconstruction (Resident Engineer).**
- **Village of West Dundee – Sleep Hollow Road Reconstruction & Widening (Resident Engineer).**
- **City of Elgin – Summit Avenue Widening and Traffic Light Improvements (Resident Engineer).**
- **Village of Wilmette - Downtown Street Reconstruction (Construction Inspector).**
- **Village of South Elgin – Village Hall Parking Lot Construction (Resident Engineer).**
- **Jane Addams Memorial Tollway (I-90) Smart Corridor / ITS, Chicago, IL (Resident Engineer).**
- **Federal Project, Rock Creek National Park, Washington DC, USA (Construction Manager).**

ADDITIONAL EXPERIENCE

Keith's career also includes serving as Resident Engineer and Construction Manager while employed with Parsons International on transportation and utility infrastructure programs overseas. These assignments involved construction efforts with continuous field oversight, complex traffic staging, major drainage and utility systems, grade separations, and extensive contract administration under strict quality, safety, and documentation requirements. Due to the scale and duration of these programs, individual assignments encompassed multiple years and phases.



Mihir Patil

Construction Inspector

EXPERIENCE
3 Years

EDUCATION
MS, Civil Engineering, University of Illinois at Urbana-Champaign

ADDITIONAL TRAINING
IDOT, Documentation of Contract Quantities, #24-22356

IDOT, Erosion and Sediment Control Workshop, Module I and III

OSHA 10-Hour Outreach Training

OSHA 30-Hour Outreach Training

Mihir will provide daily inspection support for the Skokie Boulevard Resurfacing project, focusing on asphalt surface removal, binder and surface course placement, patching operations, and pavement marking installation. He has experience supporting federally funded roadway projects and is familiar with IDOT documentation and material tracking procedures.

His responsibilities will include quantity verification, asphalt plant ticket tracking, inspection of traffic control and protection measures, monitoring curb and gutter repairs, and documenting minor drainage structure improvements. Mihir's attention to documentation accuracy will support timely pay estimates and full compliance with IDOT and federal funding requirements.

PROJECT EXPERIENCE

- **PTB 206 Item 01, Contract 62R30 & 62P67, I-80 at Wheeler Avenue and at River Road, Phase III, Joliet, IL.**
- **PSB 23-3 Item 2, Contract I-24-4760. EOWA (I-490), York Rd. Reconstruction from Gateway Road to Devon Avenue, IL.**
- **PSB 23-2 Item 4, Contract RR-23-4892. Task Order 7, RR-24-4953, York Road Bridge Reconstruction over I-88 Ramps, IL.**
- **Illinois Department of Transportation, District Five, US 150 from I-74 to IL 10, Champaign, IL.**
- **City of Champaign, Downtown Sanitary Improvements, Champaign, IL.**



Chris Atou-Vieyra

Construction Inspector

EXPERIENCE
1 Year

EDUCATION
BS, Civil Engineering, University of Wisconsin - Milwaukee

ADDITIONAL TRAINING
IDOT Documentation of Contract Quantities #25-22813

Chris will support construction observation activities along the Skokie Boulevard corridor, providing inspection services for roadway resurfacing, pavement patching, utility adjustments, and traffic control implementation. His background in transportation construction, including federally funded roadway and bridge projects, positions him well to assist with this FAU-designated route. For this project, Chris will conduct daily field inspections, verify quantities, monitor contractor compliance with specifications, review traffic control setups, and maintain accurate material and pay documentation. His experience with IDOT procedures and underground utility coordination will be valuable in addressing minor drainage structure repairs and coordinating improvements within the corridor.

PROJECT EXPERIENCE

- **PSB 23-2 Item 4, Contract RR-23-4892. Task Order 7, RR-24-4953, York Road Bridge Reconstruction over I-88 Ramps, IL.**
- **City of Elmhurst, Park Ave Bridge Construction, Elmhurst, IL.**
- **Village of Harwood Heights, Ainslie & Oketo Phase 2, Harwood Heights, IL.**
- **Village of Harwood Heights, Montrose Alley Rehabilitation, Harwood Heights, IL.**
- **Kane County, Ogden Gardens Water Trust, Kane County, IL.**

COMPREHENSIVE ROADWAY RESURFACING

PROJECT UNDERSTANDING

The Skokie Boulevard Resurfacing Project located between Lake Cook Road and south of Sunset Ridge Road, is in need of resurfacing. The general scope of work will consist of milling and removing the existing pavement, performing patching of the underlying pavement, catch basin adjustments and reconstruction, detector loop replacement, removal and replacement of various curb locations, and resurfacing with thermoplastic and raised reflective pavement markings to provide a smoother and safer means of traveling for motorists and bicyclists through this busy arterial road.

These improvements will serve all who use this thoroughfare daily and the nearby businesses, churches, schools, elderly care facilities, and residents. This project aims to improve safety in the area, and we will prioritize safety in the construction zone for the workers, motorists, and pedestrians, as well. Clark Dietz has completed a site visit and understands the specific challenges this improvement presents. We are prepared to proactively manage stakeholder outreach, traffic control, access management, schedule coordination, and safety to keep the project moving efficiently while minimizing disruption to the community.



Sample door hanger created by Clark Dietz for a previous construction project.

PROJECT APPROACH

Upon selection, our Team will mobilize immediately and initiate a structured start-up process to ensure a seamless transition from award to active project management. We will begin with a detailed review of contract documents and submittals, compile current site photographs and field measurements, prepare for a focused pre-construction meeting, and develop and distribute Project Notifications.

The pre-construction meeting is the foundation of our project approach. During this meeting, we will establish communication protocols, define roles and decision-making processes, confirm submittal and documentation procedures, review schedule milestones, and outline safety, traffic control, and access management expectations. By aligning all parties early, we reduce ambiguity and create accountability from day one.

From that point forward, our approach is directly aligned with the Scope of Services identified in the RFP. Each required task will be tracked, prioritized, and executed through a clearly defined management framework to ensure completeness and transparency. We will not only address every item outlined in the Scope, but proactively monitor risks, coordinate stakeholders, and anticipate project needs to keep the work on schedule and within budget while maintaining quality and safety standards.

Keith Langkan will be our Project Engineer and the main point of contact for the Village of Northbrook. Keith has over 28 years of diverse experience, mainly serving as a Project Engineer on similar projects. He is detail-oriented and will continuously update the Village on all daily work and ensure issues are communicated quickly with suggested solutions, as required.

Keith will prioritize transparent communication with all, from the Contractor and Village to stakeholders and local businesses and residents. Since over 90% of this corridor is comprised of commercial businesses, communication early and often will be needed with businesses before and during construction. A successful project starts with establishing a clear and positive line of communication between the Project Engineer and the Contractor. This will assist with timeliness in response time, schedule impact mitigation, and quality of the work being performed.

Stakeholder Outreach

Clark Dietz understands the value of stakeholder outreach during a construction project, and will actively and transparently communicate with all stakeholders, early and often. We recently demonstrated this approach on an Illinois Tollway project that impacted local traffic and access. During the reconstruction of York Road in the Village of Bensenville, from Devon Avenue to West Irving Park Road. **Our team coordinated advanced outreach with affected residents and businesses to clearly communicate driveway access, construction sequencing, and schedule impacts. Outreach efforts included a joint in-person meeting**

with residents and business owners alongside the project owners (Illinois Tollway and DuPage County), mass email notifications, door-to-door visits, and direct coordination with regional corporate offices for larger businesses. This proactive, multi-layered communication approach helped minimize disruptions, maintain access, and reduce community concerns throughout construction.

This project has numerous stakeholders, and Skokie Boulevard is an important thoroughfare that connects Northbrook to Deerfield and Northfield with access to Dundee Road, County Line Road, and I-94, on which residents and commuters depend for their daily travel. Many local amenities and businesses such as restaurants, medical facilities, grocery stores, and commercial businesses are all located within the vicinity or travel way of Skokie Boulevard. We will keep all stakeholders informed throughout construction. When requested by the Village, we will engage directly with stakeholders to support coordination and maintain clear, consistent communication.



Traffic Control & Safety

Traffic control will be critical for motorists, residents, and local business patrons. Our Team will focus on the Contractor's traffic control and ensure it follows the approved plan. The motoring public and bicyclists must navigate the work zone safely and efficiently, all while arriving at their destination without undue frustration. We believe some motorists visiting nearby businesses may not be familiar with the area and properly established traffic control is vital to their commute. **During a site visit, it was identified that there are multiple "3 FEET, IT'S THE LAW" signs and Pace Bus Stops located within this corridor. Our team will be able to coordinate a safe buffer for bicyclists and busses with the Contractor so there wouldn't be any unnecessary disorder during construction.** We treat traffic control as if it were in our own front yard. We aim to eliminate daily frustrations that local businesses and residents may have with construction by always keeping all traffic control in an orderly manner. Our proactive approach allows us to establish traffic control correctly the first time without having traffic control devices displaced into traffic as a hazard to the motoring public. Accommodating trucks and their turning radii adjacent to the established MOT will be important to keep in mind at all of the commercial driveways. Traffic Control inspections will be made daily and at night to ensure all lights and flashers work correctly. The Contractor will promptly be made aware of any deficiencies, and our Team will ensure defects are corrected immediately. Our Team will also prioritize sweeping and maintaining traffic control prior to the weekend when some of the surrounding businesses may be the busiest. Minimizing the impact and confusion on the motorists will be a top priority.

Access Management

Access management of a construction site is essential. There are many commercial and business driveways within the project limits. Our Team will ensure the Contractor is appropriately maintaining and signing each ramp and driveway and suggest any additional devices that may not have been accounted for in the design. Our Team will prioritize an end-of-day walk-through with the Contractor to identify areas needing traffic or access control maintenance. Our goal is to eliminate any calls to the Village from residents and that community service impact starts on day one with our Team.

Project Schedule

The Clark Dietz Team takes a holistic approach to providing Construction Engineering Services. Keith will work with the Contractor to identify and resolve issues quickly and early in construction to keep the project on schedule. He understands commitments often are made to local officials for completing the project on schedule, so he takes a proactive approach from the start instead of a reactive approach later.

Keith will continually monitor the Contractor's progress schedule to ensure the schedule is adhered to. Our Team has recently demonstrated the importance of meeting a project schedule on our Brush Hill resurfacing project in Elmhurst by substantially completing the project in time for nearby schools to start. We performed daily check-ins with the Contractor, identified materials with longer lead times, and corresponded continuously about the daily and weekly schedules with the City, Contractor, and all stakeholders. This was a significant commitment made by the City of Elmhurst to the surrounding community to complete resurfacing before school started. **On this project, not one call was made to the City as we were able to address all issues between residents and Contractors in the field. Our Team understands the impact construction can have on stakeholders and will strive to ensure that the completion date is met with minimal inconvenience to the public.** Clark Dietz will provide inspection staff, allowing us to appropriately staff the project, either part-time or full-time, to be effective and efficient.

We have reviewed our staff workload and can commit fully our proposed staff to this project, which has a tentative construction start of August 3, 2026 and substantial construction completion of October 2, 2026.



Incorporating GIS into our daily inspection activities allows us flexibility to publish portions of this information to Village staff and the general public, if desired.

Customized dashboards will give the Village up-to-date information regarding installation progress, quantities, resident/business owner communications, etc.

Our capabilities and ideas to help integrate into Northbrook's GIS system can be discussed further to provide an added benefit, during construction and beyond. Setting up a digital application allows us to be better organized, cuts time down significantly on close-out paperwork and contract monitoring/change orders.

COST

Project Element	Labor Hours	Billing Rate	Service By Others (SBO)	Total
Keith Langkan - Project Engineer	692	$192.00	$0	$132,864
Mihir Patil - Inspector and Assistant Project Engineer	692	$114.00	$0	$88,008
Chester Kochan - Project Manager	16	$257.00	$0	$4,626
TOTALS	1,400		$0	$215,864

Total Projected Labor Cost	$215,864

Total Projected Direct Cost	$27,150

Total Projected Project Cost	$243,014

SCHEDULE OF GENERAL BILLING RATES

CLARK DIETZ, INC.

January 1, 2026

TITLE	HOURLY RATE
Engineer 9	$300.00
Engineer 8	270.00
Engineer 7	255.00
Engineer 6	240.00
Engineer 5	225.00
Engineer 4	200.00
Engineer 3	180.00
Engineer 2	160.00
Engineer 1	150.00
Technician 6	205.00
Technician 5	190.00
Technician 4	180.00
Technician 3	160.00
Technician 2	140.00
Technician 1	125.00
Intern	105.00
Administrative 1	95.00
Administrative 2	105.00
Administrative 3	125.00
Administrative 4	150.00
Administrative 5	210.00

*These are preliminary rates, subject to change

NOTES:

The rates in this schedule will be reviewed and adjusted as necessary but not sooner than six months after the date listed above. Rates include actual salaries or wages paid to employees of Clark Dietz plus payroll taxes, FICA, Worker's Compensation insurance, other customary and mandatory benefits, and overhead and profit. All project related expenses and subconsultants will be billed at 110% of actual cost to cover handling and administrative expenses.





Clark Dietz, Inc.
1815 S. Meyers Road, Suite 470
Oakbrook Terrace, IL 60181

630.607.1513

clarkdietz.com

ATTACHMENT C

SCHEDULE

Note: The schedule provided below is an estimate at this time and the actual schedule will depend on a number of factors including the speed at which the construction contractor completes work and or any delays that may arise out of the control of the Owner or the Consultant. In general, the consultant is expected to perform the duties outlined in Attachment B until the construction contract has been complete and the one year warranty period has ended.

- Estimated date of notice to proceed: May 26, 2026.
- Estimated date for construction work to begin: August 3, 2026.
- Estimated date for project completion: October 10, 2026.
- One year warranty period starting upon issuance of the project completion letter to the construction contractor. Construction observation services to be provided as needed during warranty period.

Note: Written authorization from the Village is required before proceeding with each phase.

ATTACHMENT D

SPECIAL PROJECT REQUIREMENTS

1. Key Project Personnel Contact Information:

Name/Project Function:	Telephone:	E-Mail:
Sean M. Widener, Principle in Charge	217.530.2379	sean.widener@clarkdietz.com
Chester F. Kochan, Project Manager	630.918.8433	chester.kochan@clarkdietz.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/18/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	**CONTACT NAME:** Audrey McNeill **PHONE (A/C, No, Ext):** 309-282-3907 **FAX (A/C, No):** **E-MAIL ADDRESS:** amcneill@holmesmurphy.com
INSURED CLADIEPC Clark Dietz, Inc. 125 West Church Street Champaign IL 61820	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Twin City Fire Insurance Co — 29459 **INSURER B :** Hartford Accident and Indemnity Company — 22357 **INSURER C :** XL Specialty Insurance Company — 37885 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 506352997 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			84SBWAC5926	11/1/2025	11/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			84UEGZV4783	11/1/2025	11/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			84SBWAC5926	11/1/2025	11/1/2026	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		84WEGAJ1H5Z	11/1/2025	11/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Professional Liability (Claims-Made Policy)			DPR5049977	11/1/2025	11/1/2026	Per Claim Aggregate	5,000,000 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project Reference: CONSTRUCTION OBSERVATION SERVICES FOR LAFO SKOKIE BOULEVARD RESURFACING
Additional Insured only if required by written contract with respect to General Liability, Automobile Liability and Umbrella/Excess Liability applies on a primary basis and the insurance of the additional insured shall be non-contributory: Certificate Holder, Project Owner and Others as required by written contract. Should the above described General Liability, Automobile or Workers' Compensation policies be cancelled before the expiration date, 30 Days written notice (10 Days for Non-Payment) will be delivered to the certificate holder.

CERTIFICATE HOLDER

Village of Northbrook
Public Works Center
655 Huehl Road
Northbrook IL 60062

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kari Cooley

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MEMORANDUM

To: Village Manager Cara Pavlicek
From: Deputy Public Works Director Matt Morrison
Date: 2026-06-09
Subject: A Resolution Waiving Competitive Bidding and Approving a Contract for the Purchase and Installation of Access Control Equipment for the Police Station with Mechanical Systems, Inc. (d/b/a Entry Control Integrators) of Mundelein, Illinois

Overview
The installation of parking lot access controls to prevent unauthorized vehicular access to restricted parking areas at the Police Station at 1401 Landwehr Road is requested.

Fiscal Impact
The approved FY27 Annual Budget contains funds in the amount of $60,000 for the installation of access control equipment at the Police Station. Funds are included in the Building and Permanent Improvements account 11-4100-703-00 and sufficient funds are available for the work in the not to exceed amount of $64,000.

Recommendation
Approve.

Strategic Priority

Public and Community Safety. Provide public and community safety through education, prevention, and aligning resources with community needs.

Background
The Village of Northbrook's Police Station at 1401 Landwehr Road has two parking lots, the western parking lot available to the public visiting the Police Station and the eastern parking lot used for the parking of the Police Department's fleet, employee vehicles and K-9 training space is located along side this lots. In addition to signage that establishes restricted access to *authorized vehicles only* in the eastern lot, it has been determined that access control gates are necessary. Consideration was given to deferring this investment until a new station is constructed, however, after careful review, this is categorized as an employee safety investment and deferral is not recommended. Installation of access control gates will prevent unauthorized vehicles from parking in restricted areas and affirm the western parking lot is the visitor entrance. Additionally, restricting unauthorized vehicles from entering the parking lot mitigates conflict with patrol vehicle ingress/egress from the eastern parking lot.

Public Works staff sought pricing from Leopardo Companies, Inc. of Hoffman Estates, Illinois and Mechanical Systems, Inc. (*dba* Entry Control Integrators or ECI) for the best solution to the need for parking lot access controls. Both companies provided a quote, which are summarized in Table 1 below. After a review of the quotes provided, ECI provided the better solution which will integrate into the Village's existing Avigilon access control system (FOB system). This will allow controlling access through a centralized software package and make disabling access more secure and timely. The Leopardo proposal does not include directional boring of data and power cables which makes their proposal artificially low. Additionally, the Leopardo proposal does not include an access control.

Table 1. Summary of Quotes for Access Control Project at Police Department	
Firm	Quote
Leopardo Companies, Inc.	$47,360
ECI	$60,312

To address any unforeseen conditions in the field, staff is recommending a total spending authority of $64,000. With that, staff recommends Village Board approval of a Resolution authorizing the purchase and installation of access control equipment for the Police Station fleet and employee parking lot with Mechanical Systems, Inc. (*dba* Entry Control Integrators) of Mundelein, Illinois in the not to exceed amount of $64,000.

A Resolution Waiving Competitive Bidding and Approving a Contract for the Purchase and Installation of Access Control Equipment for the Police Station with Mechanical Systems, Inc. (d/b/a Entry Control Integrators) of Mundelein, Illinois
Exhibit A - Signed Contract with Entry Control Integrators

Resolution 2026 - _____

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

A Resolution Waiving Competitive Bidding and Approving a Contract for the Purchase and Installation of Access Control Equipment for the Police Station with Mechanical Systems, Inc. (d/b/a Entry Control Integrators) of Mundelein, Illinois

is hereby adopted, as follows:

Section 1. Recitals.

The Village of Northbrook's Police Station at 1401 Landwehr Road has two parking lots, the western parking lot available to the public visiting the Police Station and the eastern parking lot used for the parking of the Police Department's fleet and employee vehicles. To better secure the parking lot housing the Police Department's fleet and employee vehicles, access control gates will be installed ("***Project***"). The purchase and installation of this equipment was included in the approved FY 2026/27 Annual Budget.

Staff obtained two quotes for the Project and after review it was determined that the lowest responsible proposal was received from Mechanical Systems, Inc. d/b/a Entry Control Integrators of Mundelein, Illinois ("***Contractor***") in the amount of $60,312. The Fiscal Year 2026/27 Adopted Budget provides sufficient funds for the Project in Account No. 11-4100-703-00 (Building and Permanent Improvements).

Based on these factors, staff recommends entering into a contract with the Contractor in the not to exceed amount of $64,000 ("***Contract***") for the Project. The Contract is included as ***Exhibit A.*** Due to various unforeseeable factors and field conditions associated with this Project, Village staff has included a contingency of $3,688 in the total not to exceed spending authority.

The President and the Board of Trustees have considered the Contract and determined that it is in the best interests of the Village and the public to enter into the Contract.

Section 2. Waiver of Competitive Bidding Requirements.

The requirement that competitive sealed bids be solicited for this Contract and Project is hereby waived.

Section 3. Approval of the Contract

The Contract shall be, and is hereby, approved in a form acceptable to the Village Attorney and the Village Manager.

Section 4. Authorization to Execute Contract.

The Village Manager shall be, and is hereby, authorized and directed to execute and seal, on behalf of the Village, the Contract only after receipt by the Village Clerk of at least three original copies of the Contract executed by the Contractor; provided, however, that if such executed copies of the Contract are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 5. Authorization to Execute Change Orders

The Village Manager is authorized to execute one or more Contract Change Orders for additional work consisting of additional unforeseen items of work related to, or arising from other work contemplated by the Contract in the amount of $3,688 subject to the Village Manager making the necessary determination that the work contemplated by the change order complies with Section 33E-9 of Article 33E of the Criminal Code of 1961 and placing a copy of such determinations in the Project file.

Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
NAYS:
ABSTAIN:
ABSENT:
AWAY:

ATTEST:

Village President

Village Clerk

VILLAGE OF NORTHBROOK
CONTRACT/PROPOSAL FOR
ACCESS CONTROL EQUIPMENT AND INSTALLATION AT
NORTHBROOK POLICE STATION

Full Name of Vendor: Enty Control Integrators ("Vendor")

Principal Office Address: 5200 Newport Dr., Rolling Meadows, IL 60008

Local Office Address: 1252 Allanson Rd., Mundelein, IL 60060

Contact Person: Alan Krueger Phone: (847) 878-8108

E-Mail: AKrueger@eci-illinois.com

TO: Northbrook Public Works Department
655 Huehl Road
Northbrook, IL 60062
Attention: Daniel Juarez, Facilities Manager

1. Proposal to Deliver Services

A. Contract and Services. If this Contract/Proposal is accepted by Village, Vendor proposes and agrees that it shall:

(1) provide, perform, and complete, in the manner specified and described in the Contract/Proposal, including Attachment A, all necessary work, services, transportation, equipment, materials, information, utilities and other means and items necessary to accomplish the project, all in a proper and workmanlike manner (the "Services");

(2) procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary for the Services;

(3) perform all other things required of Vendor by this Contract/Proposal.

B. Performance Standards. If this Contract/Proposal is accepted, Vendor proposes and agrees that the Services shall strictly comply with the specifications included in Attachment A and by this reference made a part of this Contract/Proposal (the "Specifications").

If this Contract/Proposal specifies a product by brand name or model, such specification is intended to reflect the required performance standards and standard of excellence that Village requires for the product. However, Vendor may propose to deliver a product that is a different brand or model, if Vendor provides with its Proposal written documentation establishing that the brand or model it proposes to deliver possesses equal quality, durability, functionality, capability, and features as the product specified.

C. Responsibility for Damage or Loss. If this Contract/Proposal is accepted, Vendor proposes and agrees that Vendor shall be responsible and liable for, and shall promptly and without charge to Village, repair or replace damage done to and any loss or injury suffered by Village as a result of Vendor's failure to perform hereunder.

VILLAGE OF NORTHBROOK
CONTRACT/PROPOSAL FOR
ACCESS CONTROL EQUIPMENT AND INSTALLATION AT
NORTHBROOK POLICE STATION

2. Contract Price Proposals

A. Pricing Proposals.
Complete the schedule of pricing included in Attachment B. The submitted prices, which constitute full payment for all Services and other matters set forth under Section 1 of this Contact/Proposal, shall include all overhead and profit, taxes, royalties, license fees, delivery, contributions and premiums, and compensation to all subcontractors and suppliers.

B. Basis for Determining Price. It is expressly understood and agreed that:

(1) All prices listed in Attachment B are firm and shall not be subject to escalation or change during the initial term of this Contract; provided, however, that the Vendor may increase these prices on an annual basis for the term of each one year extension by no more than annual average increase in the Chicago Consumer Price Index for all urban consumers (available through the Bureau of Labor Statistics 312-353-1880 or www.bls.gov) for the previous twelve month period. Only one increase shall be allowed in any agreement extension period.

(2) Village is not subject to state or local sales, use and excise taxes; that no such taxes are included in this Section; and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released;

(3) All other applicable federal, state and local taxes of every kind and nature applicable to the Services are included in the prices listed in Section 2.A; and

(4) If Village has stated that a certain amount of work will be required for the Services or that a certain amount of unit price items are needed, (a) such statement is an estimate only, (b) Village may increase or decrease such quantity, (c) the total Contract Price to be paid shall be based upon the final quantity determined by Village and the actual quantity that complies with this Contract/Proposal and that are accepted by Village, and (d) any claim or dispute, based on such estimate, regarding the quantity of the Services to be provided is waived and released by Vendor.

C. Time of Payment. Vendor may invoice the Village on a monthly basis. All payments will be made by Village to Vendor within 30 days after receipt and approval of an invoice.

3. Contract Term. The term of this contract will be for a term commencing upon award of this Contract/Proposal and ending on April 30, 2027. The Village and Vendor may, by mutual written consent provided no later than 30 days before expiration of this Contract or a subsequent extension, renew the Contract for up to four (4) additional one year terms.

4. Financial Assurance.

A. Indemnification. If this Contract/Proposal is accepted, Vendor proposes and agrees that Vendor shall indemnify, save harmless, and defend Village against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise or be alleged to have arisen out of or in connection with Vendor's performance of or failure to perform under this Contract/Proposal, including without limitation any failure to meet the representations and warranties set forth in Section 7 of this Contract/Proposal.

B. Penalties. If this Contract/Proposal is accepted, Vendor proposes and agrees that Vendor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise or be alleged to have arisen out of or in connection with Vendor's performance of or failure to perform hereunder.

C. Insurance. Contemporaneous with the Vendor's execution of this Contract/Proposal, the Vendor shall provide certificates and policies of insurance, all with coverages and limits acceptable to the Village, and evidencing at least the minimum insurance coverages and limits as set forth in Attachment C to this Contract/Proposal. For good cause shown, the Village Manager may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as the Village Manager may impose in the exercise of his sole discretion. Such insurance policies shall provide that no change, modification in, or cancellation of, any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to the Village. The Vendor shall, at all times during the term of this Contract/Proposal, maintain and keep in force, at the Vendor's expense, the insurance coverages provided above.

5. Firm Proposal. All prices and other terms stated in this Contract/Proposal are firm and shall not be subject to withdrawal, escalation or change for sixty (60) days after the date this Contract/Proposal is submitted to Village.

6. Default, Remedies. If it should appear at any time that the Vendor has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Contract/Proposal, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Contract/Proposal ("***Event of Default***"), and fails to cure any such Event of Default within ten business days after the Vendor's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Cure by Vendor. The Village may require the Vendor, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Vendor and the Services into compliance with this Contract/Proposal.

2. Termination of Agreement by Village. The Village may terminate this Contract/Proposal without liability for further payment of amounts due or to become due under this Contract/Proposal.

3. Withholding of Payment by Village. The Village may withhold from any payment, whether or not previously approved, or may recover from the Vendor, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Vendor or as a result of actions taken by the Village in response to any Event of Default by the Vendor.

7. Vendor's Representations and Warranties. In order to induce Village to accept this Contract/Proposal, Vendor hereby represents and warrants as follows:

A. The Services. The Services and all of their components shall be shall strictly conform to the requirements of this Contract/Proposal, including, without limitation, the Specifications listed in Attachment A and the performance standards set forth in Subsection 1B of this Contract/Proposal; and shall meet or exceed industry standards for quality and reliability.

B. Compliance with Laws. Vendor shall ensure that the Services and all of its components shall comply with, and Vendor agrees to be bound by, all applicable federal, state and local laws, orders, rules and regulations as they may be modified or amended from time to time. Every provision required by law

to be inserted into this Contract/Proposal shall be deemed to be inserted herein. Contractor and its employees, agents, and subcontractors will comply with the Owner's Standard Operating Procedure No. 11-057 "No Weapons" effective May 13, 2014 ("SOP") at all times during the performance of the Work.

C. Not Barred. Vendor is not barred by law from contracting with Village or with any other unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Vendor is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax as set forth in 65 ILCS 5/11-42.1-1; (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq; or (iii) for any other reason.

D. Qualified. Vendor has the requisite experience, ability, inventory, capital, facilities, equipment, plant, organization, and staff to enable Vendor to deliver the Services at the Contract Price and within the Contract Time Proposal set forth above.

8. Acknowledgments. In submitting this Contract/Proposal, Vendor acknowledges and agrees that:

A. Reliance. Village is relying on all warranties, representations, and statements made by Vendor in this Contract/Proposal.

B. Reservation of Rights. Village reserves the right to reject any and all Proposals, reserves the right to reject the low price Proposal, and reserves such other rights as are set forth in the Instructions to Vendors.

C. Acceptance. If this Contract/Proposal is accepted, Vendor shall be bound by each and every term, condition or provision contained in this Contract/Proposal and in Village's written notification of acceptance in the form included in this bound set of documents.

D. Remedies. Each of the rights and remedies reserved to Village in this Contract/Proposal shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract/Proposal.

E. Time. Time is of the essence of this Contract/Proposal and, except where stated otherwise, references in this Contract/Proposal to days shall be construed to refer to calendar days.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate or approval by Village, whether before or after Village's acceptance of this Contract/Proposal; nor any information or data supplied by Village, whether before or after Village's acceptance of this Contract/Proposal; nor any order by Village for the payment of money; nor any payment for or use, possession or acceptance of the whole or any part of any Product; nor any extension of time granted by Village; nor any delay by Village in exercising any right under this Contract/Proposal; nor any other act or omission of Village shall constitute or be deemed to be an acceptance of any defective, damaged or nonconforming Product; nor operate to waive or otherwise diminish the effect of any representation or warranty made by Vendor or of any requirement or provision of this Contract/Proposal or of any remedy, power, or right of Village.

G. Severability. The provisions of this Contract/Proposal shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract/Proposal shall be held invalid, illegal or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract/Proposal shall be in any way affected thereby.

VILLAGE OF NORTHBROOK
CONTRACT/PROPOSAL FOR
ACCESS CONTROL EQUIPMENT AND INSTALLATION AT
NORTHBROOK POLICE STATION

H. Amendments. No modification, addition, deletion, revision, alteration or other change to this Contract/Proposal shall be effective unless and until such change is reduced in writing and executed and delivered by Village and Vendor.

I. Assignment. Neither this Contract/Proposal, nor any interest herein, shall be assigned or subcontract in whole or in part by Vendor, except upon the prior written consent of Village.

J. Governing Law. This Contract/Proposal and the rights of the parties under this Contract/Proposal shall be interpreted according to the internal laws, but not the conflict of law rules of the State of Illinois.

DATED this 21 day of May, 2026.

Vendor's Status: (X)__Corporation (Illinois) ( )____Partnership (State) ( ) Individual Proprietor

Vendor's Name: Electrical Contractors, Inc.

Doing Business As (if different): Entry Control Integrators

Signature of Vendor or Authorized Agent: _____

(CORPORATE SEAL, IF APPLICABLE)

Printed Name: Alan Krueger

Title/Position: Senior Division Manager

Vendor's Business Address: 1252 Allanson Rd.
Mundelein, IL 60060

Vendor's Business Telephone: (847) 949-0134 Facsimile: ____

If a Corporation or Partnership, list all Officers or Partners:

NAME	TITLE	ADDRESS
Lizabeth Karson	President	1252 Allanson Rd. Mundelein, IL 60060
David Husko	Executive Vice President	1252 Allanson Rd. Mundelein, IL 60060
Rocco Bartucci	Vice President	1252 Allanson Rd. Mundelein, IL 60060

If it is the Vendor's intention to utilize a subcontractor(s) to fulfill the requirements of this contract, the Village must be advised of the subcontractor's company name, address, telephone and fax numbers, and a contact person's name at the time of bid submittal.

Will you be utilizing a subcontractor? ☐ YES ☐ NO
If yes, have you included all required information with your bid submittal? ☐ YES ☐ NO

VILLAGE OF NORTHBROOK
CONTRACT/PROPOSAL FOR
ACCESS CONTROL EQUIPMENT AND INSTALLATION AT
NORTHBROOK POLICE STATION

ACCEPTANCE

The Contract/Proposal attached hereto and by this reference incorporated herein and made a part hereof is hereby accepted by the Village of Northbrook ("Village") this _____ day of _____ _____, 2026.

This Acceptance, together with the Contract/Proposal attached hereto, constitutes the entire and only agreement between the parties relating to the Services and the Contract Price therefor and supersedes and merges any other prior or contemporaneous discussions, agreements or understandings, whether written or oral, and shall prevail over any contradictory or inconsistent terms or conditions contained in any purchase order, acceptance, acknowledgment, invoice or other standard form used by the parties in the performance of the Contract/Proposal. Any such contradictory or inconsistent terms or conditions shall be deemed objected to by Village without further notice of objection, shall be of no effect, and shall not be in any circumstances binding upon Village, unless accepted by Village in a written document plainly labeled, "Amendment to Contract/Proposal." Acceptance or rejection by Village of any such contradictory or inconsistent terms or conditions shall not constitute acceptance of any other contradictory or inconsistent terms or conditions.

(SEAL)

Attest/Witness:

VILLAGE OF NORTHBROOK

By: _____
Derek Gau
Title: Village Clerk

By: _____
Cara Pavlicek
Title: Village Manager

VILLAGE OF NORTHBROOK
CONTRACT/PROPOSAL FOR
ACCESS CONTROL EQUIPMENT AND INSTALLATION AT
NORTHBROOK POLICE STATION

ATTACHMENT A - SPECIFICATIONS

1. GENERAL

This project shall involve the purchase and installation of access control equipment for the Village of Northbrook's eastern parking lot. The purpose of this project is to limit unauthorized access to the eastern parking lot that houses the Police Department's fleet as well as employee vehicles. By limiting unauthorized access the Village intends to better secure the lot and help to prevent conflicts between pedestrians, unauthorized vehicles, and Police Department vehicles that have to enter or leave rapidly. Furthermore it is the intention of the Village that this access control equipment shall interface with and be compatible with the Village's Avigilon access control program.

The project involves the installation of actuated gates at the entrance/exit to the lot from Walters Avenue as well as the well as the exit from the lot onto Landwehr Road. The exit to Landwehr Road shall also allow entrance in case of an emergency through the use of an Opti-Com sensor. The Vendor shall provide all trenching and/or directional boring to bring power and data from building to the location of the equipment. The Village shall be responsible for running power and data cables within the building. The Vendor will be responsible for scheduling all inspections required; failure to do so may result in penalties or withholding of payment until all inspections are scheduled and passed. The Vendor agrees to furnish all labor, materials, tools, and equipment to perform the work specified by the Village in this document in accordance with Proposal ECIQ6781-02 dated February 10, 2026.

All work and material not otherwise described shall be of the best quality, and should any workmanship or materials be needed which are not directly or indirectly set forth in this proposal, but which are nevertheless necessary to the proper execution according to the obvious intent, the Vendor will understand same to be implied and shall provide for it in their proposal.

2. SCOPE OF SERVICES

The Vendor shall provide and install all access control equipment for the project in accordance with Proposal ECIQ6781-02 dated February 10, 2026. The Vendor shall provide trenching and/or directional boring of data and power cabling to the access control equipment from the foundation of the building to the location of the equipment. The Vendor shall provide:

- Walters Avenue Entrance/Exit: CR/Int In/Free Out
  - 2 x Elka P3500 Barrier Gates with 12' Arms
  - 2x LED Light Strips for Gate Arms
  - 2 x Gate Mount Keyswitch
  - 1 x Gooseneck Pedestal – 42" Black
  - 1 x Housing for Card Reader and Intercom 14" x 14" (card reader and intercom to be supplied by the Village of Northbrook)
  - 3 x Heavy Duty Sawcut Vehicle Detector Loops
  - Furnish and install one approximately 30" x 15' concrete island. Necessary conduit for card in – free out barrier gate system. Island also includes up to eight (8) 4" inch steel bollards filled with concrete and covered with safety yellow protective sheaths. Island will be 6 inches above grade with broom finish.
  - Direct bore approximately 165' from island location to building near underground

garage. Install two 1.25" interducts. Convert interducts to rigid and penetrate building. Install two junction boxes – one for power and one for communication to be picked up by the Village. Furnish and install necessary power wiring from junction box. Communication conduit to have a pull rope for use by others.

- Landwehr Road Exit: Strobeswitch In/Free Out
  - 1 x Elka P5000 Barrier Gate with 16.5' Arm and Pendulum Support
  - 2 x LED Light Strips for Gate Arm
  - 2 x Gate Mount Keyswitch
  - 1 x Tomar Emergency Strobeswitch (compatible with Opticom) for Emergency Entrance
  - 2 x Heavy Duty Sawcut for Vehicle Detector Loops
  - Furnish and install one approximately 24" x 24" concrete pad. Pad includes necessary conduit infrastructure for free out barrier gate system. Pad also includes two (2) 4" steel bollards filled with concrete and covered with safety yellow protective sheath. Pad will be 6" above grade with broom finish.
  - Direct bore approximately 205' from island location to building near underground garage. Install one 1.25" interduct. Convert interduct to rigid and tie into one exterior junction box. Penetrate building and tie into panel will be by owner owner personnel. Furnish and install necessary power wiring from junction box to new gate pad.

The Vendor agrees to follow all prevailing wage requirements in the State of Illinois and make such reports to the State of Illinois as may be required.

In conjunction with the project, the Vendor shall schedule and pass all required inspections. Failure to do so may result in withholding of payments until such inspections are scheduled and passed. There is no fee for requisite building permit(s) for this project.

The Village will provide all interior data and power cabling from the supplied junction boxes. The Village will obtain the necessary permits for this work.

3. LOCATIONS AND WORKING HOURS

Work shall be performed between the hours of 7:00 A.M. and 3:00 P.M. Monday through Friday unless otherwise approved by the Project Supervisor.

4. PERMITS AND INSPECTIONS

Vendor shall provide a daily report that includes the following minimum information. This information shall also be summarized and included with the invoice upon completion of the work.

5. PROJECT SUPERVISOR

Owner shall designate one of its employees to serve as Project Supervisor under this Contract.

6. PERSONNEL

The Vendor agrees to follow all prevailing wage requirements in the State of Illinois and make such reports to the State of Illinois as may be required.

7. MISCELLANEOUS

The Vendor shall not permit any materials, debris or rubbish to remain upon the adjoining grounds nor cause to exist any unnecessary obstructions. The Vendor shall leave the work place and other areas affected by the work in a clean and safe condition. The Vendor shall be accountable for any and all damages resulting from his operations and shall protect all persons and all public/private property. The Vendor shall immediately repair at his sole expense any damage resulting from work performed under this proposal.

8. WARRANTY

The Vendor shall provide a minimum 12 month guaranty covering all labor and materials to correct any work that fails under normal circumstances within the warranty period.

VILLAGE OF NORTHBROOK
CONTRACT/PROPOSAL FOR
ACCESS CONTROL EQUIPMENT AND INSTALLATION AT
NORTHBROOK POLICE STATION

ATTACHMENT B - SCHEDULE OF PRICES

After becoming familiar with the general conditions, special conditions, specifications and addenda attached hereto, the undersigned offers the following prices including all supervision, labor, materials and equipment for providing the necessary access control equipment and installation services to achieve a fully integrated access control system with the Village's Avigilon Access Control System. The cost for this project shall be a lump sum.

Lump Sum Total in Numbers: $60,312.00

Lump Sum Total in Writing: Sixty Thousand, Three Hundred and Twelve Dollars and No Cents

VILLAGE OF NORTHBROOK
CONTRACT/PROPOSAL FOR
ACCESS CONTROL EQUIPMENT AND INSTALLATION AT
NORTHBROOK POLICE STATION
ATTACHMENT C- INSURANCE COVERAGES

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois. Such policies will not be required unless and until Vendor hires additional employees besides Mr. Hernandez and is required by Illinois law to maintain Worker's Compensation coverage.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for scheduled vehicles. In the event that Vendor acquires or makes use of multiple vehicles such coverage shall be expanded to owned, non-owned, or rented vehicles as may be appropriate to ensure coverage of all vehicles used by Vendor to provide services to the Village.

All employees shall be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

$1,000,000 Bodily Injury and Property Damage Combined Single Limit

Coverage is to be written on an "occurrence" bases.

Coverages shall include:

- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of the Contract)

D. Umbrella Policy. The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

F. Owner as Additional Insured. Owner shall be named as an Additional Insured on all policies except for:

Worker's Compensation

Each such additional Insured endorsement shall identify Owner as follows: Village of Northbrook, including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Public Works Director Kelly Hamill
Date: 2026-06-09
Subject: A Resolution Approving a Contract with Curran Contracting Company of Crystal Lake, Illinois for the 2026 Water Main Improvements Project

Overview

As part of the Village's water main replacement program, replacement of a water main Grace Road is scheduled.

Fiscal Impact

The FY27 Adopted Budget contains sufficient funds in Account No. 21-4180-727-00 (Water Main Extension) for the project cost of $365,000. A 10% contingency in the amount of $36,500 is requested to cover any additional work that may become necessary due to unforeseen field conditions. The contingency is included in the $401,500 requested in the table below. Funds will be taken from this account as needed to pay for the work which will be completed at rates outlined in Exhibit A.

Acct. Name	Acct. #	Budget	Available	Requested	Remaining	Within Budget?
Water Main Extension	21-4180-727-00	$3,602,663	$3,217,145	$401,500	$2,815,645	Yes

Recommendation

Approval.

Strategic Priority

Infrastructure. Maintain a consistent high-quality of life through capital investment, continued focus on sustainability, and facilities that meet operational needs.

Background

The Village of Northbrook is committed to investing in its infrastructure which includes planning for and funding the routine water main replacement program and replace water mains each year with a particular emphasis on 6-inch diameter cast iron water mains that

have historically been the worst performing in the system. This year's improvements will consist of water main replacement on Grace Road.

As part of the adopted FY27 Water Fund Budget, and identified in the Village's Five-Year Capital Improvement Plan (CIP), the 6-inch cast iron water main on Grace Road from Pfingsten Road to its eastern limit in the Grace Manor Subdivision has been identified for replacement ("Project"). A map of the proposed water main work is attached as supplemental information. The new water main will be 6-inch ductile iron pipe.

Staff prepared bid packages for the construction of the Project. On May 7, four sealed, responsive bids were received. The lowest responsible bid was received from Curran Contracting Company of Crystal Lake, Illinois ("Contractor") in the amount of $365,000. The Fiscal Year 2026/2027 Adopted Budget provides sufficient funds for the Project in Account No. 21-4180-727-00 (Water Main Extension).

The bids are summarized below in Table 1.

Table 1 - Summary of Bids	
Contractor	**Bid Total**
Curran Contracting Company	$365,000
Concept Plumbing Inc.	$477,262
Martam Construction, Inc.	$529,960
Campanella & Sons, Inc.	$764,692

Based on these factors, staff recommends entering into a contract with the Contractor in the amount of $365,000 ("Contract") for the Project. Due to various unforeseeable factors and field conditions associated with this project, Village staff recommends authorizing the Village Manager to enter into one or more change orders to the Contract for additional unforeseen items of work necessary to complete the project in an amount not to exceed $36,500. The Contract is included as Exhibit A.

Staff recommends Village Board approval of A Resolution Approving a Contract with Curran Contracting Company of Crystal Lake, Illinois for the 2026 Water Main Improvements Project. Staff will be in attendance at the Village Board meeting for any questions that may arise.

A Resolution Approving a Contract with Curran Contracting Company of Crystal Lake, Illinois for the 2026 Water Main Improvements Project
Exhibit A - 2026 Water Main Improvements Contract
Supplemental Information - Project Location Map

Resolution 2026-____

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

A Resolution Approving a Contract with Curran Contracting Company of Crystal Lake, Illinois for the 2026 Water Main Improvements Project

is hereby adopted, as follows:

Section 1. Recitals.

As part of the Village's Water Plan, a 6-inch diameter cast iron water main replacement program was developed. This class of water main was targeted because they have historically been the worst performing mains in the distribution system. The replacement of a 6-inch cast iron water main on Grace Road from Pfingsten Road to its eastern limit in the Grace Manor Subdivision ("***Project***") is included in the Fiscal Year 2026/27 Capital Improvement Plan.

Staff prepared bid packages for the construction of the Project. On May 7, four sealed, responsive bids were received. The lowest responsible bid was received from Curran Contracting Company of Crystal Lake, Illinois ("***Contractor***") in the amount of $365,000. The Fiscal Year 2026/27 Adopted Budget provides sufficient funds for the Project in Account No. 21-4180-727-00 (Water Main Extension).

Based on these factors, staff recommends entering into a contract with the Contractor in the amount of $365,000 ("***Contract***") for the Project. The Contract is included as ***Exhibit A.*** Due to various unforeseeable factors and field conditions associated with this Project, Village staff recommends authorizing the Village Manager to enter into one or more change orders to the Contract for additional unforeseen items of work necessary to complete the Project in an amount not to exceed $36,500.

The President and the Board of Trustees have considered the Contract and determined that it is in the best interests of the Village and the public to enter into the Contract.

Section 2. Approval of the Contract.

The Contract shall be, and is hereby, approved in a form acceptable to the Village Attorney and the Village Manager.

Section 3. Authorization to Execute Contract.

The Village Manager shall be, and is hereby, authorized and directed to execute and seal, on behalf of the Village, the Contract only after receipt by the Village Clerk of at least three original copies of the Contract executed by the Contractor; provided, however, that if such executed copies of the Contract are not received by the Village Clerk within 30 days after the date of adoption of this Resolution, then this authority to execute and seal shall, at the option of the President and Board of Trustees, be null and void.

Section 4. Authorization to Execute Change Orders.

The Village Manager is authorized to execute one or more Contract Change Orders for additional work consisting of additional unforeseen items of work related to, or arising from other work contemplated by, the scope of work in the Contract in the amount of $36,500, subject to the Village Manager making the necessary determination that the work contemplated by the change order complies with Section 33E-9 of Article 33E of the Criminal Code of 1961 and placing a copy of such determinations in the Contract file.

Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
NAYS:
ABSTAIN:
ABSENT:
AWAY:

ATTEST:

Village President

Village Clerk

CONTRACT FOR

2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY

Prepared for:

Village of Northbrook
1225 Cedar Lane
Northbrook, IL 60062

Prepared by:

Public Works Department
655 Huehl Road
Northbrook, IL 60062

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY

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VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY

In consideration of the mutual promises set forth below, the Village of Northbrook, c/o Village Hall, 1225 Cedar Lane, Northbrook, Illinois 60062, a home rule municipal corporation ("Owner"), and **Curran Contracting Company, 286 Memorial Court, Crystal Lake, IL 60014**, a **Corporation** ("Contractor"), make this Contract as of the **9th of June, 2026**, and hereby agree as follows:

ARTICLE I

THE WORK

1.1 Performance of the Work

Contractor shall, at its sole cost and expense, provide, perform, and complete all of the following, all of which is herein referred to as the "Work":

A. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner described and specified in this Contract, all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data, and other means and items necessary to accomplish the Project at the Work Site, both as defined in Attachment A, in accordance with the specifications and special project requirements attached hereto as Attachment B, and the drawings identified in the list attached hereto as Attachment C.

B. Permits. Except as otherwise provided in Attachment A, procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith.

C. Bonds and Insurance. Procure and furnish all Bonds and all certificates and policies of insurance specified in this Contract.

D. Taxes. Pay all applicable federal, state, and local taxes.

E. Miscellaneous. Do all other things required of Contractor by this Contract, including, without limitation, arranging for utility and other services needed for the Work and for testing, including the installation of temporary utility lines, wiring, switches, fixtures, hoses, connections, and meters, and providing sufficient sanitary conveniences and shelters to accommodate all workers and all personnel of Owner engaged in the Work.

F. Quality. Provide, perform and complete all of the foregoing in a proper and workmanlike manner, consistent with the highest standards of professional and construction practices and in full compliance with, and as required by or pursuant to, this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged and first quality equipment, materials and supplies.

1.2 Commencement and Completion Dates

Contractor shall commence the Work not later than the "Commencement Date" set forth on Attachment A and shall diligently and continuously prosecute the Work at such a rate as will allow the Work to be fully provided, performed, and completed in full compliance with this Contract not later than the "Completion Date" set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the "Contract Time."

1.3 Required Submittals

A. Submittals Required. Contractor shall submit to Owner all documents, data, and information specifically required to be submitted by Contractor under this Contract and shall, in addition, submit to Owner all such drawings, specifications, descriptive information, and engineering documents, data, and information as may be required, or as may be requested by Owner, to show the details of the Work, including a complete description of all equipment, materials, and supplies to be provided under this Contract ("Required Submittals"). Such details shall include, but shall not be limited to, design data, structural and operating features, principal dimensions, space required or provided, clearances required or provided, type and brand of finish, and all similar matters, for all components of the Work.

B. Number and Format. Contractor shall provide five complete sets for each Required Submittal. All Required Submittals, except drawings, shall be prepared on white 8-1/2 inch by 11 inch

paper. Two blueline prints and one sepia transparency of each drawing shall be provided. All prints of drawings shall be folded to 8-1/2 inches by 11 inches, or less. All drawings shall be clearly marked in the lower right-hand corner with the names of Owner and Contractor.

C. Time of Submission and Owner's Review. All Required Submittals shall be provided to Owner no later than the time, if any, specified in this Contract for their submission or, if no time for submission is specified, in sufficient time, in Owner's sole opinion, to permit Owner to review the same prior to the commencement of the part of the Work to which they relate and prior to the purchase of any equipment, materials, or supplies that they describe. Owner shall have the right to require such corrections as may be necessary to make such submittals conform to this Contract. All such submittals shall, after final processing and review with no exception noted by Owner, become a part of this Contract. No Work related to any submittal shall be performed by Contractor until Owner has completed review of such submittal with no exception noted. Owner's review and stamping of any Required Submittal shall be for the sole purpose of examining the general management, design, and details of the proposed Work, shall not relieve Contractor of the entire responsibility for the performance of the Work in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner.

D. Responsibility for Delay. Contractor shall be responsible for any delay in the Work due to delay in providing Required Submittals conforming to this Contract.

1.4 Review and Interpretation of Contract Provisions

Contractor represents and warrants that it has carefully reviewed this Contract, including all of its Attachments and the drawings identified in Attachment C, all of which are by this reference incorporated into and made a part of this Contract. Contractor shall, at no increase in the Contract Price, provide workmanship, equipment, materials, and supplies that fully conform to this Contract. Whenever any equipment, materials or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

Contractor shall promptly notify Owner of any discrepancy, error, omission, ambiguity, or conflict among any of the provisions of this Contract before proceeding with any Work affected thereby. If Contractor fails to give such notice to Owner, then the subsequent decision of Owner as to which provision of this Contract shall govern shall be final, and any corrective work required shall not entitle Contractor to any damages, to any compensation in excess of the Contract Price, or to any delay or extension of the Contract Time.

When the equipment, materials, or supplies furnished by Contractor cannot be installed as specified in this Contract, Contractor shall, without any increase in the Contract Price, make all modifications required to properly install the equipment, materials, or supplies. Any such modification shall be subject to the prior review and consent of Owner.

1.5 Conditions at the Work Site; Record Drawings

Contractor represents and warrants that it has had a sufficient opportunity to conduct a thorough investigation of the Work Site and the surrounding area and has completed such investigation to its satisfaction. Contractor shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time based upon conditions found at, or in the vicinity of, the Work Site. When information pertaining to subsurface, underground or other concealed conditions, soils analysis, borings, test pits, utility locations or conditions, buried structures, condition of existing structures and other investigations is or has been provided by Owner, or is or has been otherwise made available to Contractor by Owner, such information is or has been provided or made available solely for the convenience of Contractor and is not part of this Contract. Owner assumes no responsibility whatever in respect to the sufficiency or accuracy of such information, and there is no guaranty or warranty, either expressed or implied, that the conditions indicated are representative of

those existing throughout the Work or the Work Site, or that the conditions indicated are representative of those existing at any particular location, or that the conditions indicated may not change, or that unanticipated conditions may not be present.

Contractor shall be solely responsible for locating all existing underground installations by prospecting no later than two workdays prior to any scheduled excavation or trenching, whichever is earlier. Contractor shall check all dimensions, elevations, and quantities indicated in this Contract within the same time period as set forth above for prospecting underground installations. Contractor shall lay out the Work in accordance with this Contract and shall establish and maintain such locations, lines and levels. Wherever pre-existing work is encountered, Contractor shall verify and be responsible for dimensions and location of such pre-existing work. Contractor shall notify Owner of any discrepancy between the dimensions, elevations and quantities indicated in this Contract and the conditions of the Work Site or any other errors, omissions or discrepancies which Contractor may discover during such inspections. Full instructions will be furnished by Owner should such error, omission, or discrepancy be discovered, and Contractor shall carry out such instructions as if originally specified and without any increase in Contract Price.

Before Final Acceptance of the Work, Contractor shall submit to Owner two sets of Drawings of Record, unless a greater number is specified elsewhere in this Contract, indicating all field deviations from Attachment B or the drawings identified in Attachment C.

1.6 Technical Ability to Perform

Contractor represents and warrants that it is sufficiently experienced and competent, and has the necessary capital, facilities, plant, organization, and staff, to provide, perform and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.7 Financial Ability to Perform

Contractor represents and warrants that it is financially solvent, and Contractor has the financial resources necessary to provide, perform and complete the Work in full compliance with, and as required by or pursuant to, this Contract.

1.8 Time

Contractor represents and warrants that it is ready, willing, able and prepared to begin the Work on the Commencement Date and that the Contract Time is sufficient time to permit completion of the Work in full compliance with, and as required by or pursuant to, this Contract for the Contract Price, all with due regard to all natural and man-made conditions that may affect the Work or the Work Site and all difficulties, hindrances, and delays that may be incident to the Work.

1.9 Safety at the Work Site

Contractor shall be solely and completely responsible for providing and maintaining safe conditions at the Work Site, including the safety of all persons and property during performance of the Work. This requirement shall apply continuously and shall not be limited to normal working hours. Contractor shall take all safety precautions as shall be necessary to comply with all applicable laws and to prevent injury to persons and damage to property.

Contractor shall conduct all of its operations without interruption or interference with vehicular and pedestrian traffic on public and private rights-of-way, unless it has obtained permits therefor from the proper authorities. If any public or private right-of-way shall be rendered unsafe by Contractor's operations, Contractor shall make such repairs or provide such temporary ways or guards as shall be acceptable to the proper authorities.

1.10 Cleanliness of the Work Site and Environs

Contractor shall keep the Work Site and adjacent areas clean at all times during performance of the Work and shall, upon completion of the Work, leave the Work Site and adjacent areas in a clean and orderly condition.

1.11 Damage to the Work, the Work Site, and Other Property

The Work and everything pertaining thereto shall be provided, performed, completed, and maintained at the sole risk and cost of Contractor from the Commencement Date until Final Payment. Contractor

shall be fully responsible for the protection of all public and private property and all persons. Without limiting the foregoing, Contractor shall, at its own cost and expense, provide all permanent and temporary shoring, anchoring and bracing required by the nature of the Work in order to make all parts absolutely stable and rigid, even when such shoring, anchoring and bracing is not explicitly specified, and support and protect all buildings, bridges, roadways, conduits, wires, water pipes, gas pipes, sewers, pavements, curbs, sidewalks, fixtures and landscaping of all kinds and all other public or private property that may be encountered or endangered in providing, performing and completing the Work. Contractor shall have no claim against Owner because of any damage or loss to the Work or to Contractor's equipment, materials, or supplies from any cause whatsoever, including damage or loss due to simultaneous work by others. Contractor shall, promptly and without charge to Owner, repair or replace, to the satisfaction of Owner, any damage done to, and any loss suffered by, the Work and any damage done to, and any loss suffered by, the Work Site or other property as a result of the Work. Notwithstanding any other provision of this Contract, Contractor's obligations under this Section shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Contractor, to indemnify, hold harmless, or reimburse Contractor for the cost of any repair or replacement work required by this Section.

1.12 Subcontractors and Suppliers

A. Approval and Use of Subcontractors and Suppliers. Contractor shall perform the Work with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All subcontractors, suppliers, and subcontracts used by Contractor shall be acceptable to, and approved in advance by, Owner. Owner's approval of any subcontractor, supplier, and subcontract shall not relieve Contractor of full responsibility and liability for the provision, performance, and completion of the Work in full compliance with, and as required by or pursuant to, this Contract. All Work performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Contractor. Every reference in this Contract to "Contractor" shall be deemed also to refer to all subcontractors and suppliers of Contractor. Every subcontract shall include a provision binding the subcontractor or supplier to all provisions of this Contract.

B. Removal of Subcontractors and Suppliers. If any subcontractor or supplier fails to perform the part of the Work undertaken by it in a manner satisfactory to Owner, Contractor shall immediately upon notice from Owner terminate such subcontractor or supplier. Contractor shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination.

1.13 Simultaneous Work By Others

Owner shall have the right to perform or have performed such other work as Owner may desire in, about, or near the Work Site during the performance of the Work by Contractor. Contractor shall make every reasonable effort to perform the Work in such manner as to enable both the Work and such other work to be completed without hindrance or interference from each other. Contractor shall afford Owner and other contractors reasonable opportunity for the execution of such other work and shall properly coordinate the Work with such other work.

1.14 Occupancy Prior to Final Payment

Owner shall have the right, at its election, to occupy, use, or place in service any part of the Work prior to Final Payment. Such occupancy, use, or placement in service shall be conducted in such manner as not to damage any of the Work or to unreasonably interfere with the progress of the Work. No such occupancy, use, or placement in service shall be construed as an acceptance of any of the Work or a release or satisfaction of Contractor's duty to insure and protect the Work, nor shall it, unless conducted in an unreasonable manner, be considered as an interference with Contractor's provision, performance, or completion of the Work.

1.15 Owner's Right to Terminate or Suspend Work for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, for its convenience, to terminate or suspend the Work in whole or in part at any time by written notice to Contractor. Every such notice shall state the extent and effective date of such termination or suspension. On

such effective date, Contractor shall, as and to the extent directed, stop Work under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Work under existing orders and subcontracts, cancel any outstanding orders or subcontracts that may be cancelled, and take any action necessary to protect any property in its possession in which Owner has or may acquire any interest and to dispose of such property in such manner as may be directed by Owner.

B. Payment for Completed Work. In the event of any termination pursuant to Subsection 1.15A above, Owner shall pay Contractor (1) such direct costs, excluding overhead, as Contractor shall have paid or incurred for all Work done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination together with ten percent of such costs for overhead and profit; and (2) such other costs pertaining to the Work, exclusive of overhead and profit, as Contractor may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights to withhold and deduct as provided in this Contract.

ARTICLE II

CHANGES AND DELAYS

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes in the Contract, the Work, the Work Site, and the Contract Time ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, an equitable adjustment in the Contract Price or Contract Time may be made. All claims by Contractor for an equitable adjustment in either the Contract Price or the Contract Time shall be made within two business days following receipt of such Change Order, and shall, if not made prior to such time, be conclusively deemed to have been waived. No decrease in the amount of the Work caused by any Change Order shall entitle Contractor to make any claim for damages, anticipated profits, or other compensation. Any Change Order that authorizes or necessitates an increase of fifty per cent or more in (a) the original Contract Price or (b) the original prices of any subcontractor under this Contract, shall be subject to bidding in the same manner as the original Contract or subcontract was bid.

2.2 Delays

A. Extensions for Unavoidable Delays. For any delay that may result from causes that could not be avoided or controlled by Contractor, Contractor shall, upon timely written application, be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Work.

B. No Compensation for Delays. No payment, compensation, damages, or adjustment of any kind, other than the extension of the Contract Time provided in Subsection 2.2A above, shall be made to, or claimed by, Contractor because of hindrances or delays from any cause in the commencement, prosecution, or completion of the Work, whether caused by Owner or any other party and whether avoidable or unavoidable.

ARTICLE III

CONTRACTOR'S RESPONSIBILITY FOR DEFECTIVE WORK

3.1 Inspection; Testing; Correction of Defects

A. Inspection. Until Final Payment, all parts of the Work shall be subject to inspection and testing by Owner or its designated representatives. Contractor shall furnish, at its own expense, all reasonable access, assistance, and facilities required by Owner for such inspection and testing.

B. Re-inspection. Re-inspection and re-testing of any Work may be ordered by Owner at any time, and, if so ordered, any covered or closed Work shall be uncovered or opened by Contractor. If the Work is found to be in full compliance with this Contract, then Owner shall pay the cost of uncovering, opening, re-inspecting, or re-testing, as the case may be. If such Work is not in full compliance with this Contract, then Contractor shall pay such cost.

C. Correction. Until Final Payment, Contractor shall, promptly and without charge, repair, correct, or replace all or any part of the Work that is defective, damaged, flawed, or unsuitable or that in any way fails to conform strictly to the requirements of this Contract.

3.2 Warranty of Work

A. Scope of Warranty. Contractor warrants that the Work and all of its components shall be free from defects and flaws in design, workmanship, and materials; shall strictly conform to the requirements of this Contract; and shall be fit, sufficient and suitable for the purposes expressed in, or reasonably inferred from, this Contract. The warranty herein expressed shall be in addition to any other warranties expressed in this Contract, or expressed or implied by law, which are hereby reserved unto Owner.

B. Length of Warranty; Repairs; Extension of Warranty. Contractor shall, promptly and without charge, correct any failure to fulfill the above warranty that may be discovered or develop at any time within one year after Final Payment or such longer period as may be prescribed in Attachment B or Attachment D to this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Contractor's obligation to correct Work shall be extended for a period of one year from the date of such repair or replacement. The time period established in this Subsection 3.2B relates only to the specific obligation of Contractor to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Contractor has under this Contract.

C. Subcontractor and Supplier Warranties. Whenever Attachment B or Attachment D requires a subcontractor or supplier to provide a guaranty or warranty, Contractor shall be solely responsible for obtaining said guaranty or warranty in form satisfactory to Owner and assigning said warranty or guaranty to Owner. Acceptance of any assigned warranties or guaranties by Owner shall be a pre-condition to Final Payment and shall not relieve Contractor of any of its guaranty or warranty obligations under this Contract.

3.3 Owner's Right to Correct

If, within two business days after Owner gives Contractor notice of any defect, damage, flaw, unsuitability, nonconformity, or failure to meet warranty subject to correction by Contractor pursuant to Section 3.1 or Section 3.2 of this Contract, Contractor neglects to make, or undertake with due diligence to make, the necessary corrections, then Owner shall be entitled to make, either with its own forces or with Contract forces, the corrections and to recover from Contractor all resulting costs, expenses, losses, or damages, including attorneys' fees and administrative expenses.

ARTICLE IV

FINANCIAL ASSURANCES

4.1 Bonds

Contemporaneous with Contractor's execution of this Contract, Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by Owner, from a surety company licensed to do business in the State of Illinois with a general rating of A minus and a financial size category of Class X or better in Best's Insurance Guide, each in the penal sum of the Contract Price ("Bonds"). Contractor shall, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the Bonds required hereunder.

4.2 Insurance

Contemporaneous with Contractor's execution of this Contract, Contractor shall provide certificates and policies of insurance evidencing the minimum insurance coverages and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion, however the Work may not begin until such policies are submitted. Such policies shall be in a form, and from companies, acceptable to Owner and from companies with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Such insurance shall provide that no change, modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to Owner. Contractor shall, at all times while providing, performing, or completing the Work, including, without limitation, at all times while correcting any failure to meet warranty pursuant to Section 3.2 of this Contract, maintain and keep in force, at Contractor's expense, the minimum insurance coverages and limits set forth in Attachment A.

4.3 Indemnification

Contractor shall indemnify, save harmless, and defend Owner against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, whether or not due or claimed to be due in whole or in part to the active, passive, or concurrent negligence or fault of Contractor, except to the extent caused by the sole negligence of Owner. The provision of insurance as provided in this Contract shall not be a limit on the Contractor's obligation under this Section 4.3.

ARTICLE V
PAYMENT

5.1 Contract Price

Owner shall pay to Contractor, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Contractor shall accept in full satisfaction for providing, performing, and completing the Work, the amount or amounts set forth in Attachment A (the "Contract Price"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes and Benefits

Owner is exempt from and shall not be responsible to pay, or reimburse Contractor for, any state or local sales, use, or excise taxes. The Contract Price includes all other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, or premium is hereby waived and released by Contractor.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in monthly installments in the manner set forth in Attachment A ("Progress Payments").

B. Pay Requests. Contractor shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner a pay request in the form provided by Owner ("Pay Request"). The first Pay Request shall be submitted not sooner than 30 days following commencement of the Work. Owner may, by written notice to Contractor, designate a specific day of each month on or before which Pay Requests must be submitted. Each Pay Request shall include (a) Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and (b) Contractor's certification that all prior Progress Payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

C. Certified Payroll Records. Contractor shall submit to Owner, on a monthly basis, the certified payroll records required by Section 5 of the Prevailing Wage Act, as amended, 820 ILSC 130/5.

D. Work Entire. This Contract and the Work are entire and the Work as a whole is of the essence of this Contract. Notwithstanding any other provision of this Contract, each and every part of this Contract and of the Work are interdependent and common to one another and to Owner's obligation to pay all or any part of the Contract Price or any other consideration for the Work. Any and all Progress Payments made pursuant to this Article are provided merely for the convenience of Contractor and for no other purpose.

5.4 Final Acceptance and Final Payment

A. Notice of Completion. When the Work has been completed and is ready in all respects for acceptance by Owner, Contractor shall notify Owner and request a final inspection ("Notice of Completion"). Contractor's Notice of Completion shall be given sufficiently in advance of the Completion Date to allow for scheduling of the final inspection and for completion or correction before the Completion Date of any items identified by such inspection as being defective, damaged, flawed, unsuitable, nonconforming, incomplete, or otherwise not in full compliance with, or as required by or pursuant to, this Contract ("Punch List Work").

B. Punch List and Final Acceptance. The Work shall be finally accepted when, and only when, the whole and all parts thereof shall have been completed to the satisfaction of Owner in full compliance with, and as required by or pursuant to, this Contract. Upon receipt of Contractor's Notice of Completion, Owner shall make a review of the Work and notify Contractor in writing of all Punch List Work, if any, to be completed or corrected. Following Contractor's completion or correction of all Punch List Work, Owner shall make another review of the Work and prepare and deliver to Contractor either a written notice of additional Punch List Work to be completed or corrected or a written notice of final acceptance of the Work ("Final Acceptance").

C. Final Payment. As soon as practicable after Final Acceptance, Contractor shall submit to Owner a properly completed final Pay Request in the form provided by Owner ("Final Pay Request"). Owner shall pay to Contractor the balance of the Contract Price, after deducting therefrom all charges against Contractor as provided for in this Contract ("Final Payment"). Final Payment shall be made not later than 60 days after Owner approves the Final Pay Request. The acceptance by Contractor of Final Payment shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses of, by, or to Contractor for anything done, furnished for, arising out of, relating to, or in connection with the Work or for or on account of any act or neglect of Owner arising out of, relating to, or in connection with the Work.

5.5 Liens

A. Title. Nothing in this Contract shall be construed as vesting in Contractor any right of property in any equipment, materials, supplies, and other items provided under this Contract after they have been installed in, incorporated into, attached to, or affixed to, the Work or the Work Site. All such equipment, materials, supplies, and other items shall, upon being so installed, incorporated, attached or affixed, become the property of Owner, but such title shall not release Contractor from its duty to insure and protect the Work in accordance with the requirements of this Contract.

B. Waivers of Lien. Contractor shall, from time to time at Owner's request and in any event prior to Final Payment, furnish to Owner such receipts, releases, affidavits, certificates, and other evidence as may be necessary to establish, to the reasonable satisfaction of Owner, that no lien against the Work or the public funds held by Owner exists in favor of any person whatsoever for or by reason of any equipment, material, supplies, or other item furnished, labor performed, or other thing done in connection with the Work or this Contract ("Lien") and that no right to file any Lien exists in favor of any person whatsoever.

C. Removal of Liens. If at any time any notice of any Lien is filed, then Contractor shall, promptly and without charge, discharge, remove, or otherwise dispose of such Lien. Until such discharge, removal, or disposition, Owner shall have the right to retain from any money payable hereunder an amount that Owner, in its sole judgment, deems necessary to satisfy such Lien and to pay the

costs and expenses, including attorneys' fees and administrative expenses, of any actions brought in connection therewith or by reason thereof.

D. Protection of Owner Only. This Section shall not operate to relieve Contractor's surety or sureties from any of their obligations under the Bonds, nor shall it be deemed to vest any right, interest, or entitlement in any subcontractor or supplier. Owner's retention of funds pursuant to this Section shall be deemed solely for the protection of its own interests pending removal of such Liens by Contractor, and Owner shall have no obligation to apply such funds to such removal but may, nevertheless, do so where Owner's interests would thereby be served.

5.6 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner shall have the right at any time or times, whether before or after approval of any Pay Request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (1) Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; (2) damage for which Contractor is liable under this Contract; (3) state or local sales, use, or excise taxes from which Owner is exempt; (4) Liens or claims of Lien regardless of merit; (5) claims of subcontractors, suppliers, or other persons regardless of merit; (6) delay in the progress or completion of the Work; (7) inability of Contractor to complete the Work; (8) failure of Contractor to properly complete or document any Pay Request; (9) any other failure of Contractor to perform any of its obligations under this Contract; or (10) the cost to Owner, including attorneys' fees and administrative costs, of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.3 of this Contract.

B. Use of Withheld Funds. Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.6 A above until Contractor shall have either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Contractor under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees and administrative expenses incurred, suffered, or sustained by Owner and chargeable to Contractor under this Contract.

ARTICLE VI

DISPUTES AND REMEDIES

6.1 Dispute Resolution Procedure

A. Notice of Disputes and Objections. If Contractor disputes or objects to any requirement, direction, instruction, interpretation, determination, or decision of Owner, Contractor may notify Owner in writing of its dispute or objection and of the amount of any equitable adjustment to the Contract Price or Contract Time to which Contractor claims it will be entitled as a result thereof; provided, however, that Contractor shall, nevertheless, proceed without delay to perform the Work as required, directed, instructed, interpreted, determined, or decided by Owner, without regard to such dispute or objection. Unless Contractor so notifies Owner within two business days after receipt of such requirement, direction, instruction, interpretation, determination, or decision, Contractor shall be conclusively deemed to have waived all such disputes or objections and all claims based thereon.

B. Negotiation of Disputes and Objections. To avoid and settle without litigation any such dispute or objection, Owner and Contractor agree to engage in good faith negotiations. Within three business days after Owner's receipt of Contractor's written notice of dispute or objection, a conference between Owner and Contractor shall be held to resolve the dispute. Within three business days after the end of the conference, Owner shall render its final decision, in writing, to Contractor. If Contractor objects to the final decision of Owner, then it shall, within three business days, give Owner notice thereof and, in such notice, shall state its final demand for settlement of the dispute. Unless Contractor so notifies Owner, Contractor shall be conclusively

deemed (1) to have agreed to and accepted Owner's final decision and (2) to have waived all claims based on such final decision.

6.2 Contractor's Remedies

If Owner fails or refuses to satisfy a final demand made by Contractor pursuant to Section 6.1 of this Contract, or to otherwise resolve the dispute which is the subject of such demand to the satisfaction of Contractor, within ten days following receipt of such demand, then Contractor shall be entitled to pursue such remedies, not inconsistent with the provisions of this Contract, as it may have in law or equity.

6.3 Owner's Remedies

If it should appear at any time prior to Final Payment that Contractor has failed or refused to prosecute, or has delayed in the prosecution of, the Work with diligence at a rate that assures completion of the Work in full compliance with the requirements of this Contract on or before the Completion Date, or has attempted to assign this Contract or Contractor's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused, or delayed to perform or satisfy any other requirement of this Contract or has failed to pay its debts as they come due ("Event of Default"), and has failed to cure any such Event of Default within five business days after Contractor's receipt of written notice of such Event of Default, then Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

A. Owner may require Contractor, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete; to remove from the Work Site any such Work; to accelerate all or any part of the Work; and to take any or all other action necessary to bring Contractor and the Work into strict compliance with this Contract.

B. Owner may perform or have performed all Work necessary for the accomplishment of the results stated in Paragraph 1 above and withhold or recover from Contractor all the cost and expense, including attorneys' fees and administrative costs, incurred by Owner in connection therewith.

C. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Work or part thereof and make an equitable reduction in the Contract Price.

D. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.

E. Owner may, without terminating this Contract, terminate Contractor's rights under this Contract and, for the purpose of completing or correcting the Work, evict Contractor and take possession of all equipment, materials, supplies, tools, appliances, plans, specifications, schedules, manuals, drawings, and other papers relating to the Work, whether at the Work Site or elsewhere, and either complete or correct the Work with its own forces or contracted forces, all at Contractor's expense.

F. Upon termination of this Contract or of Contractor's rights under this Contract, and at Owner's option exercised in writing, any or all subcontracts and supplier contracts of Contractor shall be deemed to be assigned to Owner without any further action being required, but Owner shall not thereby assume any obligation for payments due under such subcontracts and supplier contracts for any Work provided or performed prior to such assignment.

G. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Contractor, any and all costs, including attorneys' fees and administrative expenses, incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.

H. Owner may recover any damages suffered by Owner.

6.4 Owner's Special Remedy for Delay

If the Work is not completed by Contractor, in full compliance with, and as required by or pursuant to, this Contract, within the Contract Time as such time may be extended by Change Order, then Owner

may invoke its remedies under Section 6.3 of this Contract or may, in the exercise of its sole and absolute discretion, permit Contractor to complete the Work but charge to Contractor, and deduct from any Progress or Final Payments, whether or not previously approved, administrative expenses and costs for each day completion of the Work is delayed beyond the Completion Date, computed on the basis of the "Per Diem Administrative Charge" set forth in Attachment A, as well as any additional damages caused by such delay.

6.5 Terminations and Suspensions Deemed for Convenience

Any termination or suspension of Contractor's rights under this Contract for an alleged default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.15 of this Contract.

ARTICLE VII

LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract shall be binding upon Owner and Contractor and upon their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Contractor shall act as an independent contractor in providing and performing the Work. Nothing in, nor done pursuant to, this Contract shall be construed (1) to create the relationship of principal and agent, partners, or joint venturers between Owner and Contractor or (2) except as provided in Paragraph 6.3(6) above, to create any relationship between Owner and any subcontractor or supplier of Contractor.

7.3 No Collusion

Contractor hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Contractor has, in procuring this Contract, colluded with any other person, firm, or corporation, then Contractor shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

7.4 Assignment

Contractor shall not (1) assign this Contract in whole or in part, (2) assign any of Contractor's rights or obligations under this Contract, or (3) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval shall not be required for assignments of accounts as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Contractor.

7.5 Confidential Information

All information supplied by Owner to Contractor for or in connection with this Contract or the Work shall be held confidential by Contractor and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Work.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, nor any order by Owner for the payment of money, nor any payment for, or use, occupancy, possession, or acceptance of, the whole or any part of the Work by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming, or incomplete Work, equipment, materials,

or supplies, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

7.7 No Third Party Beneficiaries

No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than Contractor shall be made or be valid against Owner.

7.8 Notices

All notices required or permitted to be given under this Contract shall be in writing and shall be deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in any main or branch United States post office, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

Notices and communications to Owner shall be addressed to, and delivered at, the following address:

Village of Northbrook
c/o Village Hall
1225 Cedar Lane
Northbrook, Illinois 60062
Attention: Cara L. Pavlicek

with a copy to:

Elrod Friedman LLP
325 N LaSalle, Suite 450
Chicago, Illinois 60654
Attention: Steve Elrod

Notices and communications to Contractor shall be addressed to, and delivered at, the following address:

CONTRACTOR NAME AND ADDRESS **Curran Contracting Company**
286 Memorial Court
Crystal Lake, IL 60014

Attention: **Dominic Fiordirosa**

The foregoing shall not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section, Owner and Contractor each shall have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address shall be effective until actually received.

7.9 Governing Laws

This Contract and the rights of Owner and Contractor under this Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

7.10 Changes in Laws

Unless otherwise explicitly provided in this Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws and Grants

Contractor shall give all notices, pay all fees, and take all other action that may be necessary to ensure

that the Work is provided, performed, and completed in accordance with all required governmental permits, licenses or other approvals and authorizations that may be required in connection with providing, performing, and completing the Work, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Prevailing Wage Act, 820 ILCS 130/0.01 et seq. The Illinois Department of Labor publishes the prevailing wage rates on its website at http://labor.illinois.gov/. The Department revises the prevailing wage rates and the Contractor/Subcontractor has an obligation to check the Department's website for revisions to prevailing wage rates. For information regarding current prevailing wage rates, Contractor shall refer to the Illinois Department of Labor's website. Contractor and any subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties; any other prevailing wage laws; the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes requiring preference to laborers of specified classes, including, without limitation, the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 et seq. ; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. sec. 12101 et seq., the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. and the Discrimination in Public Contracts Act, 775 ILCS 10/1 et seq.; and any statutes regarding safety or the performance of the Work, including the Illinois Structural Work Act, the Illinois Underground Utility Facilities Damage Prevention Act, and the Occupational Safety and Health Act. Contractor shall also comply with all conditions of any federal, state, or local grant received by Owner or Contractor with respect to this Contract or the Work.

Contractor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's, or its subcontractors' or suppliers', performance of, or failure to perform, the Work or any part thereof.

Contractor and its employees, agents, and subcontractors will comply with the Owner's Standard Operating Procedure NO. 11-057 "No Weapons" effective May 13, 2014 ("SOP") at all times during the performance of the Work.

Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Compliance with Patents

A. Assumption of Costs, Royalties, and Fees Contractor shall pay or cause to be paid all costs, royalties, and fees arising from the use on, or the incorporation into, the Work, of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions.

B. Effect of Contractor Being Enjoined Should Contractor be enjoined from furnishing or using any equipment, materials, supplies, tools, appliances, devices, processes, or inventions supplied or required to be supplied or used under this Contract, Contractor shall promptly offer substitute equipment, materials, supplies, tools, appliances, devices, processes, or inventions in lieu thereof, of equal efficiency, quality, suitability, and market value, for review by Owner. If Owner should disapprove the offered substitutes and should elect, in lieu of a substitution, to have supplied, and to retain and use, any such equipment, materials, supplies, tools, appliances, devices, processes, or inventions as may by this Contract be required to be supplied, Contractor shall pay such royalties and secure such valid licenses as may be requisite and necessary for Owner to use such equipment, materials, supplies, tools, appliances, devices, processes, or inventions without being disturbed or in any way interfered with by any proceeding in law or equity on account thereof. Should Contractor neglect or refuse to make any approved substitution promptly, or to pay such royalties and secure such licenses as may be necessary, then Owner shall have the right to make such substitution, or Owner may pay such royalties and secure such licenses and charge the cost thereof against any money due Contractor from Owner or recover the amount thereof from Contractor and its surety or sureties notwithstanding that Final Payment may have been made.

7.13 Time

The Contract Time is of the essence of this Contract. Except where otherwise stated, references in this Contract to days shall be construed to refer to calendar days.

7.14 Severability

The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Contractor with respect to the accomplishment of the Work and the payment of the Contract Price therefor, and there are no other understandings or agreements, oral or written, between Owner and Contractor with respect to the Work and the compensation therefor.

Nothing in this Contract shall be construed to waive or limit any aspect of Owner's lawful authority to regulate the activities of Contractor, its subcontractors' or any other person or to regulate the Work, the Work Site or any other matter falling within its lawful regulatory jurisdiction and powers. No review, inspection, test, audit, measurement, order, determination, decision, disapproval, approval, payment for or use or acceptance of the Work, or any other act or omission of Owner shall imply, create any interest in, be deemed to be the issuance of or require Owner to issue any license or permit to Contractor or any subcontractor.

7.16 Amendments

No modification, addition, deletion, revision, alteration or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Contractor.

[*Signatures on following page*]

IN WITNESS WHEREOF, Owner and Contractor have caused this Contract to be executed in five original counterparts as of the day and year first written above.

(SEAL)

Attest/Witness:

VILLAGE OF NORTHBROOK

By: _____

Derek Gau
Title: Village Clerk

By: _____

Cara L. Pavlicek
Title: Village Manager

Attest/Witness:

CURRAN CONTRACTING COMPANY

By: _____

Title: Kim Bolanowski, Assistant Secretary

By: _____

Title: Nick Schram, Vice President

SEE GENERAL INSTRUCTIONS TO BIDDERS, SECTION 7, FOR SIGNATURE REQUIREMENTS

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
CONTRACTOR'S CERTIFICATION

STATE OF ILLINOIS _____)
) SS
COUNTY OF McHenry)

CONTRACTOR'S CERTIFICATION

Nick Schram (Contractor's Executing Officer), being first duly sworn on oath, deposes and states that all statements herein made are made on behalf of Contractor, that this deponent is authorized to make them, and that the statements contained herein are true and correct.

Contractor deposes, states, and certifies that Contractor is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1 et seq.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq..

DATED this 12th day of May, 2026.

Attest/Witness:
By: _____

Contractor Name: Curran Contracting Company
By: _____

Title: Kim Bolanowski, Assistant Secretary

By: Nick Schram, Vice President

CURRAN CONTRACTING COMPANY CORP * CORPORATE SEAL 1987 ILLINOIS

Subscribed and Sworn to before me this 12th day of May, 2026

My Commission expires 9-4-28

_____
Notary Public

SEAL OFFICIAL SEAL
JACQUELINE M WALLACE
Notary Public, State of Illinois
Commission No 571745
My Commission Expires September 4, 2028

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
ATTACHMENT A – SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

I. Project Description: Construction of water main improvements which generally consists of the installation of approximately 320 feet of new six-inch water main on Grace Road and Pfingsten Road in the Village of Northbrook, Illinois.

II. Work Site: Grace Road from Pfingsten Road to the eastern end of Grace Road, and the Intersection of Grace Road and Pfingsten Road in the Village of Northbrook, Illinois.

III. Permits, Licenses, Approvals, and Authorizations: Contractor shall obtain all required governmental permits, licenses, approvals, and authorizations, including without limitation the following: Village Contractor licenses.

IV. Commencement Date: The date of execution of the Contract by Owner, but physical construction at the Work Site shall not commence earlier than **Monday, July 6, 2026.**

V. Completion Dates:

Substantial Completion Date: All work with the exception of sodding shall be completed by **Friday, September 4, 2026.**

Final Completion Date: All work shall be completed by **Friday, September 18, 2026.**

VI. Insurance Coverages:

A. Worker's Compensation and Employer's Liability
with limits not less than:

(1) Worker's Compensation: Statutory;
(2) Employer's Liability:
$1,000,000 injury - per occurrence
$ 500,000 disease - per employee
$1,000,000 disease - policy limit
Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability, with a combined single limit of liability for bodily injury and property damage of not less $3,000,000 for vehicles owned, non-owned, or rented.
All employees shall be included as insureds.

C. Commercial General Liability with coverage written on an "occurrence" basis and with "per project" limits no less than $3,000,000 Bodily Injury and Property Damage Combined Single Limit.
Coverage is to be written on an "occurrence basis:
Coverages shall include:
- Broad Form Property Damage Endorsement
- Products/Completed Operations (to be maintained for two years following final payment).
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- "X," "C," and "U" exclusions shall be deleted
- Contractual Liability
-Railroad exclusions shall be deleted if Work Site is within 50 feet of any railroad track.

All employees shall be included as insureds.
Contractual Liability shall specifically include the indemnification set forth in the Contract.

D. Umbrella Policy. The required coverages may be in any combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a

following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

E. Deductible. Each policy shall have a deductible or self-insured retention of not more than $1,000.

F. Owner as Additional Insured. Owner shall be named as an Additional Insured on all policies except for Worker's Compensation, and Comprehensive Motor Vehicle Liability.

Each such additional Insured endorsement shall identify Owner as follows: Village of Northbrook, including its President and Board of Trustees and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives. Additional insured coverage shall be provided on endorsements at least as broad as ISO form CG2010 or CG2026 (pre 2004 editions).

G. Other Parties as Additional Insureds. In addition to the Owner, the following parties shall be named as additional insureds on the following policies.

Additional Insured (Applies to Base Bid)	Policy or Policies
Illinois Department of Transportation	

VII. Contract Price:

UNIT PRICE CONTRACT

For providing, performing, and completing all Work, the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work by the Unit Price set forth below for such Unit Price Item:

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
ATTACHMENT A – SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

Schedule of Prices					
PAY ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	TRAFFIC CONTROL AND PROTECTION	LSUM	1.0	$2,923.00	$2,923.00
2	MOBILIZATION	LSUM	1.0	$11,725.25	$11,725.25
3	CONSTRUCTION LAYOUT	LSUM	1.0	$1,754.00	$1,754.00
4	RECORD DRAWING (AS-BUILTS)	LSUM	1.0	$1,754.00	$1,754.00
5	VIDEO RECORDING OF CONSTRUCTION LIMITS	LSUM	1.0	$554.00	$554.00
6	INLET FILTERS	EACH	4.0	$402.00	$1,608.00
7	TREE PROTECTION	EACH	15.0	$236.00	$3,540.00
8	ROOT PRUNING	FT	120.0	$21.05	$2,526.00
9	TEMPORARY SEED AND BLANKET, INCL. 6" TOPSOIL FURNISH AND PLACE	SQ YD	450.0	$19.05	$8,572.50
10	SODDING, SPECIAL	SQ YD	450.0	$33.65	$15,142.50
11	TRENCH BACKFILL, CA-6, FOR WATER MAIN AND SEWER MAINS	CU YD	700.0	$37.70	$26,390.00
12	6" DUCTILE IRON WATER MAIN WITH POLYETHYLENE V-BIO WRAP	FT	350.0	$147.10	$51,485.00
13	WATER MAIN INSULATION	FT	15.0	$21.20	$318.00
14	STEEL CASING PIPE, AUGURED AND JACKED, 20"	FT	110.0	$879.50	$96,745.00
15	60-INCH VAULT WITH 6-INCH R/W VALVE	EACH	1.0	$10,095.00	$10,095.00
16	NORTHBROOK STANDARD FIRE HYDRANT	EACH	1.0	$8,054.00	$8,054.00
17	FIRE HYDRANT ADJUSTMENT KIT	EACH	1.0	$1,208.00	$1,208.00
18	CONNECT TO EXISTING, WATER MAIN	EACH	1.0	$18,945.00	$18,945.00
19	REMOVE VALVE VAULT	EACH	1.0	$2,717.00	$2,717.00
20	REMOVE FIRE HYDRANT	EACH	1.0	$1,007.00	$1,007.00
21	CUT AND CAP EXISTING WATER MAIN	EACH	2.0	$1,990.00	$3,980.00
22	ABANDON EXISTING WATER MAIN WITH CLSM	CU YD	5.0	$570.50	$2,852.50
23	1-1/2-INCH WATER SERVICE, SHORT SIDE, TRENCHLESS	EACH	2.0	$5,389.00	$10,778.00
24	1-1/2-INCH WATER SERVICE, LONG SIDE	EACH	4.0	$6,495.00	$25,980.00
25	REMOVE EXISTING SEWER PIPE AND REPLACE WITH 6-INCH DR18 PVC PIPE	FT	120.0	$39.70	$4,764.00
26	SPRINKLER SYSTEM REPAIR	FT	120.0	$33.15	$3,978.00
27	EXPLORATORY EXCAVATION, PAVED AREA , < 10' DEPTH	EACH	5.0	$2,196.00	$10,980.00

28	EXPLORATORY EXCAVATION, NON-PAVED AREA , < 10' DEPTH	EACH	5.0	$1,611.00	$8,055.00
29	TEMPORARY PAVEMENT PATCHES, TYPE IV, 1.5"	SQ YD	200.0	$34.35	$6,870.00
30	P.C.C. SIDEWALK, 5-INCH AND 6-INCH, REMOVAL AND REPLACEMENT	SQ FT	200.0	$8.05	$1,610.00
31	COMBINATION CURB AND GUTTER REMOVAL AND REPLACEMENT	FT	75.0	$122.45	$9,183.75
32	HMA DRIVEWAY SURFACE COURSE, MIX D, N50, 2-INCH, REMOVAL AND REPLACEMENT	SQ YD	35.0	$113.70	$3,979.50
33	DITCH CHECK	EACH	1.0	$833.00	$833.00
34	LEAK DETECTION SERVICES	LSUM	1.0	$4,093.00	$4,093.00

TOTAL CONTRACT PRICE (the sum of the extensions for the Unit Price Items):

Three Hundred Sixty Five Thousand (in writing) Dollars and Zero (in writing) cents

365,000 (in figures) Dollars and 00 (in figures) cents

VIII. Progress Payments:

A. General. Owner shall pay to Contractor 90 percent of the Value of Work, determined in the manner set forth below, installed and complete in place up to the day before the Pay Request, less the aggregate of all previous Progress Payments. The total amount of Progress Payments made prior to Final Acceptance by Owner shall not exceed 90 percent of the Contract Price.

B. Value of Work. The Value of the Work shall be determined as follows:

(1) Lump Sum Items. For all Work to be paid on a lump sum basis, Contractor shall, not later than 10 days after execution of the Contract and before submitting its first Pay Request, submit to Owner a schedule showing the value of each component part of such Work in form and with substantiating data acceptable to Owner ("Breakdown Schedule"). The sum of the items listed in the Breakdown Schedule shall equal the amount or amounts set forth in the Schedule of Prices for Lump Sum Work. An unbalanced Breakdown Schedule providing for overpayment of Contractor on component parts of the Work to be performed first will not be accepted. The Breakdown Schedule shall be revised and resubmitted until acceptable to Owner. No payment shall be made for any lump sum item until Contractor has submitted, and Owner has approved, an acceptable Breakdown Schedule.
Owner may require that the approved Breakdown Schedule be revised based on developments occurring during the provision and performance of the Work. If

Contractor fails to submit a revised Breakdown Schedule that is acceptable to Owner, Owner shall have the right either to suspend Progress and Final Payments for Lump Sum Work or to make such Payments based on Owner's determination of the value of the Work completed.

(2) Unit Price Items. For all Work to be paid on a unit price basis, the value of such Work shall be determined by Owner on the basis of the actual number of acceptable units of Unit Price Items installed and complete in place, multiplied by the applicable Unit Price set forth in the Schedule of Prices. The actual number of acceptable units installed and complete in place shall be measured on the basis described in Attachment B to the Contractor, in the absence of such description, on the basis determined by Owner. The number of units of Unit Price Items stated in the Schedule of Prices are Owner's estimate only and shall not be used in establishing the Progress or Final Payments due Contractor. The Contract Price shall be adjusted to reflect the actual number of acceptable units of Unit Price Items installed and complete in place upon Final Acceptance.

C. Application of Payments. All Progress and Final Payments made by Owner to Contractor shall be applied to the payment or reimbursement of the costs with respect to which they were paid and shall not be applied to or used for any pre-existing or unrelated debt between Contractor and Owner or between Contractor and any third party.

IX. Per Diem Administrative Charge:

A. General

ONE THOUSAND DOLLARS ($1,000.00) PER DAY FOR EACH DAY AFTER THE SUBSTANTIAL COMPLETION DATE

ONE THOUSAND DOLLARS ($1,000.00) PER DAY FOR EACH DAY AFTER THE FINAL COMPLETION DATE

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
ATTACHMENT B – SPECIFICATIONS AND SPECIAL PROJECT REQUIREMENTS

1. General: The Work required by this Contract shall be performed in accordance with and subject to the following published documents, as referenced within this Contract, except where otherwise required by this Contract and its components:

   A. State of Illinois Standard Specifications for Road and Bridge Construction, adopted January 1, 2022 ("Standard Specifications");

   B. Village of Northbrook's Standards and Specifications for Public & Private Improvements, in effect on the date of the Invitation for Bidder's Proposals;

   C. Illinois Manual on Uniform Traffic Control Devices for Streets and Highways, in effect on the date of the Invitation for Bidder's Proposals;

   D. State of Illinois Supplemental Specifications and Recurring Special Provisions in effect on the date of the Invitation for Bidder's Proposals; and

   E. Standard Specifications for Water and Sewer Construction in Illinois, 7th Edition.

   In case of conflict between the specifications and requirements of any of these publications and any part or parts of this Contract and its Attachments, the more restrictive specification or requirement shall take precedence and shall govern.

2. Incidental Items: Any item shown on the plans to be constructed by the Contractor shall be considered as incidental to the Contract when there is not a Contract Unit Price Item for such Work.

3. Project Engineer: Owner will designate one of its employees or an agent to serve as Project Engineer under this Contract.

4. General And Residential Working Provisions: During the construction process, any special provision that is not complied with will be subject per each occurrence per each day to liquidated damages in a minimum amount of five-hundred dollars ($500) for each occurrence.

   No Work may be performed before 7:00 A.M. on weekdays. In addition, no Work requiring supervision or inspection may be performed after 5:00 P.M. or on Saturdays, Sundays and legal holidays without approval of the Project Engineer. If approved, Saturday Work may not begin earlier than 9:00 A.M. and must conclude by 5:00 P.M., or earlier if specified by the Project Engineer.

   No work may be performed on Rosh Hashana (September 12 and 13, 2026) and Yom Kippur (September 21, 2026).

   Pavement fronting residential driveways may not be removed on a Friday unless it will be replaced that same day or filled flush with stone. If a void has been created, it is the Contractor's responsibility to fill the void with stone so access to driveway is open over the weekend. The cost of this Work is incidental to the Contract.

   The Contractor must obtain a separate permit from the Village prior to performing any non-Village funded projects. (I.E. private driveway, sidewalk or patios).

5. Public and Resident Notification: If the Contractor is required to impede access to any driveway/property for any reason during the course of this project, the Contractor shall provide twenty-four (24) hour advance written notice to the affected residents. The notification shall be of a form and method as approved by the Project Engineer.

   Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the

Contract.

6. Guarantee: All materials and equipment (unless otherwise specified) shall be guaranteed for a period of one (1) year from the date of acceptance by the Village and/or Authorized Representative. Upon receipt of notice from the Village and/or Authorized Representative of failure of any part of the system during the guarantee period, new replacement parts shall be furnished and installed by the Contractor at no additional cost to the Village of Northbrook.

7. Public Utilities: There are existing underground and above ground public and private, municipal and non-municipal utilities at the site, such as, but not necessarily limited to electrical and telephone cables including fiber-optic facilities, natural gas pipes, sewers, and water main, etc. All due notifications, vertical/horizontal separations, and other safety precautions required by the Owners/operators of the facilities being crossed shall be observed by the Contractor and/or all sub-Contractors at all times. Any damage caused by the construction to any of the existing facilities on-site shall be promptly repaired to the satisfaction of the Owners/operators of the facility involved, at no additional compensation.

   It shall be the Contractor's responsibility to very carefully inspect the site, identify and locate both horizontally and vertically all existing facilities, contact their Owner/operators for their notification, separation, and safety requirements, and follow such requirements very carefully. It shall be the Contractor's responsibility to notify J.U.L.I.E. at least forty-eight (48) hours prior to excavation to verify locations of all utilities.

   The Contractor shall protect and save harmless the Village of Northbrook from any claim(s) of damage resulting from his/her activities at the site or from failing to undertake due and proper safety measures to avoid such damage to any utilities during the construction.

   The Contractor shall repair any damage to any of the utilities, caused by his/her work, to the satisfaction of the involved utility and the Village of Northbrook at no additional compensation. The cost of compliance with this provision shall be considered included in the cost of the contract and will not be compensated for separately.

8. Noise Limitations: Equipment and trucks may not be started or operated outside of the Work hours above unless authorized at the sole discretion of the Project Engineer. All other areas of Work noise restriction will be strictly enforced.

9. Deletion of Work: The Village reserves the right to delete certain sections, phases, or the entire project should the low bid proposal exceed their Village budget for the project. In the event certain sections or phases are deleted from the Contract, the Contractor must honor their low bid proposal Unit Prices.

10. Project Schedule: The Contractor will be required to submit a schedule at or before the preconstruction meeting. The Contractor must make every effort to maintain the submitted schedule which shall be in accordance with the commencement and completion dates set forth in the Contract.

11. Weekly Meetings: The Contractor will be required to prepare for and lead weekly project status meetings with the Project Engineer and all other appropriate Village Staff. An updated two week look ahead schedule shall be provided at each meeting.

    Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

12. Equipment Operation: When the Contractor's equipment is operated on any portion of a traveled surface or structures used by traffic on or adjacent to the section under construction, the Contractor must clean the traveled surface of all dirt and debris at the end of each day's operations. The cost of this Work is incidental to the Contract and no additional compensation will be allowed.

The Contractor shall protect traveled surfaces and structures on or adjacent to the Work, in a manner satisfactory to the Project Engineer, from damage by lugs, cleats, or equipment. Walking of tracked equipment directly on paved streets, driveways, curbs, or sidewalks is not allowed unless such equipment is equipped with rubber tracks.

Equipment used in the performance of the Work must comply with legal load limits established by State statutes or local regulations when moved over or operated on any traveled surface or structure unless permission in writing has been issued by the Project Engineer. Before using any equipment that may exceed the legal roadway load, the Contractor shall secure a permit, allowing ample time for an analysis of stresses to determine whether or not the proposed load is within safe limits. The Owner will not be responsible for any delay in construction operations or for any costs incurred by the Contractor as a result of compliance with the above requirements.

13. Street Sweeping and Dust Control Watering: Dust shall be controlled by daily cleaning of the project site. Dust control is at the discretion of the Engineer. When in use, a street sweeper must be capable of collecting sediment, followed by the uniform application of sprinkled water (multiple applications each day as directed by the Engineer), which shall be applied in a manner approved by the Engineer. All equipment used for this Work shall meet with the Project Engineer's approval. There shall be a thorough cleaning of the job site once a week by a street sweeper at the approval of the Project Engineer.

    This Work will not be measured for payment. This Work is incidental to the Contract and shall include all labor and equipment for controlling dust as herein specified. If the CONTRACTOR does not meet the requirement of controlling dust, as determined by the Project Engineer, the Owner shall make the necessary arrangements to control dust. The cost of such dust control will be deducted from any monies due or to become due to the CONTRACTOR. See the deficiency table below for penalties to be assessed if these conditions are not met. Once the CONTRACTOR has been notified, they shall have two hours to address any deficiencies.

First Offense	**Warning from Engineer**
Second Offense	**$250**
Third Offense	**$500**
Fourth Offense & More	**$750/Occurrence**

14. Private Property Damage: The Contractor must pay all meritorious claims submitted for private property damage due to this project within 14 days of submittal. If payment of claim extends past a 14 day period, the Village reserves the right to reimburse the claim submitter and deduct the amount of the claim from Contractor's retainage. There will be a 15% administrative charge assessed to the Contractor for failure to make payment.

15. Fences/Mailboxes/Poles And Surface Structures: Fences, poles, mailboxes and all other property and surface structures must be protected during the performance of the Work. The Contractor shall take all necessary precautions when working near mailboxes within or adjacent to the project limits. If at the Contractors discretion, a mailbox will interfere with construction operations, a temporary mailbox shall be located per the United States Postal Service requirements and the permanent mailbox reinstalled following said operation. At no time shall a resident be without a mailbox or not receive mail due to a mailbox being removed, replaced, or damaged. The Contractor shall replace, at no additional cost to the Village, any mailbox or post which has been damaged by the Contractor's operations due to neglect, misconduct, or poor workmanship. All said items that are moved or disturbed/damaged during the Work must be either restored permanently to their original condition or replaced after construction is complete at no additional cost to the Owner.

    Basis of Payment. All costs associated with protecting, replacing, or reinstalling fences, mailboxes, poles, and other surface structures will not be paid for separately but shall be considered included in the cost of the Contract.

16. Lawn Irrigation, Sprinkler Systems, and Underground Dog Fence Repairs: The Contractor is responsible for locating all lawn irrigation, sprinkler systems, and underground dog fence systems prior to the commencement of the Work to prevent damage to such systems. Lawn irrigation, sprinkler systems, and underground dog fence systems that are damaged by the Work shall be repaired by the Contractor at no additional cost to the Village or Owner. A Professional Sprinkler System Company and/or Underground Dog Fence Company, pre-approved by the Project Engineer, must perform all permanent restoration procedures.

    Permanent repairs must be completed within three (3) weeks of the damage occurrence. If repair has not been done completely after three (3) weeks of the damage occurrence, a contract price deduction of $100 per calendar day will be imposed.

    Material quality used for repairs shall be equal to, or better than, the existing and shall match the type and functionality of the existing components. Failure to repair the damaged lawn irrigation and sprinkler systems within the specified time period will result in the Contractor paying all costs involved for an independent lawn sprinkler system installation company to complete all necessary repairs pursuant to Section 6.3 B. of the contract. Please note that landscaping features in this area approach the edge of pavement, and it is anticipated that irrigation and lawn sprinkler systems will be encountered near the edge of pavement. This Work will be paid for at the Contract Unit Price, per foot, for "Sprinkler System Repair".

17. Temporary Aggregate Access Ramps: The Contractor is responsible for the construction and maintenance of temporary aggregate access ramps where specified by the Project Engineer. The ramps shall be constructed of compacted CA-6 in such a manner to allow safe ingress and egress from roadways, driveways, and sidewalks.

    Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

18. Earth Excavation, Trench Spoil, And Drilling Fluid Disposal: The removal and disposal of trench excavation (earth excavation), trench spoil, and drilling fluid material is incidental to the Contract, however it is used. All material must be loaded directly into waiting trucks and immediately removed from the construction site. Drilling fluid must be disposed of directly into waiting trucks and removed from the construction site at end of each Working day. No stockpiling of trench excavation, trench spoil, or drilling fluid will be permitted. At no time will trucks be permitted to block the entire road during loading operations. Erosion and sedimentation control measures and on-site containers shall be installed to prevent drilling mud from spilling out of entry and/or exit pits. Drilling mud shall be disposed of off-site in accordance with applicable local, State, and Federal requirements and/or permit conditions. Site clean-up including removal and proper disposal of all waste materials and drilling fluid is incidental to the Contract. There must be a vacuum tank truck on the Work Site for the proper clean-up of drilling fluid.

19. Supervision of Sub-Contractors: The Contractor may sub-Contract portions of the Work in accordance with Article 108.01 of the Standard Specifications for Road and Bridge Construction. The Contractor must provide a competent representative on site at all times to provide supervision of all Sub-Contractors during construction. The representative will be responsible for notifying and informing Sub-Contractors of IDOT and Village standards and specifications as directed by the Project Engineer. Failure to provide adequate supervision will result in the project to be suspended until the Contractor's representative is on site. No additional Workdays or project deadline extension will be granted for such delays.

20. Open Excavation: Excavations shall not be left open overnight unless approved by the Project Engineer. If approved, all excavations which are to be temporarily left open (not backfilled) shall be covered with steel plates and properly barricaded.

    Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

21. Work Around Utility And Light Poles: In locations where the proposed Work may potentially compromise the stability of a utility and/or light pole, the Contractor shall Work with the Village and pole Owner to develop an approved plan to complete the Work without disrupting the pole. Any bracing needed shall be performed with the utility owner's written permission.

    Basis of Payment. No additional compensation will be provided for this Work and all costs associated with this Work shall be considered incidental to the Contract.

22. Work in Highway Rights-of-Way: Conform in all respects with the requirements of the controlling authority in performing construction work in the rights-of-way of Township, County, State, and Federal highways where required by the locations shown on the Drawings. Comply with IDOT "Permit Special Provision Governing Permit Work on State Right-of-Way".

    Execute all necessary highway permit forms, provide and pay for any bond requirements, execute and comply with any required Traffic Control Authorization Requests, and submit digital pictures (on a USB Flash drive) of the project showing all right-of-way that will be affected, and referenced to the project stationing. The value the contractor must provide is estimated to be $75,000.

    Notify the highway authority involved not less than ten (10) days prior to starting construction in highway rights-of-way.

    Basis of Payment. No additional compensation will be provided for this Work and all costs associated with this Work shall be considered incidental to the Contract.

23. QC/QA Requirements for PCC and HMA: Quality Control & Quality Assurance (QC/QA) requirements for Portland Cement Concrete shall be in accordance with Section 1020.16 located on Check Sheet #25 of the Supplemental Specifications and Recurring Special Provisions adopted January 1, 2021. Quality Control & Quality Assurance (QA/QC) required for Hot-Mix Asphalt shall be in accordance with Section 1030.05 of the Standard Specifications for Road and Bridge Construction adopted January 1, 2022. A QC plan is required for Portland Cement Concrete and a separate QC plan is required for Hot-Mix Asphalt.

    Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

24. Record Drawing (As-Builts) Plan Requirements

    I. Quantity and Format of Drawings Required

    1. Upon the Project Engineer's approval of a paper (blueline or blackline) Record Drawing Check Print, Record Drawings of the completed project shall be provided as follows:
       a. One Electronic Drawing File(s) in DWG (AutoCAD), DXF Format, Shapefile or Feature Class (ArcGIS).
       b. One Electronic ASCII Point File(s).
          i. The ASCII Point File should be as a point number followed by the point's raw data: Northing, Easting, Elevation, and Point name (Raw Point Description) Code format – comma delimited, on CD. Example:

Point Number	Northing	Easting	Elevation	Description

          1,1993774.448,1093275.480,649.193,CP
          ii. Data shall be in US State Plane Coordinates System, Illinois East zone, NAD-83, NAVD-88, US Survey Feet, as opposed to an arbitrary coordinate system.
       c. Two (2) complete sets of paper (blueline or blackline) drawings

    II. Record Drawing Minimum Content Checklist (if applicable)

    1. All system valve, control valve, B-box, fitting and hydrant locations must be shown with tied dimensions to be readily located in the field.

2. All Sanitary sewer services complete with cleanouts and fittings must be shown with tied dimensions.
3. Storm sewer sump pump discharge locations must be shown with tied dimensions to building. Also, the pipe routing as well as type, slope, size and material must be shown.
4. As-built spot elevations at key locations such as top of curb, summits, swales and ditches, and storm water management areas.
5. As-built rim/invert elevations, structure/lid diameter and type (lid, grate, etc.) on all structures.
6. As-built pipe type/size, lengths, slopes and material on all sanitary & storm sewers.
7. As-built finished floor or top of foundation elevations and grade adjacent to building.
8. Dimension on all utilities from property line or back of curb, including street light cables.
9. Verification of storm water management volumes which shall include a summary of all the plans.
   A. Detention provided _____ac-ft
   B. Detention required _____ac-ft
   C. Retention provided _____ac-ft
   D. Retention required _____ac-ft
10. Wetland areas shall be delineated as well as compensatory flood storage areas if applicable.
11. List of all permit numbers as issued on cover sheet.
12. In the case of multi-sheet utility plan sets, which may also require match lines, an overall master utility sheet shall be provided in the "As-Built" drawing set clearly showing all utility locations, type, size and material.
13. Any additional information which the Project Engineer determines to be pertinent to the project record drawings.
14. All property corners (monuments, iron pipes, iron rods, etc.) including PC's, PT's and at points where curves change their radii, as required to be set by Illinois State Statutes shall be in place according to the Plat. All property corners must be in place prior to the issuance of any type of Certificate of Occupancy.

III. **Basis of Payment**

This work shall be paid for at the LUMP SUM (L.SUM) contract unit price for RECORD DRAWING (AS-BUILTS). As-builts must be accepted by owner within 60 days of substantial completion date. Liquidated damages may be imposed after 60 days past said date.

25. Video Recording of Construction Limits: Prior to the start of any construction or excavation, the contractor shall record the existing conditions in the area of the construction route. The video recording shall be done on Digital Video Format (i.e. mpeg or avi) and be performed by a professional legal video service. Separate video files shall be provided for each address separated in folders by street name. The minimum video resolution shall be 1920 x 1080 (1080P). The Contractor shall supply the Engineer with copies of the video recordings on a USB flash drive and must be submitted to Owner for review/ approval prior to starting construction activities. The video recording shall include the following but is not limited to:

1. Full right-of-way	2. Parkway condition
3. Pavement condition	4. Curb condition
5. Driveway condition	6. Existing manholes
7. Mailboxes	8. Fences
9. Trees and landscaped areas	10. Fire Hydrants and adjacent landscaping
11. Sprinkler heads or systems	12. Buffalo Boxes and adjacent landscaping
13. Sidewalks	14. Any other physical objects

The recordings shall also supply a continuous audio record of the location (preferably with address), all anticipated problem areas, items, and features for the complete area to be affected by the construction. The audio portion shall be sufficiently free of electrical interference, background noise, and heavy foreign or

regional accents to provide an oral report that is clear and complete and easily discernible. The audio portion of the video report shall be recorded by the operating technician as they are being produced and shall include references to the street address and type of construction to be performed at the site as specified in the plans. Audio comments pertaining to special circumstances, which may arise during the excavation, shall also be included.

The recording shall be made on a standard mpeg or avi format or approved equal. The format of recording shall remain the same throughout the project. The video shall clearly indicate the date the video recording was taken, the designated section(s) of construction contained in the video, and the label "2026 Water Main Improvements".

Basis of Payment. The cost of video recording and log preparation will be paid for at the lump sum Contract Unit Price for "Video Recording of Construction Limits", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

26. Traffic Control And Protection:

Traffic Control shall be in accordance with the applicable sections of the Standard Specifications, the Supplemental Specifications, the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways", any special details and Highway Standards contained in the plans, and the Special Provisions contained herein.

Special attention is called to Article 107.09 of the Standard Specifications and the following Highway Standards, Details, Quality Standard for Work Zone Traffic Control Devices, Recurring Special Provisions and Special Provisions contained herein, relating to traffic control.

The Contractor shall contact the District One Bureau of Traffic at least 72 hours in advance of beginning work.

STANDARDS:
701301-04, 701501-06, 701801-06, 701901-11, 704001-08

DETAILS:
TC-10 Traffic Control and Protection for Side Roads, Intersections, and Driveways

Basis of Payment. This Work will be paid for at the lump sum Contract Unit Price for "Traffic Control and Protection".

27. Flagmen Required: The Contractor must in all cases, protect the public and the Work during its execution by posting and maintaining the proper signs, barricades, barriers, lights, and other safety devices. The Contractor is responsible for providing certified flagmen during the Work in order to regulate traffic.

Basis of Payment. The cost of this Work is included in the Contract Unit Price for "Traffic Control and Protection".

28. Mobilization: This work shall consist of preparatory work and operations necessary for the movement of personnel, equipment, materials, supplies, and incidentals to the project site for all work or operations, which must be performed or costs incurred when beginning work on the project. This work and payment shall be conducted according to the applicable Articles of Section 671 of the Standard Specifications.

Basis of Payment. This Work will be paid for at the lump sum Contract Unit Price for "Mobilization".

29. Construction Layout: The CONTRACTOR shall be responsible for all construction staking required to complete the project. The CONTRACTOR shall provide field forces, equipment, and material to furnish and

place construction layout stakes for this project, which shall include offset stakes, reference points, and any other horizontal or vertical controls, including supplementary benchmarks, necessary to secure a correct layout for the Work. Stakes for line and grade of pavement and/or curb shall be set at sufficient station intervals (not to exceed 50 feet) to assure substantial conformance to existing line and grade.

The CONTRACTOR shall be responsible for having the finished work conform to the lines, grades, elevations, and dimensions called for in the plans. Any inspection or checking of the CONTRACTOR's layout by the PROJECT ENGINEER and the acceptance of all or any part of it shall not relieve the CONTRACTOR of his/her responsibility to secure the proper dimensions, grades, and elevations of the work. The CONTRACTOR shall exercise care in the preservation of stakes and benchmarks and shall have them reset when any are damaged, lost, displaced, or removed.

Basis of Payment. This Work will be paid for at the Contract lump sum unit price for "Construction Layout".

30. Sediment Control, Drainage Structure Inlet Filter and Cleaning:

Furnishing and installation:
This work shall consist of the furnishing, installation, and removal of a drainage structure inlet filter assembly, consisting of a frame and filter bag, to collect sediment in surface stormwater runoff in all new and existing structures installed or adjusted within the project limits or as directed by the Engineer. The Contractor shall inspect the work site and review the plans to determine the number and dimensions of the various types of drainage structure frames (circular and rectangular) into which the inlet filters will be installed prior to ordering materials. The drainage structure inlet filter assembly shall be installed under the grate on the lip of the drainage structure frame with the fabric bag hanging down into the drainage structure. The drainage structure inlet filter assembly shall remain in place until final removal of the assembly is directed by the Engineer. The filter bag shall be disposed of in a manner meeting the approval of the Engineer. The cost of removal shall be included in the cost of the unit. Final removal of the assembly shall include the disposal of debris or silt that has accumulated in the filter bag at the time of final removal. The drainage structure inlet filter shall be the "Catch-All", as manufactured by Marathon Materials, Inc. or approved equivalent. The drainage structure inlet filter assembly frame shall be rigid steel meeting the requirements of ASTM-A36. The frame shall include an overflow feature that is welded to the frame's ring. The overflow feature shall be designed to allow full flow of water into the structure if the filter bag is filled with sediment. The dimensions of the assembly frame shall allow the drainage structure grate to fit into the inlet filter assembly frame opening. The assembly frame shall rest on the inside lip of the drainage structure frame for the full variety of existing and proposed drainage structure frames that are present on this contract. The drainage structure inlet filter assembly bag shall be constructed of a polypropylene geotextile fabric with a minimum weight of 4 ounces per square yard, a minimum flow rate of 145 gallons per minute per square foot, and designed for a minimum silt and debris capacity of 2 cubic feet. The filter bag shall be reinforced with an outer polyester mesh fabric with a minimum weight of 4 ounces per square yard. The filter bag shall be suspended from the steel frame with a stainless steel band and locking cap. The inlet filter assembly frame shall not cause the drainage structure grate to extend higher than 1/4 inch above the drainage structure frame.

Cleaning and Maintenance:
This work shall consist of cleaning sediment out of a drainage structure inlet filter when directed by the Engineer. This cleaning work is to be periodically performed for the duration of the use of each drainage structure inlet filter assembly. The Engineer will be the sole judge of the need for cleaning, based on the rate that debris and silt is collected at each inlet filter location. Cleaning of the inlet filter shall consist of inspecting and cleaning (including removal and proper disposal of debris and silt that has accumulated in the filter fabric bag). Torn or otherwise damaged bags shall be replaced with new bags. The cost of cleaning and replacing torn or damaged bags shall be included in the cost for this pay item.

Basis of Payment. The work will be paid for at the contract unit price per each for "Inlet Filters", which price shall include all costs for labor, materials, equipment, and incidentals necessary to perform the work, including

replacement bags.

31. Ditch Check: The work of this Pay Item consists of providing and installing manufactured ditch checks where indicated on the Drawings or directed by the Engineer for erosion and sedimentation control. Work will include maintaining the ditch check during the course of the project. Contractor shall remove trapped sediment as directed by the Project Engineer. Contractor shall clean fabric periodically, after each rainfall, and as directed by Project Engineer.

    This Work will be paid for at the Contract Unit Price, per each, for "Ditch Check".

32. Construction And Tree Preservation Specifications For Parkway Trees:

    The following specifications are guidelines to ensure that the parkway trees are not damaged during the proposed construction.

    As with all guidelines, it will be in the contractor's best interest, to schedule a meeting prior to construction to ensure that all questions regarding proposed work and tree impacts are discussed and agreement reached with the Village Forester.

    PROXIMITY TO TREES
    - Any new sidewalk or street excavation to be made will require prior approval by the Village Forester.
    - Site markings indicating proximity of proposed work shall be marked by each tree with paint prior to scheduling an inspection by the Village Forester.
    - The permitted distance from the trunk of a tree to any proposed excavation is 6 feet or more.
    - If the proposed improvement is within 6 feet or less of the tree, the tree may be required to be removed. (See Tree Removal).

    TREE PRESERVATION FENCING
    - Wooden slat snow fence will need to be erected from drip line to drip line of each tree within the construction zone.
    - Enclosed Tree Protection Detail will be part of the construction documents.

    TREE ROOT PRUNING
    - Root pruning shall be performed on any tree that is more than six (6) feet from the proposed construction zone.
    - Root pruning will **not be permitted** on any tree that is less than six (6) feet away from proposed construction zone.
    - Root pruning equipment must be approved by the Village Forester prior to use.
    - Hand root pruning will not be permitted unless approved by the Village Forester. All hand root pruning will require a Certified Arborist's supervision.

    TREE CANOPY PRUNING
    - Tree branches hanging into the construction zone may be pruned by a Certified Tree Worker.
    - All pruning cuts must meet ANSI A300-2001 Standards.
    - No American Elms or Oaks may be pruned without written permission and instructions to Certified Arborist from the Village Forester between April 1st and October 31st.

    DAMAGE TO TREES
    - Failure to follow these specifications will result in the contractor requiring to post a cash bond, equivalent to the value of each damaged tree, for a period not to exceed three (3) years.
    - Bond value will be determined by the Village Forester.

- The Village Forester reserves the right to stop the job for unsupervised work that is determined to cause irreparable damage to any right-of-way tree. Stop work order will be enforced until the cash bond is paid as determined.

33. Tree Protection: No trees may be removed to facilitate construction unless noted on the Contract drawings or as directed by the Project Engineer. Trees critically damaged during construction must be replaced in kind and size, by the Contractor at no extra cost.

    The Contractor will be required to tie back tree branches and bushes as directed by the Project Engineer to minimize damage during construction.

    Where tree trimming is approved by the Project Engineer for the clearance of construction equipment, the Work must be done in the standard method for such Work, including cutting branches flush with the trunk of the tree and painting all cuts with tree paint.

    Tree Protection will be required as directed by the Project Engineer in accordance with the detail shown in the Contract drawings. Tree Protection has to be only installed on the side of the street where the water main is being installed and may be set up in sections at a time concurrently with the construction activities. It does not need to be provided for the entire site(s) at the same time.

    Trenchless Installation of Water Main will be required as directed by the Project Engineer where installation of the water main is under or near large trees or pavements. This Work must be performed using a trenchless installation method approved by the Project Engineer and be included in the pertinent Contract Unit Item Prices.

    Basis of Payment. This Work will be paid for by under the Contract Unit Price, by each, for "Tree Protection", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

34. Root Pruning: The Contractor will be responsible for all root pruning to facilitate the installation of the proposed water main and water service lines and as directed by the Project Engineer, or other Owner representative.

    All roots conflicting with the proposed Work must be pruned by a Vermeer V2050, or approved equal "walk behind" root pruning machine to a minimum depth of sixteen inches (16"). All trees whose drip line falls within the alignment of the proposed water main or water services will be included. Please note to only prune the roots on the water main/service-line side of the tree. It must also be ensured that all tools (blades in particular) utilized are properly disinfected as required to prevent the spread of disease among the trees whose roots are pruned. The Contractor is to verify pruning lengths in the field and not off plan drawings.

    The Contractor must, at no additional cost to the Contract, replace trees critically damaged during construction. Additionally, a citation will be issued by the Village of Northbrook's Tree Preservation Officer.

    Basis of Payment. This Work will be paid for at the foot Contract Unit Price for "Root Pruning", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

35. P.C.C. Sidewalk, 5-Inch And 6-Inch, Removal and Replacement: This Work consists of removal of the existing concrete sidewalk, excavation to proposed elevations as necessary, and replacement with 5-inch thick (6-inch thick through driveways) Class SI Portland Cement Concrete with material supplied by a Ready-Mix concrete company which must be placed over a three inch (3") thick compacted CA-6 granular sub-base using 2" X 6" form boards. In areas where side curb is to be installed with proposed P.C.C. sidewalk three inches (3") of CA-6 granular sub-base shall be extended to the outside edge of the side curb. Installation of side curb and sub-base

will not be paid for separately but shall be included in the cost of "P.C.C. Sidewalk, 5-Inch And 6-Inch". The Contractor must depress all curbs at crosswalks for handicap accessibility.

The sidewalk removal and replacement Work is to be performed in accordance with Section 424 of the Standard Specifications and will be paid for at the Contract Unit Prices, per square foot, for "P.C.C. Sidewalk, 5-Inch And 6-Inch, Removal and Replacement".

36. Combination Curb and Gutter Removal and Replacement: The removal of the existing curb shall include all labor, material, and equipment necessary to completely remove concrete curb and gutter, as outlined on the plans, or marked by the Engineer. Removals shall include saw cutting, removing and disposing of existing concrete curb and gutter. Replacement of HMA material shall be paid separately using established unit prices for these items. Any required, granular material to maintain traffic access will not be paid separately, and shall be included in the cost of this item.

This installation of new curb shall include all labor, material, and equipment necessary to construct combination concrete curb and gutter, of the type specified, as marked by the Engineer in accordance with Section 606 of the Standard Specifications and the detail shown herein.

The Contractor shall install curb, including depressed curb, and 3" CA6 stone base as outlined in the Village detail. Sub-base will not be paid for separately but shall be included in the cost of "Combination Curb and Gutter Removal and Replacement". The Contractor shall be responsible for staking and grading the new curb line to match existing conditions. The curb shall closely match the existing combination concrete curb and gutter style type of the adjacent existing curb and gutter. At points where the proposed concrete curb and gutter abuts existing concrete, two #4 epoxy coated dowel-bars and ¾ in preformed expansion joint filler shall be installed. The expansion joint filler shall extend the entire depth of the concrete curb and gutter. The depth of the proposed concrete curb and gutter shall match the existing adjacent depth.

The proposed curb and gutter material shall be Portland Cement Concrete in accordance with Section 1020 of the Standard Specifications.

Basis of Payment. This Work will be paid for at the Contract Unit Price, per foot, for "Combination Curb and Gutter Removal and Replacement", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work

37. Concrete Curing Method: Unless specified otherwise by the Project Engineer, the Contractor shall cure all concrete using the Membrane Curing Method in accordance with Article 1020.13 of the IDOT Standard Specifications for Road and Bridge Construction ("Standard Specifications"). The Membrane Curing Compound shall be Type III, white pigmented, and shall be in accordance with Article 1022.01 of the Standard Specifications. The Owner reserves the right to specify other curing methods and other curing compound types.

Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

38. Saw-Cutting: This Work shall consist of saw-cutting and scoring control joints on existing concrete sidewalks, pavements, driveways or curb and gutters to a sufficient depth to ensure a clean break at the time of removal. The concrete slurry must be cleaned off with water/broom.

Basis of Payment. This Work will not be paid for separately, but shall be considered incidental to the Unit Price Items contained in this Contract.

39. Concrete Wash Out Areas: The Contractor shall provide designated wash out facilities for the cleaning of concrete delivery trucks. Under no circumstance shall trucks be permitted to be washed out onto/into any

public facility (i.e. street, sewer, parkway, etc.). Any instance of such occurrence shall result in a deduction of $250 per occurrence from any monies due the Contractor.

Basis of Payment. The cost for providing, maintaining, and disposing of designated concrete wash out areas shall not be paid for separately but shall be considered incidental to the contract.

40. Water Main and Appurtenances:

A. Ductile Iron Water Mains: Ductile Iron water mains are to be zinc-coated ductile iron pipe conforming to A.W.W.A. C151 (ASA Std. - A21.51) with cement mortar lining for ductile iron pipe and fittings as per A.W.W.A. Specifications C104 (ASA Std. A21.4). Cement mortar lining shall be applied and cured in a manufacturing unit contiguous to the pipe casting unit. Pipes shall have push-on joints or Flex-Ring (American Ductile Iron Pipe) restrained joints (or approved equal) or TR Flex Ring (United States Pipe Company) restrained joints (or approved equal) and fittings shall have mechanical joints as per A.W.W.A. Specification C110 (ASA Std. – A21.10) or C153 (ASA Std. – A21.53). Pipes and fittings shall have rubber-gasket joints per A.W.W.A. Specification C111 (ASA Std. - A21.11). Ductile Iron Water Main shall be Class 52 (minimum). The pipe shall be wrapped with V-Bio Enhanced Polyethylene Encasement tubes.

B. Polyvinyl Chloride Water Mains: Polyvinyl Chloride (PVC) water mains are to be polyvinyl chloride pipe conforming to A.W.W.A. C900 for pipe sizes 4-inch through 12-inch and A.W.W.A. C905 for pipe sizes 14-inch through 48-inch. Fittings shall be mechanical joint per A.W.W.A. Specification C110 (ASA Std. – A21.10) or C153 (ASA Std. – A21.53). Pipes and fittings shall have rubber-gasket joints per A.W.W.A. Specification C111 (ASA Std. - A21.11).

C. PVC Pipe Manufacturer – Repair Specification Submittal: It is required for the selected PVC manufacturer to provide a repair procedure/specification for repairing installed pipe (pipe split or otherwise structurally impaired PVC pipe). The written repair procedure/specification will need to be provided by the general contractor with their material submittals for Village review and approval prior to starting water main work. The repair procedure/specification shall be provided on company letterhead signed by a civil engineer licensed in Illinois.

D. Gate Valves: Gate valves shall conform to the Village of Northbrook Standards and Specifications for Public and Private Improvements ("Village of Northbrook Standards") and A.W.W.A. Specification C515 for Ductile Iron Bonnet/Body Valves, manufactured by Mueller or Waterous (American Flow Control) with resilient wedge gates. Gate valves shall be rated at no less than two-hundred fifty pounds per square inch (250 PSI). All valves shall close by turning the operating nut clockwise and open by turning the operating nut counterclockwise. Gate valves shall be provided for watermains ten (10) inch diameter and smaller.

41. Installation of Water Mains: Installation of water mains shall conform with A.W.W.A. Specification C600 with the following revisions thereto:

A. Section 3.7 Hydrant Installation: Hydrants shall be set to the established grade with the centerline of the lowest nozzle at least eighteen inches (18"), preferably twenty-one inches (21"), and not more than twenty-four inches (24") above finished grade.

B. Section 4.1 Pressure Test: The hydrostatic pressure test shall be conducted at one-hundred fifty pounds per square inch (150 PSI), based on the elevation of the lowest point in the line or section under test and corrected to the elevation of the test gauge. Section 4.1.1 Note 1 shall not apply. Each test shall be for at least two (2) hours.

C. Disinfecting Water Mains: The procedure for disinfecting water mains and services shall conform to A.W.W.A. Specification C651. The cost of disinfecting the water mains and taking water samples is incidental to the pertinent Contract Unit Price Items. Contractor shall prepare samples of water from newly constructed water mains, transport the samples to a pre-approved lab, and provide report to the Project Engineer.

D. Testing and Chlorination Methods: Pressure testing and chlorination is required for all portions of new water main that are at least twenty (20) feet in total length. The contractor will not be allowed to pressure test against existing infrastructure and must install caps and whips as appropriate to test the new main. The cost of caps and whips is incidental to the pertinent Contract Unit Price Items. Portions of water main that are less than twenty (20) feet in total length will require chlorination via swabbing method and the integrity of the pipe to be checked with a visual inspection of the pipe in lieu of a pressure test.

E. Trenchless Installations: The method of installing pipe shall be approved by the Project Engineer and the Manufacturer of the pipe being installed. A written installation plan must be provided to the Project Engineer in advance of the work.

42. Illinois Department of Public Health, Technical Release 10-1A Revision:

A. Horizontal Separation Of Water Mains:

1. Whenever possible, a water main should be laid at least ten feet (10') horizontally from any existing or proposed drain or sewer line.

2. Should local conditions prevail which would prevent a lateral separation of ten feet (10'), a water main may be laid closer than ten feet (10') to, or in the same trench as, a storm or sanitary sewer provided the main is laid in a separate trench or on an undisturbed earth shelf located to one side of the sewer and at such an elevation that the bottom of the water main is at least eighteen inches (18") above the top of the sewer.

3. If it is impossible to obtain proper horizontal and vertical separation as stipulated in (1) or (2), both the water main and sewer should be constructed of a slip-on or mechanical-joint cast iron pipe; asbestos cement pressure pipe or pre-stressed concrete pipe and be pressure tested to assure water tightness before backfill.

B. Vertical Separation Of Water Mains:

1. Whenever water mains must cross sewers or drains, the water main should be laid at such an elevation that the bottom of the water main is eighteen inches (18") above the top of the drain or sewer. This vertical separation should be maintained for that portion of the water main located within ten feet (10'), horizontally, of any sewer or drain crossed, said ten feet (10') to be measured as the normal distance from the water main to the drain or sewer.

2. Where conditions exist such that the minimum vertical separation set forth in (1) cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, the sewer shall be constructed of ductile iron pipe or water main shall be installed inside 0.5" thick bituminous coated steel or DR 25 P.V.C. casing for a minimum distance of ten feet (10') on each side of the sewer.

3. In making such crossings, it is preferable to center a length of water main pipe over the sewer to be crossed so that the joints will be equal-distant from the sewer and as remote there from as possible. Where a water main must cross under a sewer, a vertical separation of eighteen

inches (18") between the bottom of the sewer and the top of the water main should be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main.

43. Method of Measurement and Payment: The Unit Prices for the following Unit Price Items includes all excavating, sheeting, bracing, disposal of all surplus excavated materials, pressure and chlorination testing, topsoil, temporary parkway restoration, and all labor and materials as indicated in these Specifications and as otherwise required by the Contract:

A. Pressure Pipe Lines: Pressure pipe lines of any material will be measured along the centerline of the pipe in place, whether curved or straight, and will include the laying length of valves and fittings. Payment will be made at the Contract Unit Price, per linear foot, including standard or special fittings for the type and size of pipe specified and installed. Not all fittings necessary to install the water main are shown in the contract drawings.

Polywrap material and installation shall adhere to applicable AWWA and ANSI standards and shall be a minimum of 8MIL thickness. Polywrap shall be v-bio polywrap. Polywrap is also required in directional drill sections. The Contractor shall adequately secure the polywrap to the pipe according to the manufacturer recommendations to ensure the polywrap is installed properly. All polywrap damaged during water service connections will be repaired to the satisfaction of the Engineer. Polywarp shall be incidental to the water main pipe bid item.

B. Valves, Valve Vault, and Valve Boxes: Valves, valve vaults, and valve boxes will be paid for at the Unit Price, per each, for the vault diameter and valve size designated, which Unit Price includes trench backfill and the cast iron frame and lid as specified with one inch (1") pickholes and "Water" imprinted on the cover.

C. Taps: Chlorination sampling taps one and one half inch (1-1/2") must be spaced at approximately six-hundred foot (600') intervals (if applicable), or as indicated in the Contract drawings. Taps one and one half inch (1-1/2"), two inch (2"), and larger must be made through a tapping repair clamp or saddle as shown in the Village's standard detail drawings, the cost of which is incidental to the pertinent Contract Unit Price Items.

D. Fire Hydrant Leads: Fire hydrant leads will be paid for at the Contract Unit Price, per linear foot, for "6" Ductile Iron Water Main with Polyethylene V-Bio Wrap". The cost of furnishing and installing the tee fitting to connect the hydrant lead to the water main is incidental to the pertinent Contract Unit Price Items.

E. Fire Hydrants and Auxiliary Valves: Fire hydrants, including auxiliary valves, will be paid for at the Contract Unit Price, per each, for "Northbrook Standard Fire Hydrant". The Price for hydrants includes the auxiliary valve, valve box, valve box grips, barrel and valve box extensions if needed, poured concrete blocking, drain stone, and filter fabric. Hydrants must be Waterous Model WB 67-250 or Mueller A-423 with breakaway flange. The auxiliary valve must be manufactured by the same manufacturer of the fire hydrant and must be a resilient wedge gate valve conforming with Village Standards. All new fire hydrants must be painted using Sherwin Williams Extreme Bond High Solid Primer and High Gloss Safety Red Rust-oleum High Performance V7400 System DTM Alkyd Enamel.

F. Water Main Insulation: This item shall include all labor, material, and equipment necessary to furnish and install insulation around water main pipe in accordance with the Village of Northbrook detail, as shown on the plans or directed by the Engineer in the field. The insulated water main shall be installed in accordance with Section 41 of the Standard Specifications for Water and Sewer Construction in Illinois and as specified herein. In addition to the backfill, the Contractor is required to install rigid extruded or expanded polystyrene insulation, meeting the requirements as outlined in the Village

detail. The insulation shall have a minimum R value of 5 at 40 degrees Fahrenheit per 1" thickness. All insulation shall also have a compressive deformation of 10% at 25psi or higher.

The insulation shall be installed on the sides of the trench and the top of the trench. Spacing between water main pipe, backfill materials, and insulation shall follow the Village detail. The fine sand (FA7) trench backfill as outlined in the Village detail will not be paid separately, and shall be included in the bid price for the insulation.

The trench shall be covered with a minimum 4" of insulation The Contractor is to note that the areas this pay item will be used, it will be required to additionally insulate the pipe until the depth of 5.5' to the top of pipe has been achieved. All additional insulation required shall be according to these specifications and shall be considered incidental to this pay item.

Water Main Insulation will be paid for at the Contract Unit Price, per linear foot, for "Water Main Insulation".

G. Water Service Lines: Type K copper of the size specified in the plans must be used to reconnect existing water services where specified in the plans. A new buffalo box (B-Box), curb stop (roundway), corporation stop, tapping saddle, and trench backfill is included in the Contract Unit Price for this Item or as specified in the Contract Drawings. Trench backfill shall be CA-6 or approved equal within 2' of any paved surface or as directed by the Project Engineer.

For PVC service lines, a small segment of tracer wire shall be added in order to locate water services. A waterproof connector (Copperhead 3WB-01 Mainline-to-Service connector or pre-approved equal) will connect a small segment of tracer wire with one of the two main line tracer wires which is stripped near the service's tapping saddle to create contact. The small segment of tracer wire will be bolted onto the tapping saddle at the other end. This piece of tracer wire will be provided by Public Works.

The Contractor must have ample fittings on hand to perform all interconnections regardless of existing type and size of materials encountered. Compression fittings and/or unions will not be permitted. Ford Meter Box brass flare copper couplings shall be used to connect copper lines to one another and to connect service lines to curb stops (roundways).

Any existing buffalo boxes to be replaced that are encountered in the "off" position must be replaced with new buffalo boxes left in the "off" position. The Contractor may request in writing at least two (2) business days in advance of planned buffalo box replacement that the owner provide a list of water services that are to be left shut off at the buffalo box.

Service lines shall be protected from freezing with appropriate insulation material wherever the standard depth of 5.5' cannot not be obtained.

TYPES OF SERVICE INSTALLATIONS:

Near side services:
Installation of new water services for the residences located on near side may be installed by open-cut method unless shown otherwise on the plans. No additional payment will be provided if contractor chooses to install using a trenchless method. This work will be paid for at the Contract Unit Price, per each, for "1-1/2-Inch Water Service, Short Side".

Near side services, Trenchless:
Installation of new water services where the plans call out "install using trenchless method" shall be installed using a trenchless method approved by the Project Engineer to the location of the new connection to minimize landscaping and hardscaping impacts. Installation using an open cut method

will not be allowed. This work will be paid for at the Contract Unit Price, per each, for "1-1/2-Inch Water Service, Short Side, Trenchless".

Far side services, Trenchless:
Installation of new water services for the residences located on far side shall be installed using a trenchless method approved by the Project Engineer. Installation using an open cut method will not be allowed. This work will be paid for at the Contract Unit Price, per each, for "1-1/2-Inch Water Service, Long Side".

Cleaning and Televising:
After construction of water service lines are completed the Contractor shall clean and televise the storm and sanitary sewers at all locations on Grace Road where the new water service lines cross over or under these existing sewers. The purpose of this work is to confirm the existing sewers have not been damaged by the water service installation work. The sewers shall be cleaned and televised in accordance with NASSCO standards and shall be considered incidental to the Contract. The videos and a PDF of the accompanying written report shall be provided to the project engineer on a USB flash drive.

Lead Water Service Line Replacement Protocol:
Prior to construction, the Contractor will be provided with a list of addresses within the project limits where lead water services were identified between the residence and corresponding b-box for that property during the Village's water service lead survey. For these addresses, the Contractor shall contact the Village so the Village may sample these locations before and immediately after the main-to-b-box section is replaced, and again several weeks later. The Contractor may also encounter service lines that are lead from the main to the b-box and copper from the b-box to the house and thus were not discovered during the survey. The same protocol as outlined above applies to this scenario as well. It is important to sample the incoming water immediately if either of these cases is found. Public Works will coordinate directly with affected homeowners during construction.

44. Fire Hydrant Adjustment Kit: If during the installation of a fire hydrant, an existing utility prevents the installation of a fire hydrant at the standard six foot (6') bury depth, the Contractor must install the fire hydrant lead below the utility and set the hydrant deeper than six feet (6'). The Contractor will be required to furnish and install all fittings to bend the hydrant lead under the utility. The Contractor will also be required to furnish and install the appropriate hydrant extension required to set the hydrant at the correct grade. The Contractor will be required to get approval from the Owner to charge for a fire hydrant extension prior to backfilling.

Basis of Payment. This Work will be paid for at the Contract Unit Price, per each, for "Fire Hydrant Adjustment Kit".

45. Stainless Steel Nuts and Bolts: Active Action Threaded Product stainless steel nuts (grade #300) and bolts (grade #304) shall be used on all underground fittings, valves and below grade components on fire hydrants, or where "push-on" joints for fittings are not used.

Basis of Payment. The cost of stainless steel nuts and bolts shall be included in the pertinent Contract Unit Price Items.

46. Steel Casing Pipe, Augured And Jacked, 20"

This work shall include all labor, material, and equipment necessary to furnish and install smooth steel casing pipe jacked in place by auger boring methods in accordance with Section 516 of the Standard Specifications and as specified herein.

The Contractor shall submit shop drawings and material certification for the steel casing and casing spacers, and

a detailed outline of the installation procedures. A list of all equipment and materials used to auger and jack steel casing shall be submitted to the Engineer a minimum of four weeks prior to the start of the jacking operation.

All casing pipes shall be new and unused. The casing pipe shall be smooth steel pipe conforming to ASTM A 139, Grade B with a minimum yield strength of 35,000 PSI. The steel pipe shall be plain end and be in at least eighteen (18) foot lengths (except the last section, where a shorter section may be necessary to obtain the total casing length shown on the plans). All joints shall be solidly butt-welded with a smooth non-obstructing joint inside. All welds shall comply with American Welding Society recommended standards.

The casing diameter should be sized to provide a minimum of four (4) inches between the inside of the casing pipe and the largest outside diameter of the carrier pipe (including pipe bells) to allow deflection of the casing pipe and installation of casing spacers. The minimum wall thickness required for smooth steel pipe shall be as follows:

Nominal Diameter Inches	Minimum Wall Thickness of Smooth Steel Pipe (Inches)
20	0.37500

Casing spacers, also referred to as Carrier Pipe Supports, and hardware shall be T-304 stainless steel conforming to ASTM 304. The connecting flanges shall be ribbed, and the shell lined with PVC. Casing spacers shall be a minimum of eight (8) inches wide and shall electrically isolate the carrier pipe from the casing pipe. Casing runners shall have a coefficient of friction <0.13 per ASTM D-1894 on smooth steel surface. Casing spacers shall be installed a maximum of two (2) feet from the end of the casing pipe. The carrier pipe supports shall be installed on the carrier pipe per the manufacturer's recommendations, and a maximum spacing of ten (10) feet on ductile iron carrier pipe, and six (6) feet for PVC and HDPE. The height and supports shall be appropriate size to keep the carrier pipe 'restrained' and centered within the casing pipe. A 1/2" to 1" clearance will be allowed between the top runners and the casing pipe. Casing spacers shall be manufactured by the Cascade Waterworks Mfg. Co. or approved equal.

The carrier and casing pipe shall be sealed with rubber end caps and stainless-steel bands conforming to ASTM C¬923 as manufactured by Cascade Waterworks Mfg. Co., Model CCES, or approved equal.

The casing pipe shall be constructed by the auger and jacking method, with the augering and jacking operation being simultaneous and no unsupported excavation in front of the casing. The over-cut by the cutting head shall not exceed the outside diameter of the pipe by more than two (2) inches.
It shall be the Contractors responsibility to field verify existing utilities prior to auger boring operations. If existing utility lines of any nature are encountered which conflict with new construction, the Contractor shall notify the Engineer immediately. The Contractor shall not make claims for additional costs, nor the Owner seek a credit.

This work shall also include saw cutting, removal and disposal of existing pavement and surplus excavated materials necessary to construct jacking pits and receiving pits, installation of casing void pressure grout, trench protection, foundation and drainage for the augering machine, utility exploration, and backfilling with select excavated materials, where applicable. Coarse aggregate backfill shall be paid for separately. All shoring and trench protection shall meet current OSHA safety requirements.

Utility exploratory excavation shall consist of pavement removal, earth excavation, disposal of excavated material, temporary pavement patching using CMA or HMA and all required traffic control. Payment for pavement removal, excavation, trench backfill and pavement patching for utility exploratory excavation shall be considered incidental to the jacking and boring.

If the jacking and receiving pits are to remain open overnight, the Contractor shall install six (6) foot tall temporary fence panels, panel stands (feet), sandbags, and temporary swing gates, as applicable, to protect the public. This work shall be incidental to the jacking and boring.

Jacking and boring are noted at key locations on the plans. The size and locations are recommended locations for the contractor to utilize in preparing their bid/sequencing of the work. The actual locations of these pits will be determined by the Contractor and a drilling plan must be submitted to the Engineer for approval prior to the preconstruction meeting. The surface disruption and restoration for each drill pit as shown on the plans is an estimate. The actual disruption of each drill pit shall be dependent on the actual placement and be included in the price per pit. The Contractor shall make every effort to minimize surface disruption in the pit areas. No additional costs shall be paid for disruption or restoration that was excessive in the opinion of the Engineer.

All pits shall be dug and properly protected from the public. Any pits to remain open outside of working hours shall be properly shored and steel plated to protect the public. In areas a minimum 15 feet from the roadway, the pits can be fenced with a 6' tall temporary chain link fence in lieu of steel plating the open excavation. In either case shoring the hole is required. All pit protection shall be performed to the satisfaction of the Engineer.

The Contractor shall protect and support all existing utilities during excavation for the drill pits. If sheathing is required, no sheathing shall be installed within two (2) feet of a water main. If pole and utility bracing is required to support a utility pole within or near excavation limits, the Contractor shall be responsible for coordinating with the utility company to properly protect and support the underground utility or utility pole. All work associated with protecting and supporting existing utilities during drill pit excavation and work shall be incidental to the drilling/pulling pits.

All stockpiled material from pits shall be stockpiled for backfill in lawn areas or hauled off site where trench backfill is required. All soil stockpiles shall be adequately protected to prevent silt laden water from discharging from the site meeting the requirements of the Standard Specifications, the erosion control details and notes on the plans.

The pits shall include surplus excavated materials necessary to construct jacking pits and receiving pits, foundation, and drainage for the augering machine, utility exploration, and backfilling with select excavated materials, where applicable. Coarse aggregate backfill shall be paid for separately. All shoring and trench protection shall meet current OSHA safety requirements.

Pits adjacent to paved areas shall be adequately protected from traffic by methods as determined by the Contractor to maintain a safe and effective work area. Protections can include construction flaggers, signage, jersey barriers, and other traffic control devices as determined necessary. As part of the drilling plan submittal, the Contractor shall provide an updated traffic control plan that details the required traffic control based on the actual size, location, and number of pits. All work associated with the updated traffic control submittal, and the required traffic control for the pits shall be included in the applicable traffic control bid items.

The work to for the auger and jacking pits as described shall be incidental to the steel casing pipe.

This work will be measured in place and paid for at the contract unit price per foot (FT) for STEEL CASING PIPE, AUGERED AND JACKED, 20", which shall include all labor, material, and equipment required to complete the work as specified herein.

47. Hand Mining: This work consists of furnishing labor, equipment, and materials to remove obstructions from in front of the jack and bore operation by which cannot be removed by auger. By hand or using hand tools, the Contractor shall remove any obstructions which the auger machine cannot remove.

This work will not be paid for separately, but shall be considered included in the cost of the steel casings being

installed.

48. Exploratory Trench: This item shall consist of excavating an area for the purpose of locating existing underground utilities (mains and services) that may present conflict with the proposed improvements within the construction limits of the project. This Work shall be performed as indicated in the Contract Drawings and as directed by the Project Engineer. Note that potholing and exploratory excavations associated with trenchless installation are incidental to the pipe installation, as outlined in this specification. This item is intended to be used as additional exploration as requested by the engineer.

    Exploratory excavation shall consist of pavement removal, earth excavation, disposal of excavated material, temporary pavement patching using CMA or HMA and all required traffic control. Payment for pavement removal, excavation, trench backfill and pavement patching for utility exploratory excavation shall be included in the cost of the pay item.

    After the excavation has been inspected, it shall be backfilled and compacted to the satisfaction of the engineer immediately. If it is located in, or within two-feet of, a paved area (existing or proposed), the excavation shall be backfilled according to the "Trench Backfill" specification located in this attachment. Otherwise, the excavation shall be backfilled with excavated material compacted to the satisfaction of the Project Engineer. Any excess material shall be disposed of in accordance with Article 202.03 of the IDOT Standard Specifications.

    This Work shall be paid for at the Contract Unit Price Items, per each, for "Exploratory Excavation, Paved Area, < 10' DEPTH" and "Exploratory Excavation, Non-Paved Area, < 10' DEPTH".

49. Water Main Restrained Joints: All water main joints under paved surfaces owned and maintained by IDOT and Cook County, and/or water main joints inside of casing pipes must be restrained with either "restrained joint pipe" or "finger lock gaskets." The Village may also require restrained joints to be installed in situations where adequate thrust blocking cannot be obtained.

    Basis of Payment. The cost of the restrained joint pipe and finger lock gaskets is included in the pertinent Contract Unit Price Items.

50. Interconnect to Existing Water Main: This Work includes making the physical connection between the proposed water main (or water main to be replaced) and an existing water main(s) that will require a shut down. The total length of new water main required to make the interconnection to existing water main shall be less than 20 feet. All other new water main shall have been previously pressure tested, chlorinated, and had water samples pass laboratory testing prior to commencing interconnection work. All bolts and nuts are to be removed and replaced with new stainless steel hardware meeting Village Standards. The cost of excavating, disposal of excavated material, shoring, furnishing and installing all required fittings, joint restraint, stainless steel hardware, backfilling with CA-6, and temporary parkway restoration of all disturbed landscaping will be paid for at the Contract Unit Price, per each, for "Connect to Existing, Water Main", This item does not apply to pressure connections.

51. Remove Existing Water Main (all sizes and fittings): This Work involves removing existing sections of water main pipe and fittings to facilitate the installation of the new water main as well as the abandonment of the existing water mains. This Work also includes excavating, shoring, cutting and removing pipe and fittings, backfilling with CA-6 & soil (where applicable), disposing of pipe, and restoring landscaping disturbed by this Work.

    Basis of Payment. The cost of this Work is incidental to the pertinent Contract Unit Price Items.

52. Install Plug or Cap On Existing Water Main: This Work consists of installing a plug or cap on an existing water main, fitting, and/or valve as specified in the plans.

    Basis of Payment. This Work will be paid for at the Contract Unit Price, per each, for "Cut and Cap Existing Water Main" which Price includes necessary excavation, shoring, backfill, equipment, and materials necessary to complete the specified Work.

53. Abandon/Remove Valve Vault: This Work consists of removing the top cone section of the valve vault, backfilling the bottom section of the valve vault and the entire excavation with CA-6 compacted in eight inch (8") lifts and delivering all components to the Village's Public Works Department Building located at 655 Huehl Road, Northbrook. If the Village does not want the frame and cover, the Contractor must dispose of these items at no additional cost to the Village. At locations where the existing valve vault is to be removed within pavement limits or in conflict with proposed water main, it shall be completely removed. For existing pressure connections, Work shall include removing and repairing the affected section of existing water main.

    Basis of Payment. This Work will be paid for at the Contract Unit Price, per each, for "Abandon Valve Vault" or "Remove Valve Vault" which Price includes necessary excavation, shoring, backfill, equipment, and materials necessary to complete the specified Work.

54. Remove Fire Hydrant: This Work consists of removing the existing fire hydrant, auxiliary valve, plugging the main, and delivering the fire hydrant/auxiliary valve in one complete unit to the Village's Public Works Department Building located at 655 Huehl Road, Northbrook. The Contractor shall get approval from the Owner prior to any removal. If the Village does not want the fire hydrant, the Contractor must dispose of it at no additional cost to the Village. The Contractor must also remove and dispose of the valve box and hydrant lead water main. This Work includes backfilling with CA-6 in 8 inch (8") lifts.

    Basis of Payment. This Work will be paid for at the Contract Unit Price, per each, for "Remove Fire Hydrant" which Price includes necessary excavation, shoring, backfill, equipment, and materials necessary to complete the specified Work.

55. Abandon Existing Water Main with CLSM: This work shall include all labor, material, and equipment necessary to fill and abandon the existing water main with controlled-low strength material (CLSM) in accordance with Section 593 of the Standard Specifications and as specified herein.

    The utility shall be plugged on all open ends and be adequate to withstand the hydrostatic load created during the filling operation. CLSM shall be placed to completely fill all voids and crevices within the abandoned pipe as shown on the Engineering plans. The CLSM shall be placed by low-pressure pumping with a maximum length of flow limited only by the safe allowable load that may be applied to the abandoned utility pipe. Additional access or bleeding holes may be required to assure the complete filling of the utility. Note that abandonment of the existing water main with CLSM shall be completed on abandoned water main beneath Cook County Department of Highway and Transportation and Illinois Department of Transportation owned right-of-way only.

    The remaining water main shall be abandoned in place. The work to abandon existing sections of water main pipe and fittings to facilitate the installation of the new water main as shown on the plans shall be incidental to the pertinent Contract Unit Price Items. The work to remove sections of the existing water main, including excavation, shoring, cutting and removing pipe and fittings, cutting and capping, backfilling with CA-6 & soil (where applicable), disposing of pipe, and restoring landscaping disturbed by the work, shall be incidental to the pertinent Contract Unit Price Items.

    The mix design shall be Mix 3 in accordance with Section 1019 of the Standard Specifications.

    This work will be paid for at the Contract Unit Price per cubic yard (CY) for "ABANDON EXISTING WATER

MAIN WITH CLSM", which price shall include all materials, labor and equipment necessary to satisfactorily complete the work as specified herein.

56. Residential Sewer Remove and Replace with Water Main Quality Pipe: This Work includes excavating, disposal of excavated material, cutting and removal of sewer to be replaced, installation of pipe having water main quality joints and stainless steel, non-shear mission band couplings, backfilling with soil (where applicable), as well as temporary parkway restoration of the disturbed parkway areas. This Work will be paid for at the Contract Unit Price Items, per linear foot, for:

A. "Remove Existing Sewer Pipe And Replace With 6-Inch DR18 PVC Pipe"

Sanitary Sewer Service Lines and Storm Sewer Service Lines

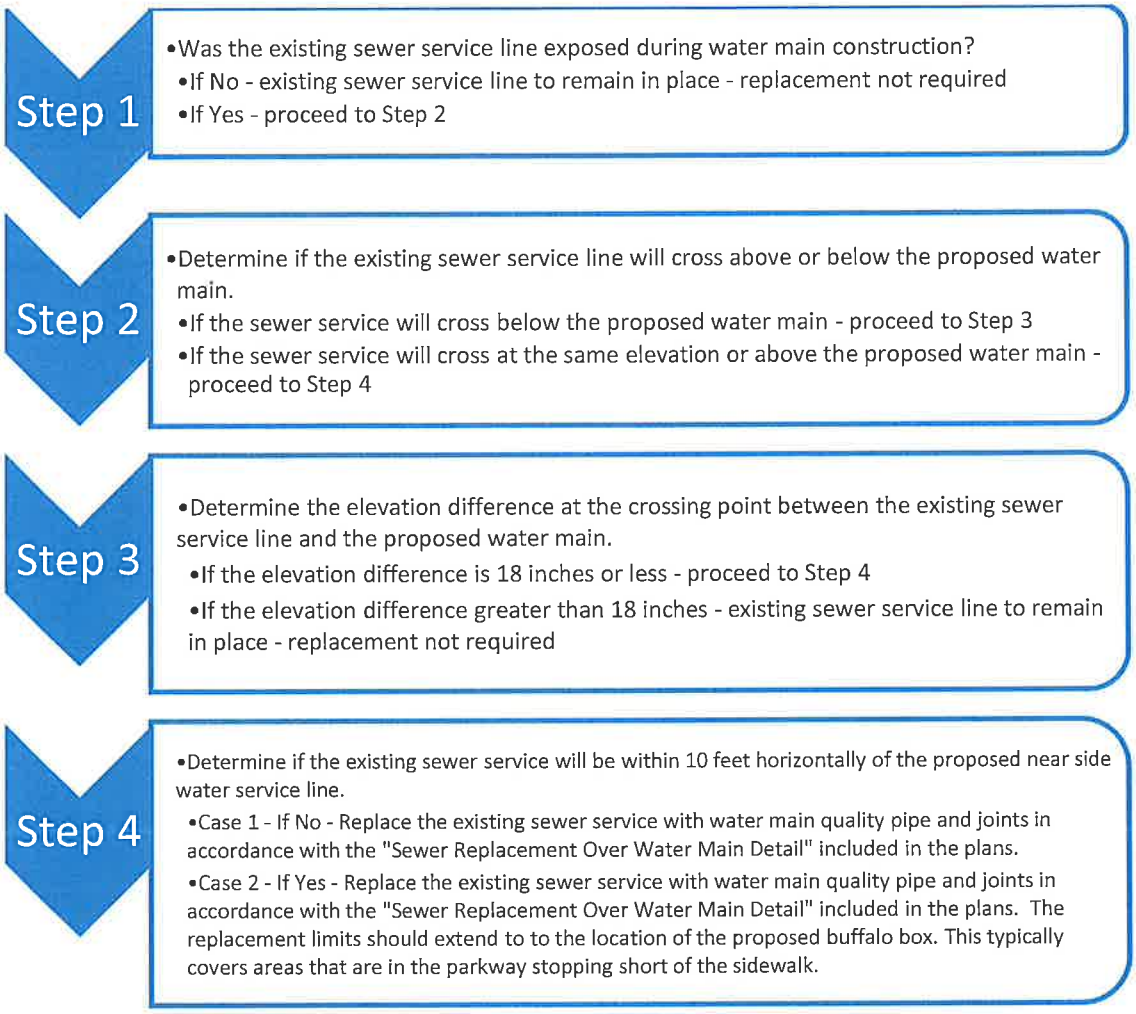
Existing VCP or PVC sewer service lines exposed during water main and water service line installation shall be replaced with new pipe per the above mentioned pay items at locations as directed by the Project Engineer.

Proposed Near Side Water Service Lines – Impacts to Existing Sewer Services

Flowchart #1 is being provided for informational purposes. Conflicts between storm sewer services and water main or water service lines will be treated the same as conflicts between sanitary sewer services and water main or service lines. Sanitary and storm sewer services are referred to collectively as "sewer service line" in the flowchart.

If the sewer service line encountered during water main or water service line construction appears to be water main quality pipe and appears to have water main quality joints the existing sewer service will remain in place. The Project Engineer will evaluate each existing service line and shall make this determination. If the sewer service is determined by the Project Engineer to not be made of water main quality pipe and joints the following Flowchart #1 may be used as a guide for how each situation is anticipated to be handled.

Flowchart #1



The Contractor is advised that ultimately each sewer service line encountered will be analyzed by the Project Engineer and the Project Engineer will decide if replacement is needed and the Project Engineer will determine the length sewer service replacement required.

57. Trench Backfill: Trench backfilling shall be performed in accordance with Article 550.07. Aggregate meeting IDOT CA-6 requirements is required to be used for trench backfill underneath and within two feet (2') of all paved areas. The use of recycled CA-6 is permitted if it is certified by a material testing laboratory to meet all of the material requirements for CA-6 as specified in Articles 1004.01 and 1004.05 in the most current edition of the Illinois Department of Transportation Standard Specifications For Road and Bridge Construction. The Village has the right to reject any material it feels is not satisfactory for use. Water jetting of trenches will be allowed only during weekdays from 7am-5pm. No overnight jetting and/or usage of fire hydrants for this purpose will be allowed.

Excavated material must be removed from the trench and directly deposited in waiting trucks and hauled off-site to an acceptable landfill area. Trench backfill material must be immediately placed in open trenches after

the installed pipe has been inspected.

The Contractor is responsible for providing suitable compaction of all trench backfill and is responsible for failure of any paved or landscaped surface due to trench settlement.

The method of backfilling and compaction used by the Contractor must not be detrimental to the project design concept, the material of construction, and shall not be hazardous to the public's safety.

At no time during the course of the construction project will trench backfill be permitted to be stockpiled overnight within the Village right-of-way. All trench backfill delivered to Work Site must be utilized by the end of the Working day.

The backfill will be mechanically compacted in eight inch (8") lifts to ninety-five percent (95%) of maximum density at optimum moisture. The elevation of backfilled and compacted trenches must match the surface of the pavement. Proper backfilling procedures must be followed in order that no ponding areas will exist after settlement of the backfill material has taken place.

All trench backfill procedure expenses for the backfill with CA-6 stone of the excavation for the water main, sanitary sewer main, storm sewers (excluding storm and sanitary sewer residential service lines) will be measured in place and paid for at the Contract Unit Price, per cubic yard, for "Trench Backfill, CA-6, for Water Main and Sewer Mains". The Contractor shall backfill up to the existing ground elevation.

All other trench backfill procedure expenses for fire hydrants, valve vaults, manholes, tracer wire stations, box structures, trenchless construction receiving pits, fire hydrant/valve vault removal, and any other items requiring trench backfill are incidental to the Contract.

58. Temporary Pavement Patches, Type IV, 1.5": This work shall be in accordance with Sections 442.08 and 442.09 of the Standard Specifications. 1.5 Inches of Hot-Mix Asphalt (HMA) patching shall be constructed at locations shown on the plans or as directed by Project Engineer. Contactor must maintain stone trenches at no additional cost until the trenches can be patched with HMA.

    This Work shall be paid for at the Contract Unit Price Items, per square yard, for "Temporary Pavement Patches, Type IV, 1.5"".

59. HMA Driveway Surface Course, Mix D, N50, 2-Inch, Removal and Replacement: This Work shall include the removal of existing HMA driveway pavement and replaced with 2 inches of HMA driveway pavement in accordance with the plans. This work shall consist of all labor, equipment and material required to complete this work. If the existing driveway is thicker than 2 inches, the new apron should match the existing thickness. Any additional earth excavation or CA-6 backfill required, as determined by the Engineer, shall be included in the cost of this item. The cost increase shall be included in the price of this item. This Work will be paid for at the Contract Unit Price, per square yard, for "HMA Driveway Surface Course, Mix D, N50, 2-Inch, Removal and Replacement".

    The Maximum time residents may be without access to their driveways during asphalt placement/setting will be seven (7) business days for apron removal and replacement.

60. Temporary Seed and Blanket, Incl. 6" Topsoil Furnish and Place: This work shall be in accordance with Sections 211, 250, and 251.04 of the Standard Specifications except as modified herein.

    A minimum six inches (6") of topsoil must be used to restore lawn areas disturbed by construction. The quality of the delivered topsoil shall be per IDOT specification 1081.05 (a). Prior to placement, the delivered topsoil

will be sent to a soil testing lab for analysis. Removal of existing soils required to place the 6" of topsoil shall be considered incidental included in the cost of this pay item.

Biodegradable stakes shall be used for the installation of erosion control blanket. No metal stakes shall be used during installation.

All areas identified on the plans to be permanently landscaped shall be temporarily seeded and blanketed within seven (7) days of initial disturbance or as directed by the Project Engineer. This Work is in conformance with the Village's Illinois Environmental Protection Agency's National Pollution Discharge Elimination System statewide permit requirements.

Temporary Seed mix shall be IDOT Class 7 and shall be used in all lawn areas impacted by construction. Seed shall be sown within 7 days of impact to lawn area unless approved be Project Engineer. Erosion control blanket shall be placed within 24 hours of seed application. This work shall be paid for at the Contract Unit Price, per square yard, for "Temporary Seed and Blanket, Incl. 6" Topsoil Furnish and Place".

61. Sodding: A Professional Landscaping Company, pre-approved by the Project Engineer, must perform all permanent restoration procedures. This work shall be in accordance with Sections 211 and 252 of the Standard Specifications except as modified herein.

All disturbed areas that were temporarily restored with seed and erosion control blanket shall be permanently restored using sod. Remaining blanket, including stakes and undesired vegetation shall be removed and the areas shall be fine-graded as part of the preparation work for sodding.

Sod: Use top quality, 12 to 18 month old bluegrass sod consisting of a minimum of 3 varieties of Bluegrass evenly blended, such as Adelphi, Rugby, Glade, Parade or equivalent. Sod shall be ¾-inch thick, 24 inches wide, and 6-feet long with each piece being of uniform size and thickness for proper installation.

Sod shall be properly moist at the time of cutting and shall be laid within 24 hours of cutting to prevent excessive heat buildup. Width of restoration areas are depicted on the typical section sheets in the plans. The minimum width of restoration shall be two (2) feet on either side of new sidewalk, behind curb and gutter, and any other disturbed areas even if the disturbed area is less than two (2) feet wide. Lay sod with ends staggered by a minimum of 1-foot. Adjust the sod so seams are firmly butted together and curled edges are laid flat. Water thoroughly until subsoil is wet and whenever sod shows signs of drying or wilting. Sprinklers or nozzle hoses are acceptable. Continue watering until the Project is accepted. Watering shall be in accordance with Section 252. Fertilize immediately prior to placement. Fertilizer shall be in accordance with article 252.03 and shall be applied via mechanical spreader. Sod operations shall be repeated until a satisfactory uniform stand of grass is obtained as determined by Northbrook Public Works.

A well-made lawn is desired and the Contractor must perform the Work in accordance with the best lawn making practice. In the absence of rain, all sodded areas must be watered thoroughly. The Contractor must supply a watering truck at no additional cost to the Contract. Contractor shall furnish all hoses, meters, back flow preventers, and any other connections necessary to perform watering needs. The direct use of Northbrook Fire Hydrants will not be permitted for acquiring water for watering the restoration. Water must be obtained at the Village of Northbrook Public Works Center located at 655 Huehl Road where a hydrant meter is set up to monitor the exact amount of water discharged. The contractor is required to properly document all water used when drawing water. There is no fee for water used for this project.

As required by Section VIII of Attachment A, ten Percent (10%) Payment Retainage will be held from the Contractor until the Work sites are restored to their pre-construction condition and to the satisfaction of the Village.

This Work will be paid for at the Contract Unit Price, per square yard, for "Sodding, Special".

62. Leak Detection Services: The Contractor shall provide one (1) hardcopy and one (1) electronic copy of a leak detection report to the Project Engineer by the Substantial Completion Date of the project. The report shall include, but is not limited to, locations surveyed, number and type of leaks found, and estimates of leakage. The locations surveyed shall include all new hydrants, valves, and buffalo boxes installed within the project limits.

    Every suspected will be analyzed and correlated utilizing a computerized leak correlator such as an FCS Tri-Cor 2001 or equivalent. If the Contractor identifies a detectable water leak within the limits of the new construction, the Contractor shall be required to repair the leak by the final completion date of the project.

    The cost of leak detection and report preparation as well as the repair and final restoration of any and all detected leaks will be paid for at the lump sum Contract Unit Price for "Leak Detection Services", which Price includes the labor, equipment, material and appurtenances necessary to complete the specified Work.

63. Gas Powered Leaf Blowers: Use of gas-powered leaf blowers is prohibited in the Village of Northbrook from May 1st to September 30th and December 1st to March 31st. The contractor and their subcontractors shall not use gas-powered leaf blowers during this project. Non-compliance may result in the issuing of citations and fines and may be grounds for termination of contractual agreements with the Village if immediate corrective action is not taken. This does not apply to electric leaf blowers, including both battery-operated and corded models, which remain permitted for use year-round.

    Basis of Payment. This Work will not be paid for separately but shall be considered included in the cost of the Contract.

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
ATTACHMENT C – LIST OF DRAWINGS

Plan Sheets Titled: 2026 WATER MAIN IMPROVEMENTS
GRACE MANOR SUBDIVISION

SHEET NO.	SHEET TITLE	DATE LAST REVISED
1	Title Sheet	04/08/2026
2	General Notes	04/08/2026
3	Summary of Quantities	11/26/2025
4	Existing Conditions/Demolition Plan	04/08/2026
5	Drainage and Utility Plans	04/08/2026
6	Restoration Plan	04/08/2026
7	Traffic Control Plan	04/08/2026
8	IEPA Standard Details	11/26/2025
9-11	IDOT Standard Details	11/26/2025
12	District One Standard Details	11/26/2025
13-15	Northbrook Standard Details	11/26/2025

Prepared by: Northbrook Public Works Department

VILLAGE OF NORTHBROOK (OWNER)
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
APPLICATION FOR PROGRESS PAYMENT NO. _____

FOR THE PERIOD: _____ TO _____, INCLUSIVE SHEET _____ OF _____ SHEETS

CONTRACTOR'S NAME AND ADDRESS: _____

CONTRACT PRICE (LUMP SUM): $_____ ESTIMATED COST (UNIT PRICE): $_____

	NO. AND DESCRIPTION OF UNIT			WORK PERFORMED TO DATE		
ITEM NO. (1)	DETAILED ESTIMATE (2)	UNIT PRICE (3)	COST ESTIMATED (4)	NO. OF UNITS (5)	AMOUNT EARNED TO DATE (6)	% COMPLETE (7)

FOR THE PERIOD: _____ TO _____, INCLUSIVE SHEET _____ OF _____ SHEETS

VILLAGE OF NORTHBROOK (OWNER)
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
APPLICATION FOR PROGRESS PAYMENT NO. _____

CONTRACTOR'S NAME AND ADDRESS: _____

CONTRACT PRICE (LUMP SUM): $_____ ESTIMATED COST (UNIT PRICE): $_____

	NO. AND DESCRIPTION OF UNIT			WORK PERFORMED TO DATE		
ITEM NO. (1)	DETAILED ESTIMATE (2)	UNIT PRICE (3)	COST ESTIMATED (4)	NO. OF UNITS (5)	AMOUNT EARNED TO DATE (6)	% COMPLETE (7)
	Future Items	----------		----------	----------	----------
		----------	----------	----------		----------

VILLAGE OF NORTHBROOK (OWNER)
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
APPLICATION FOR PROGRESS PAYMENT NO. _____

CERTIFICATE OF CONTRACTOR OR ITS DULY AUTHORIZED REPRESENTATIVE: To the best of my knowledge and belief, I certify that all items, units, quantities, and prices of Work and material shown on the face of Sheet(s) _____ of this application are correct, that all Work has been performed and materials supplied in full accordance with the terms and conditions of the Contract between the undersigned as Contractor and Village of Northbrook as Owner, dated: _____, and all authorized changes thereto; that the following is a true and correct statement of the Contract account up to and including the last day of the period covered by this application and that no part of the "Total Amount Due" has been received:

(a) Total amount earned (col. 6)..... $ _____

(b) Retained percentage (10%)..... $ _____

(c) Total earned less retained percentage..... $ _____

(d) Total previously certified (Line (c) from previous application no. _____)..... $ _____

(e) Amount due this estimate..... $ _____

(f) Excess cost of field engineering and inspection .....(Subtract) $ _____

(g) Total Amount Due..... $ _____

I further certify that all claims outstanding as of this date against the undersigned as Contractor for labor, materials, and expendable equipment employed in the performance of said Contract up to this date have been paid in full in accordance with the requirements of said Contract. I further certify that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

DATE: _____ _____
CONTRACTOR

By: _____
Title: _____

CERTIFICATE OF THE CONSULTING ENGINEERS OF THE VILLAGE OF NORTHBROOK: I certify that I have verified this application, and that to the best of my knowledge and belief it is a true and correct statement of Work performed and materials supplied under the Contract, and that Contractor's certified statement of account and the amount due is correct and just, and that all Work and materials included in this application have been performed in full accordance with the terms and conditions of the Contract and authorized changes thereto.

DATE: _____ _____
NAME

By: _____
Title: _____

VILLAGE OF NORTHBROOK RECOMMENDATION FOR PAYMENT: Approved and Payment Recommended:

DATE: _____ VILLAGE OF NORTHBROOK

By: _____
Title: _____

#9899512_v1

SWORN STATEMENT TO OWNER

STATE OF _____)
)
COUNTY OF _____)

The affiant, _____, being first duly sworn, on oath deposes and says that: Affiant is the _____ of _____, which has a Contract with _____, for _____ for the following described premises, to wit: _____; and Affiant is authorized to make this Sworn Statement to Owner.

Affiant further deposes and says: That, for the purpose of said Contract, the following persons have been contracted with, and have or are furnishing and preparing materials for, and have done or are doing labor on, said improvement; that there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated; and that this Sworn Statement to Owner is a full, true, and complete statement of all such persons, the amounts paid and the amount due or to become due to each.

1 Subcontractor or Supplier	2 Kind of Work	3 Amount Of Contract	4 Retention (Incl. Current)	5 Net Previously Paid	6 Net Amount This Payment	7 Balance To Complete
TOTAL						

AMOUNT OF ORIGINAL CONTRACT	$	WORK COMPLETED TO DATE	$
ADDITIONS TO CONTRACT	$	LESS ___% RETAINED	$
TOTAL CONTRACT AND ADDITIONS	$	NET AMOUNT EARNED	$
CREDITS TO CONTRACT	$	NET PREVIOUSLY PAID	$
ADJUSTED TOTAL CONTRACT	$	NET AMOUNT OF THIS PAYMENT	$
		BALANCE TO COMPLETE (Inc. Retention)	$

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 90% of the cost of work completed to date unless otherwise approved by Owner.

I herewith tender Waivers of Lien for all materials and labor furnished.

Signed: _____

Name: _____

Title: _____

Subscribed and sworn to be before me
this ___ day of _____, 20__.

_____
Notary Public

This Sworn Statement to Owner must be submitted to Owner before each and every payment.

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
CHANGE ORDER

CHANGE ORDER NUMBER _____

I. ITEM DESCRIPTIONS

ITEM 1.

Description of Changes Involved:

Reason for Change:

Revision in Price

ITEM 2.

Description of Changes Involved:

Reason for Change:

Revision in Price

II. ADJUSTMENTS IN AMOUNT OF CONTRACT:

Amount of Original Contract Price	$
Net (addition) (reduction) due to previous Change Orders Nos. ____ to ____	$
Amount of Contract Price, not including this Change Order	$
Change (addition) (reduction) to Contract Price due to this Change Order	$
Amount of Contract Price including this Change Order	$

III. FINDINGS.

Pursuant to the requirements of Section 33E-9 of the Illinois Criminal Code of 1961, the undersigned do hereby find that the Change Order: [check all that are appropriate]

___ is necessary due to circumstances that were not foreseeable at the time the Owner entered into the Contract;

___ is germane to the Contract in its original form as signed; and/or

___ is in the best interest of the Owner and authorized by law.

IV. ACCEPTANCE.

RECOMMENDED FOR ACCEPTANCE:

By:_____ Date:_____
Project Engineer

ACCEPTED: By my authorized signature below, I certify on behalf of Contractor that this Change Order does not authorize or necessitate an increase in the price of any Subcontract under the Contract that is 50% or more of the original Subcontract price.

By:_____ Date: _____
Contractor

APPROVED:

By:_____ Date: _____
Village Manager

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: **Curran Contracting Company, 286 Memorial Court, Crystal Lake, IL 60014** as Principal, hereinafter called Contractor, and Continental Casualty Company as surety, a corporation organized and existing under the laws of the State of Illinois, hereinafter called Surety, are held and firmly bound unto Village of Northbrook, c/o Village Hall, 1225 Cedar Lane Northbrook, Illinois, 60062 as Obligee, hereinafter called Owner, in the full and just sum of Three Hundred Sixty Five Thousand Dollars ($365,000.00), for the payment of which sum of money well and truly to be made, Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, said amount to include payment of actual costs and damages and for attorneys' fees, architectural fees, design fees, engineering fees, accounting fees, testing fees, consulting fees, administrative costs, court costs, interest and any other fees and expenses resulting from or incurred by reason of Contractor's failure to promptly and faithfully perform its Contract with Owner, said Contract being more fully described below, and to include attorneys' fees, court costs and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Contractor has entered into a written agreement dated **June 9, 2026,** with Owner entitled "CONTRACT FOR 2026 WATER MAIN IMPROVEMENTS" (the "Contract"), the terms and conditions of which are by this reference incorporated herein as though fully set forth herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall well, truly and promptly perform all the undertakings, covenants, terms, conditions and agreements of said Contractor under the Contract, including, but not limited to, Contractor's obligations under the Contract: (1) to provide, perform and complete at the Work Site and in the manner specified in the Contract all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the Construction of water main improvements which generally consists of the installation of approximately 320 feet of new six-inch water main on Grace Road and Pfingsten Road in the Village of Northbrook, Illinois; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in the Attachment A of the Contract; (3) to procure and furnish all bonds, and all certificates and policies of insurance specified in the Contract; (4) to pay all applicable federal, state and local taxes; (5) to do all other things required of Contractor by the Contract; and (6) to provide, perform and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Contract; all of which is herein referred to as the "Work," whether or not any of said Work enter into and become component parts of the improvement contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearances on the part of either Owner or Contractor to the other in or to the terms of said Contract; in or to the schedules, plans, drawings or specifications; in or to the method or manner of performance of the Work; in or to Owner-furnished facilities, equipment, material, service or sites; or in or to the mode or manner of payment therefor shall in any way release Contractor and Surety or either or any of them, or any of their heirs, executors, administrators, successors or assigns, or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearances and notice of any and all defaults by Contractor or of Owner's termination of Contractor being hereby waived by Surety.

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
PERFORMANCE BOND

Notwithstanding anything to the contrary in the foregoing paragraph, in no event shall the obligations of Surety under this bond in the event of Contractor's default be greater than the obligations of Contractor under the Contract in the absence of such Contractor default.

In the event of a default or defaults by Contractor, Owner shall have the right to take over and complete the Contract upon 30 calendar days' written notice to Surety, in which event Surety shall pay Owner all costs incurred by Owner in taking over and completing the Contract

At its option, Owner may instead request that Surety take over and complete the Contract, in which event Surety shall take reasonable steps to proceed promptly with completion no later than 30 calendar days from the date on which Owner notifies Surety that Owner wants Surety to take over and complete the Contract.

Owner shall have no obligation to actually incur any expense or correct any deficient performance of Contractor in order to be entitled to receive the proceeds of this bond.

No right of action shall accrue on this bond to or for the use of any person or corporation other than Owner or the heirs, executors, administrators or successors of Owner.

Signed and sealed this 11th day of May, 2026.

Attest/Witness:

By: _____

Title: KIM BARANOWSKI, WITNESS

PRINCIPAL: **Curran Contracting Company**

By: _____

Title: JACOB PRICE, PRESIDENT

CURRAN CONTRACTING COMPANY CORP ILLINOIS SEAL 1987

Attest/Witness:

By: _____

Title: Destini Watson, Witness

SURETY: Continental Casualty Company

By: _____

Title: Malerie Janet Williams, Attorney-in-Fact

SEE INSTRUCTIONS TO BIDDERS, SECTION 7, FOR SIGNATURE REQUIREMENTS

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: **Curran Contracting Company, 286 Memorial Court, Crystal Lake, IL 60014** as Principal, hereinafter called Contractor, and Continental Casualty Company as surety, a corporation organized and existing under the laws of the State of Illinois, hereinafter called Surety, are held and firmly bound unto Village of Northbrook, c/o Village Hall, 1225 Cedar Lane, Northbrook, Illinois, as Obligee, hereinafter called Owner, for the use and benefit of itself and of claimants as hereinafter defined, in the full and just sum of Three Hundred Sixty Five Thousand Dollars ($365,000.00), to be paid to it or the said claimants or its or their assigns, to which payment well and truly to be made Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, said amount to include attorney's fees, court costs and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Contractor has entered into a written agreement dated **June 9, 2026**, with Owner entitled "CONTRACT FOR 2026 WATER MAIN IMPROVEMENTS" (the "Contract"), the terms and conditions of which are by this reference incorporated herein as though fully set forth herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall promptly pay or cause to be paid all sums of money that may be due to any claimant with respect to Contractor's obligations under the Contract: (1) to provide, perform and complete at the Work Site and in the manner specified in the Contract all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the Construction of water main improvements which generally consists of the installation of approximately 320 feet of new six-inch water main on Grace Road and Pfingsten Road in the Village of Northbrook, Illinois; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in Attachment A to the Contract; (3) to procure and furnish all bonds and all certificates and policies of insurance specified in the Contract; (4) to pay all applicable federal, state and local taxes; (5) to do all other things required of the Contractor by the Contract; and (6) to provide, perform and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by or pursuant to, the Contract; all of which is herein referred to as the "Work," whether or not any of said Work enter into and become component parts of the improvement contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

For purpose of this bond, a claimant is defined as one having a direct Contract with Contractor or with a subcontractor of Contractor to provide, perform or complete any part of the Work.

Contractor and Surety hereby jointly and severally agree that every claimant who has not had all just claims for the furnishing of any part of the Work paid in full, including, without limitation, all claims for amounts due for materials, lubricants, oil, gasoline, rentals of or service or repairs on machinery, equipment, and tools consumed or used in connection with the furnishing of any part of the Work, may sue on this bond for the use of such claimant, may prosecute the suit to final judgment for such sum or sums as may be justly due such claimant, and may have execution therein; provided, however, that Owner shall not be liable for the payment of any costs or expenses of any such suit. The provisions of 30 ILCS 550/1 and 2 shall be deemed inserted herein, including the time limits within which notices of claim must be filed and actions brought under this bond.

Contractor and Surety hereby jointly agree that Owner may sue on this bond if Owner is held liable to, or voluntarily agrees to pay, any claimant directly, but nothing in this bond shall create any duty on the part of Owner to pay any claimant.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearances on the part of Owner or Contractor to the other in or to the terms of said Contract; in or to the schedules, plans, drawings or specifications; in or to the method or

manner of performance of the Work; in or to Owner-furnished facilities, equipment, material, service or site; or in or to the mode or manner of payment therefor shall in any way release Contractor and Surety or either or any of them, or any of their heirs, executors, administrators, successors or assigns, or affect the obligations of said Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearances and notice of any and all defaults by Contractor or of Owner's termination of Contractor being hereby waived by Surety.

Signed and sealed this 11th day of May, 2026.

Attest/Witness:

By: _____

Title: Kim Bakowski, Witness

PRINCIPAL: **Curran Contracting Company**

By: _____

Title: Jason Recob, President

CURRAN CONTRACTING CORPORATE SEAL 1987 ILLINOIS

Attest/Witness:

By: _____

Title: Destini Watson, Witness

SURETY: Continental Casualty Company

By: _____

Title: Malerie Janet Williams, Attorney-in-Fact

SEE INSTRUCTIONS TO BIDDERS, SECTION 7, FOR SIGNATURE REQUIREMENTS

NOTARY ACKNOWLEDGMENT OF SURETY:

State of Connecticut

County of Hartford ss.

On this the 11th day of May 2026 before me, Glenn Ryan Custodio Tapawan, the undersigned officer, personally appeared Malerie Janet Williams known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for Continental Casualty Company, and acknowledged that s/he executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand.

GLENN RYAN CUSTODIO TAPAWAN
NOTARY PUBLIC - #192680
STATE OF CONNECTICUT
MY COMMISSION EXPIRES SEPT. 30, 2029

Signature of Notary Public
Date Commission Expires: September 30, 2029
Glenn Ryan Custodio Tapawan
Printed Name of Notary

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company (herein called "the CNA Companies"), are duly organized and existing insurance companies having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signatures and seals herein affixed hereby make, constitute and appoint

Chad Warren Johnson, A Michelle Anne McMahon, Ashley Alexis, Malerie Janet Williams, Individually

of Hartford, CT, their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their insurance companies and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Laws and Resolutions, printed below, duly adopted, as indicated, by the Boards of Directors of the insurance companies.

In Witness Whereof, the CNA Companies have caused these presents to be signed by their Vice President and their corporate seals to be hereto affixed on this 12th day of February, 2026.

Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

Larry Kasten — Vice President

State of South Dakota, County of Minnehaha, ss:

On this 12th day of February, 2026, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company described in and which executed the above instrument; that he knows the seals of said insurance companies; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said insurance companies and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance companies.

My commission expires

December 4, 2031

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

K. Walsh — Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Laws and Resolutions of the Board of Directors of the insurance companies printed below are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance companies this 11th day of May, 2026.

Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

Paula Kolsrud — Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF EACH OF CONTINENTAL CASUALTY COMPANY, NATIONAL FIRE INSURANCE COMPANY OF HARTFORD, and AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA (as defined above, the "CNA Companies"):

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of each of the above CNA Companies at a meeting held on May 12, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of each of the CNA Companies.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of each of the above Companies by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of each of the above CNA Companies by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Form F6853-6/2023

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
LABOR AND MATERIAL PAYMENT BOND

WAIVER OF LIEN TO DATE

STATE OF _____)
)
COUNTY OF _____)

TO WHOM IT MAY CONCERN:

WHEREAS, the undersigned has been employed by _____ _____ to furnish _____ _____ for the premises known as _____ _____ _____ of which the Village of Northbrook is the Owner.

The undersigned, for and in consideration of _____ _____ ($_____) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois relating to mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the materials, supplies, equipment, fixtures, apparatus, machinery, or other items furnished, and on the moneys, funds, or other considerations due or to become due from the Owner, on account of labor, services, materials, supplies, equipment, fixtures, apparatus, machinery, or other items furnished to this date by the undersigned for the above-described premises. The undersigned further represent(s) and warrant(s) that the statements contained in Exhibit A, attached hereto and by this reference incorporated herein and made a part hereof, are true and correct, and that the undersigned is authorized to make this Waiver of Lien to Date.

Given under hand and seal this_____ day of _____, 20__.

Signature and Seal: _____

_____

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner; if waiver is for a limited liability company, the company name should be used and managing member should sign and designate himself as managing member.

AFFIDAVIT

STATE OF _____)
)
COUNTY OF _____)

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that: The undersigned is the _____ _____ of the _____ which has a Contract with _ _____ for the _____ work for the premises known as _____ _____ owned by the Village of Northbrook, the total amount of the Contract including extras is $_____, on which payment of $_____ _____ has been received prior to this payment; all waivers are true, correct, and genuine and delivered unconditionally and there is no claim either legal or equitable to defeat the validity of said waivers; the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL TO COMPLETE					

; and there are no other contracts for said work outstanding, and there is nothing due or to become due to any person for material, labor, or other work of any kind done or to be done upon or in connection with said work other than above-stated.

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
LABOR AND MATERIAL PAYMENT BOND

Signed this _____ day of _____, 20__. Signature: _____

Name: _____

Title: _____

Subscribed and sworn to be before me this ___ day of _____, 20__.

_____
Notary Public

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
LABOR AND MATERIAL PAYMENT BOND
EXHIBIT A

STATE OF _____)
)
COUNTY OF _____)

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that no waivers have been issued in anticipation of payment, but only to evidence payments received from

Contractor, Subcontractor or Supplier	Date	Check No.	Amount

The undersigned further deposes and says that the Village of Northbrook ("Owner") is entitled to rely on the accuracy of the statements made herein and in the Waiver of Lien to Date and Affidavit attached hereto; and that all rights to repudiate any waiver or to assert any claim against Owner are hereby waived, including, without limitation, any claim or right to repudiate any waiver based on industry custom, practice or course of dealing.

Signed this ___day of _____, 20__.

Signature: _____

_____

Printed Name: _____

_____

Title: _____

_____

SUBSCRIBED AND SWORN

to before me this ____ day
of _____, 20__.

_____
Notary Public

My Commission expires: _____

#10088401_v1

FINAL WAIVER OF LIEN

STATE OF _____)
)
COUNTY OF _____)

TO WHOM IT MAY CONCERN:

WHEREAS, the undersigned has been employed by _____ _____ to furnish _____ _____ for the premises known as _____ _____ _____ of which the Village of Northbrook is the Owner.

The undersigned, for and in consideration of _____ _____ ($_____) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois relating to mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the materials, supplies, equipment, fixtures, apparatus, machinery, or other items furnished, and on the moneys, funds, or other considerations due or to become due from the Owner, on account of labor, services, materials, supplies, equipment, fixtures, apparatus, machinery, or other items heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises. The undersigned further represent(s) and warrant(s) that the statements contained in Exhibit A, attached hereto and by this reference incorporated herein and made a part hereof, are true and correct, and that the undersigned is authorized to make this Final Waiver of Lien.

Given under hand and seal this_____ day of _____, 20__.

Signature and Seal: _____ _____

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner; if waiver is for a limited liability company, the company name should be used and managing member should sign and designate himself as managing member.

AFFIDAVIT

STATE OF _____)
)
COUNTY OF _____)

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that: The undersigned is the _____ _____ of the _____ which has a Contract with _____ _____for the _____ work for the premises known as _____ _____ owned by the Village of Northbrook, the total amount of the Contract including extras is $_____, on which payment of $_____ has been received prior to this payment; all waivers are true, correct, and genuine and delivered unconditionally and there is no claim either legal or equitable to defeat the validity of said waivers; the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and the items mentioned include all labor and material required to complete said work according to plans and specifications:

VILLAGE OF NORTHBROOK
CONTRACT FOR
2026 WATER MAIN IMPROVEMENTS
BETWEEN VILLAGE OF NORTHBROOK AND CURRAN CONTRACTING COMPANY
LABOR AND MATERIAL PAYMENT BOND

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL TO COMPLETE					

; and there are no other contracts for said work outstanding, and there is nothing due or to become due to any person for material, labor, or other work of any kind done or to be done upon or in connection with said work other than above-stated.

Signed this _____ day of _____, 20__. Signature: _____

Name: _____

Title: _____

Subscribed and sworn to be before me this ___ day of _____, 20__.

_____
Notary Public

EXHIBIT A

STATE OF _____)
)
COUNTY OF _____)

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that no waivers have been issued in anticipation of payment, but only to evidence payments received, including without limitation the final payment, and any partial payments(s) not previously identified in a Waiver of Lien to Date; that the Village of Northbrook ("Owner") is entitled to rely on the accuracy of the statements made herein and in the Final Waiver of Lien and Affidavit attached hereto; and that all rights to repudiate any waiver or to assert any claim against Owner are hereby waived, including, without limitation, any claim or right to repudiate any waiver based on industry custom, practice or course of dealing.

Signed this ___day of _____, 20__.

Signature: _____

_____

Printed Name: _____

_____

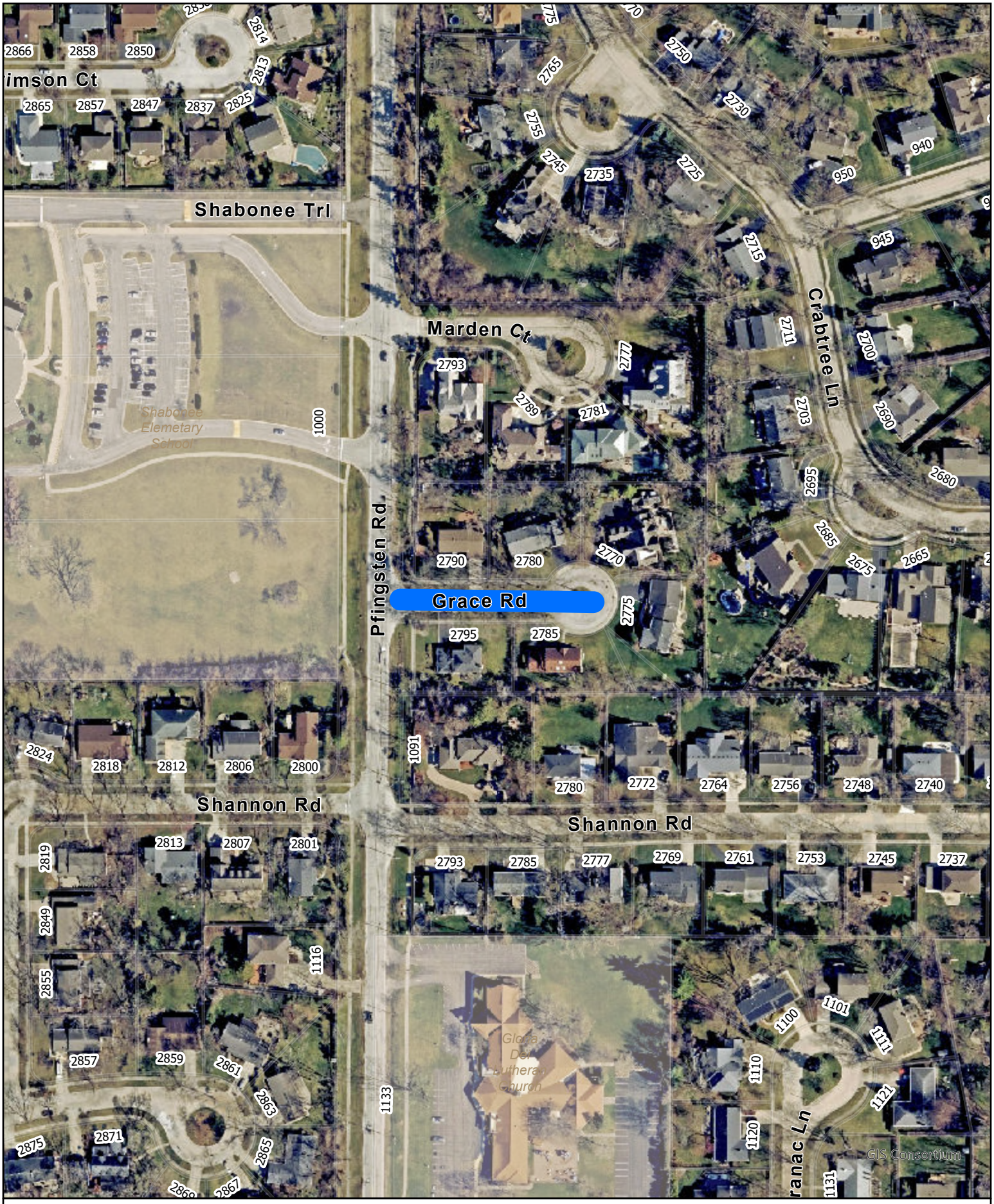
Title: _____

_____

SUBSCRIBED AND SWORN
to before me this ____ day
of _____, 20__.

_____
Notary Public

My Commission expires: _____



Capital Improvement Projects

Water Main Improvements

FY 26/27

GIS Consortium

N

0 75 150 300

Feet

196

6/13/2025

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-06-09
Subject: A Resolution Authorizing the Execution of a Letter of Understanding with IDOT for Improvements on Dundee Road

Overview
As part of planned maintenance on Dundee Road, IDOT requires reinstallation the emergency vehicle pre-emption (EVP) system maintained by the Village's contractor as well as a Letter of Understanding (LOU) affirming Village responsibility for the EVP system.

Fiscal Impact
None.

Recommendation
Approval

Strategic Priority
Infrastructure. Maintain a consistent high-quality of life through capital investment, continued focus on sustainability, and facilities that meet operational needs.

Background
In the mid 1980's, the Illinois Department of Transportation (IDOT) found itself challenged to maintain an aging highway network at an acceptable level of service on a limited financial base. This made programming rehabilitations for highways difficult under existing rehabilitation policies. In an effort to minimize the required maintenance effort on these highways as well as maximize the available rehabilitation dollars, IDOT initiated a new single pass, thin lift overlay rehabilitation strategy in 1986. The new rehabilitation strategy was titled Surface Maintenance at the Right Time (SMART).

As part of its on-going maintenance responsibilities along Dundee Road at the intersection of Waukegan Road and east of Skokie Boulevard, IDOT proposes a SMART overlay, ADA Improvements and improvements to pedestrian signals. The general scope of work for this project includes ADA pedestrian curb ramps, hot-mix asphalt surface course, pavement patching, combination concrete curb and gutter removal and replacement, drainage structure cleaning, placement of thermoplastic pavement markings and any collateral work necessary.

In April 2026, IDOT sent the Village pre-final plans for review for the work mentioned above. Public Works staff reviewed the plans and provided comments for incorporation. IDOT has

requested the attached letter of understanding be executed to confirm that the Village is accepting of the improvements and will continue its responsibilities for the emergency vehicle pre-emption (EVP) system at Dundee Road and Waukegan Road. The cost for the maintenance of the EVP at this location is already included in budget. IDOT is solely responsible for all costs associated with this improvement and all other current maintenance responsibilities, as it pertains to Dundee Road, will continue to be in effect with no new responsibilities being encumbered by the Village.

Staff recommends Village Board approval of a resolution authorizing the Village to enter into this Letter of Understanding with IDOT for the SMART overlay and ADA improvements along Dundee Road. Staff will be available at the Village Board meeting to answer any questions that may arise.

A Resolution Authorizing the Execution of a Letter of Understanding with the Illinois Department of Transportation for Improvements on Dundee Road
Exhibit A - Letter of Understanding with IDOT

Resolution 2026- _____

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

A Resolution Authorizing the Execution of a Letter of Understanding with the Illinois Department of Transportation for Improvements on Dundee Road

is hereby adopted, as follows:

Section 1. Recitals.

The Illinois Department of Transportation ("***IDOT***"), in order to facilitate the free flow of traffic and ensure safety to the motoring public, is desirous of improving 3,478 lineal feet of IL-68, I-94 to Forestway Drive & At IL-43, identified as STATE Job No.: C-91-034-20, Contract Number 62J64, STATE Section No. 2019-122-RS&SW ("***Project***").

The general scope of work for the Project consists of intersection improvements at Dundee Road and Waukegan Road as well as resurfacing of Dundee Road east of Skokie Boulevard. Other work includes drainage structure adjustments, pavement marking lines, raised reflective pavement markers, ADA ramps, pedestrian signals, detector loops and all other work necessary to complete the improvement in accordance with the approved plans and specifications.

In April 2026, IDOT sent the Village pre-final plans for review. Public Works staff reviewed the plans and provided comments for incorporation. IDOT has requested the attached letter of understanding be executed to confirm that the Village is accepting of the improvements included in the Project and will continue its responsibilities for the emergency vehicle pre-emption (EVP) system at Dundee and Waukegan Roads. IDOT is solely responsible for all costs associated with this Project and all current maintenance responsibilities as it pertains to Dundee Road will continue to be in effect with no new responsibilities being encumbered by the Village.

Based on these factors, Village staff recommends authorizing entering into a Letter of Understanding ("***LOU***") with IDOT related to the Project and the improvements at Dundee Road and Waukegan Road.

The President and the Board of Trustees have considered the LOU and determined that it is in the best interests of the Village and the public to enter into the LOU with IDOT.

Section 2. Approval of the Letter of Understanding.

The LOU shall be, and is hereby, approved in a form acceptable to the Village Attorney and the Village Manager.

Section 3. Authorization to Execute Letter of Understanding.

The Village Manager and the Village Clerk shall be, and are hereby, authorized and directed to execute and seal, on behalf of the Village, the LOU.

Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
NAYS:
ABSTAIN:

ATTEST:

Village President

Village Clerk

FAP 1273 (IL-68 (Dundee Rd))
I-94 (Edens EXPWY) to Forestway Dr & at IL-43 (Waukegan Rd)
State Section: 2019-122-RS&SW
Cook County
Job No.: C-91-034-20
Contract No.:62J64
Agreement No.: LU-126-026

LETTER OF UNDERSTANDING

This Agreement, entered into this ____day of _____,2026 A.D., by and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT OF TRANSPORTATION, hereinafter called the STATE, and VILLAGE OF NORTHBROOK of the State of Illinois, hereinafter called the VILLAGE.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure safety to the motoring public, is desirous of improving approximately 3,478 lineal feet of IL-68, I-94 to Forestway Dr & At IL-43, identified as STATE Job No.: C-91-034-20, Contract Number 62J64, STATE Section No. 2019-122-RS&SW, as follows:

The overall scope of work includes SMART overlay, Traffic Signal Modernization, Relocation of Emergency Vehicle Pre-Emption, and ADA improvement project in which the work to be performed under this contract consists of hot-mix asphalt surface removal, placement of hot mix surface course, pedestrian ramp improvements, pavement patching, placement of pavement markings and any incidental and collateral work necessary to complete the improvement as shown in the plans and as described therein

WHEREAS, the VILLAGE is desirous of said improvement in that same will be of immediate benefit to the VILLAGE residents and permanent in nature.

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

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications and contract.

2. The STATE agrees to pay for all right of way, construction and engineering costs associated with the improvement.

3. It is mutually agreed that the actual maintenance of the traffic signals will be performed by the STATE either with its own forces or through an ongoing contractual agreement.

4. The STATE's Electrical Maintenance Contractor will inspect, make note, and keep inventory of the VILLAGE owned "EMERGENCY VEHICLE PRE-EMPTION" system to support the maintenance of the "EMERGENCY VEHICLE PRE-EMPTION" system. Inspection of the "EMERGENCY VEHICLE PRE-EMPTION" system shall include the phase selector, field wiring, optical detectors and cabinet appurtenances. When repair is necessary, the STATE's electrical contractor shall notify the VILLAGE that their "EMERGENCY VEHICLE PRE-EMPTION" system is not operating or requires maintenance. When the

repair or maintenance activity has been approved by the VILLAGE, maintenance of their "EMERGENCY VEHICLE PRE-EMPTION" system is then performed by the STATE's electrical contractor. The STATE's electrical contractor shall invoice the VILLAGE directly for all maintenance costs of the "EMERGENCY VEHICLE PRE-EMPTION" system. The VILLAGE may require end users of the emitters within its jurisdiction to enter into separate agreements with the STATE's electrical contractor to have the emergency vehicle emitters tested in accordance with the recommendation of the Manufacturer of such equipment.

5. It is mutually agreed, if, in the future, the STATE adopts a roadway or traffic signal improvement passing through the traffic signal IL 68 at IL 43 included herein which requires modernization or reconstruction to said traffic signal then the VILLAGE agrees to be financially responsible for all costs to relocate or reconstruct the emergency vehicle pre-emption equipment in conjunction with the STATE's proposed improvement.

6. The VILLAGE has adopted a resolution, will send a letter, or sign the Plan Approval page, which is part of this document, prior to the STATE advertising for the work to be performed hereunder, approving the plans and specifications as prepared.

Obligations of the STATE and the VILLAGE will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns.

VILLAGE OF NORTHBROOK

By: _____
(Signature)

Attest:

By: _____
(Print or Type)

_____
Clerk

Title: _____

Date: _____

(SEAL)

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____
Jose Rios, P.E.
Region One Engineer

Date: _____

Job No.: C-91-034-20
Agreement No.: LU-126-026

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of FAP Route 1273, IL-68, State Section No: 2019-122-RS&SW, Contract No. 62J64, the VILLAGE agrees to that portion of the plans and specifications relative to the VILLAGE financial and maintenance obligations described herein, prior to the STATE's advertising for the aforedescribed proposed improvement.

Approved_____

Title _____

Date _____

MEMORANDUM

To: Director of Public Works Kelly Hamill
From: Village Manager Cara Pavlicek
Date: 2026-06-09
Subject: An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Clarify the Prohibited Establishment or Use of Groundwater Wells in the Vicinity of 1910 Techny Road

Overview
The IEPA has requested changes to private property legal descriptions contained in an Ordinance adopted earlier this year which has been prepared in conjunction with the private property owner's engineer.

Fiscal Impact
There is no fiscal impact to the Village from this proposed Ordinance.

Recommendation
Approval.

Strategic Priority
Economic Vitality. Set policy priorities that promote a business and development-friendly community.

Background
The Village of Northbrook approved Ordinance 2026-06, on January 27, 2026, establishing prohibitions on groundwater use at properties nearby 1919 Stanley Street ("***Site***"). After approval of this Ordinance, a copy was provided to JI Realty Co. LLC, who in turn provided a copy to the Illinois Environmental Protection Agency (IEPA) as part of their Site Remediation Program and their goal of obtaining their No Further Remediation Letter from the IEPA. In April 2026, the IEPA requested clarifications be made to the Ordinance limiting groundwater use on two of the properties. Specifically, updating the legal descriptions for 1910 Techny Road to clarify the address of 1910 Techny Road to conform with property pins recorded by Cook County.

Staff recommends Village Board approval of an Ordinance amending the Annual Fee Ordinance to provide clarification of the Limited Groundwater Use Ordinance at 1910 Techny Road.

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Clarify the Prohibited Establishment or Use of Groundwater Wells in the Vicinity of 1910 Techny Road

Supplemental Information - January 27, 2027 Agenda Materials.pdf
Supplemental Information - Ordinance 2026-06

Ordinance _____

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Clarify the Prohibited Establishment or Use of Groundwater Wells in the Vicinity of 1910 Techny Road

Passed by the Board of Trustees, _____
Printed and Published _____

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the DATE
stated above.

_____
Village Clerk

Ordinance _____

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Clarify the Prohibited Establishment or Use of Groundwater Wells in the Vicinity of 1910 Techny Road

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Village regulates its municipal water supply pursuant to Chapter 27 of the Northbrook Municipal Code (1988), as amended ("***Municipal Code***"). In order to prevent the drilling and use of wells for potable water in areas which may contain contaminated groundwater, Section 27-38 of the Municipal Code prohibits the use of groundwater in areas specially designated under the Village's Annual Fee Ordinance.

EPS Environmental Services, Inc. was retained by JI Realty Co. LLC, to review previous Site investigations, conduct additional investigations and prepare a Focused Site Investigation Report, Remediation Objectives Report, Remedial Action Plan and Remedial Action Completion Report ("***Report***") for the parcel of property commonly known as 1919 Stanley Street. Based on findings of the Report that was submitted to the Illinois Environmental Protection Agency ("***IEPA***") and IEPA's conditional approval of a No Further Remediation Letter, the Department of Public Works recommends amending the Annual Fee Ordinance to specifically clarify the legal description and pins of the property at 1910 Techny Road.

Pursuant to the Village's statutory and home rule powers under the Illinois Constitution of 1970, the President and Board of Trustees have determined that the amendments contained in this ordinance pertain to the Village's government and affairs and are in the best interest of the Village and the public health, safety, and welfare.

Section 2. AMENDMENT REGARDING GROUNDWATER REGULATIONS FOR SPECIFIC LOCATIONS.

Exhibit F of the Annual Fee Ordinance (Ordinance No. 2026-22 as amended), shall be, and is hereby, amended to read as follows (**added text bold and double underlined**; ~~deleted text struck through~~):

Exhibit F	
Section 27-38: Use of groundwater as potable water prohibited	Groundwater Regulations for Specific Locations:

~~1896 Kingsley Circle~~ **1910 Techny Road**	The parcel at ~~1896 Kingsley Circle~~ **1910 Techny Road (04-15-103-052-0000)** legally described as follows: ~~GENERALLY LOCATED NORTH OF TECHNY ROAD RIGHTS OF WAY AND SOUTH OF THE PARCELS COMMONLY KNOWN AS 1919 STANLEY STREET AND 1829 STANLEY STREET. IT IS BOUNDED ON THE WEST BY THE PARCEL COMMONLY KNOWN AS 1916 TECHNY ROAD AND ON THE EAST BY THE CANADIAN PACIFIC RAILROAD RIGHT OF WAY COMMONLY KNOWN AS 1908 TECHNY ROAD, AND IT LIES ALONG EXTERIOR RIGHTS OF WAY OF KINGSLEY CIRCLE.~~ **GENERALLY LOCATED NORTH OF TECHNY ROAD RIGHTS OF WAY AND SOUTH OF THE PARCELS COMMONLY KNOWN AS 1919 STANLEY STREET AND 1829 STANLEY STREET. IT IS BOUNDED ON THE WEST BY THE PARCEL COMMONLY KNOWN AS 1916 TECHNY ROAD AND ON THE EAST BY THE CANADIAN PACIFIC RAILROAD RIGHT OF WAY COMMONLY KNOWN AS 1908 TECHNY ROAD.**

Section 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
NAYES:
ABSTAIN:
ABSENT:

ATTEST:

_____
Village President

_____
Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-01-27
Subject: An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle

Overview
The property owner has requested an amendment to the Annual Fee Ordinance instituting a Limited Groundwater Use Ordinance in order to obtain a No Further Remediation (NFR) Letter from the Illinois Environmental Protection Agency.

Fiscal Impact
There is no fiscal impact to the Village from this proposed Ordinance.

Recommendation
Approval.

Background

The property owner of the south side of Stanley Street and 300-feet east of Shermer Road, commonly known as 1919 Stanley Street, has requested an amendment to the Annual Fee Ordinance to establish a Limited Groundwater Use Ordinance. The proposed ordinance would prohibit the use of groundwater for potable water as well as other uses, on the properties commonly known as 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle. Adoption of the Local Groundwater Use Restriction is required for the property owner to obtain a No Further Remediation Letter from the Illinois Environmental Protection Agency.

JI Realty Co. LLC (“Remedial Applicant”) is the owner of 1919 Stanley Street (“Site”). The Site is currently developed with a one-story light industrial structure that has been used for various commercial and light-industrial purposes, including manufacturing, fabrication and assembly. Due to historical manufacturing activities, there is a potential that hazardous materials may have been released (e.g., through mismanagement, spills, leaks, and/or improper disposal), resulting in impacts to nearby and surrounding soil and groundwater. The Remedial Applicant is seeking NFR Letter as part of the Site Remediation Program through the Illinois

Environmental Protection Agency (IEPA) for this property.

The Remedial Applicant engaged EPS Environmental Services, Inc. (“EPS Environmental”) to review previous Site investigations and conduct additional Site investigations. As part these investigations EPS Environmental conducted sampling of soil and groundwater and modeled the extents of contamination. The modeled extents of contamination included the parcels of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle (common area of townhome development), 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle. A map of the modeled area is included as supplemental information. This information was included with the report and documentation submitted by EPS Environmental to the Illinois Environmental Protection Agency.

It is important to note that the modeled contamination does not impact the water or water quality of the properties identified as all are connected to the Village's water distribution system.

The IEPA conditionally approved issuance of the requested NFR Letter, contingent upon the adoption of a Village-approved ordinance prohibiting the use of groundwater within the affected area as a potable water source. The IEPA's conditional approval of the NFR Letter is included as supplemental information. Village staff and the Village’s environmental consultant, GZA Illinois, Inc. (formally known as Huff & Huff, Inc.), reviewed the submittals from EPS Environmental as well as the IEPA’s conditional approval, and determined that the information provided is adequate and that adoption of the requested ordinance prohibiting the use of groundwater at the properties identified by the modeling is in the best interests of the Village.

EPS Environmental mailed notifications to the five (5) affected property owners (1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle) advising them that a Limited Groundwater Ordinance will be required in order for the Illinois Environmental Protection Agency to grant a NFR letter. The notification also informed property owners of the proposed ordinance, which would prohibit the human and domestic consumption of groundwater beneath their properties.

Staff recommends the Village Board approve the proposed Ordinance amending the Annual Fee Ordinance to identify and restrict the use of groundwater at 1919 Stanley Road and the additional properties located within the extent of contamination, including 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle.

Staff will be present at the Board meeting to answer any questions that may arise.

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street
Supplemental Information - Map of Modeled Affected Parcels
Supplemental Information - IEPA Conditional Approval of No Further Remediation Letter.pdf
Supplemental Information - Notification Letter to 1896 Kingsley Circle.pdf

Ordinance _____

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kinglsey Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle

Passed by the Board of Trustees, _____
Printed and Published _____

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the DATE
stated above.

_____
Village Clerk

Ordinance _____

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kinglsey Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Village regulates its municipal water supply pursuant to Chapter 27 of the Northbrook Municipal Code (1988), as amended ("***Municipal Code***"). In order to prevent the drilling and use of wells for potable water in areas which may contain contaminated groundwater, Section 27-38 of the Municipal Code prohibits the use of groundwater in areas specially designated under the Village's Annual Fee Ordinance.

EPS Environmental Services, Inc. was retained by JI Realty Co. LLC to review previous Site investigations, conduct additional investigations and prepare a Focused Site Investigation Report, Remediation Objectives Report, Remedial Action Plan and Remedial Action Completion Report ("***Report***") for the parcel of property commonly known as 1919 Stanley Street. Based on findings of the Report that was submitted to the Illinois Environmental Protection Agency ("***IEPA***") and IEPA's conditional approval of a No Further Remediation Letter, the Department of Public Works recommends amending the Annual Fee Ordinance to prohibit the use of groundwater as potable water in the area surrounding 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle.

Pursuant to the Village's statutory and home rule powers under the Illinois Constitution of 1970, the President and Board of Trustees have determined that the amendments contained in this Ordinance pertain to the Village's government and affairs and are in the best interest of the Village and the public health, safety, and welfare.

Section 2. AMENDMENT REGARDING GROUNDWATER REGULATIONS FOR SPECIFIC LOCATIONS.

Exhibit F of the Annual Fee Ordinance (Ordinance No. 2025-20 as amended), shall be, and is hereby, amended to add a new subsection, and shall hereafter be and read as follows (**added text bold and double underlined**; ~~deleted text struck through~~):

Exhibit F	
Section 27-38: Use of groundwater as potable water prohibited	Groundwater Regulations for Specific Locations:

1919 Stanley Street	**The parcel at 1919 Stanley Street (04-15-102-008-0000 & 04-15-102-009-0000) legally described as follows:** **LOTS 1 AND 2 IN LU-MAR REALTY COMPANY'S RESUBDIVISION OF LOT OF LOT 5, IN STANLEY SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID LU-MAR REALTY COMPANY'S RESUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 2, 1959, AS DOCUMENT #1864829**
1916 Techny Road	**The parcel at 1916 Techny Road (04-15-100-038-0000) legally described as follows:** **LOT 5 IN ROSENOW'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (¼) OF THE NORTHWEST QUARTER (¼) OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 13, 1962, AS DOCUMENT # 2038368**
1896 Kinglsey Circle	**The parcel at 1896 Kinglsey Circle (04-15-103-052-0000) described as follows:** **GENERALLY LOCATED NORTH OF TECHNY ROAD RIGHTS OF WAY AND SOUTH OF THE PARCELS COMMONLY KNOWN AS 1919 STANLEY STREET AND 1829 STANLEY STREET. IT IS BOUNDED ON THE WEST BY THE PARCEL COMMONLY KNOWN AS 1916 TECHNY ROAD AND ON THE EAST BY THE CANADIAN PACIFIC RAILROAD RIGHT OF WAY COMMONLY KNOWN AS 1908 TECHNY ROAD, AND IT LIES ALONG EXTERIOR RIGHTS OF WAY OF KINGSLEY CIRCLE.**
1942 Kinglsey Circle	**The parcel at 1942 Kinglsey Circle (04-15-103-029-0000) legally described as follows:** **LOT 6 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS**
1944 Kinglsey Circle	**The parcel at 1944 Kinglsey Circle (04-15-103-028-0000) legally described as follows:** **LOT 5 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS**
1946 Kinglsey Circle	**The parcel at 1946 Kinglsey Circle (04-15-103-027-0000) legally described as follows:** **LOT 4 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS**

Section 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect following passage, approval and publication in pamphlet form as provided by law, and upon the effective date.

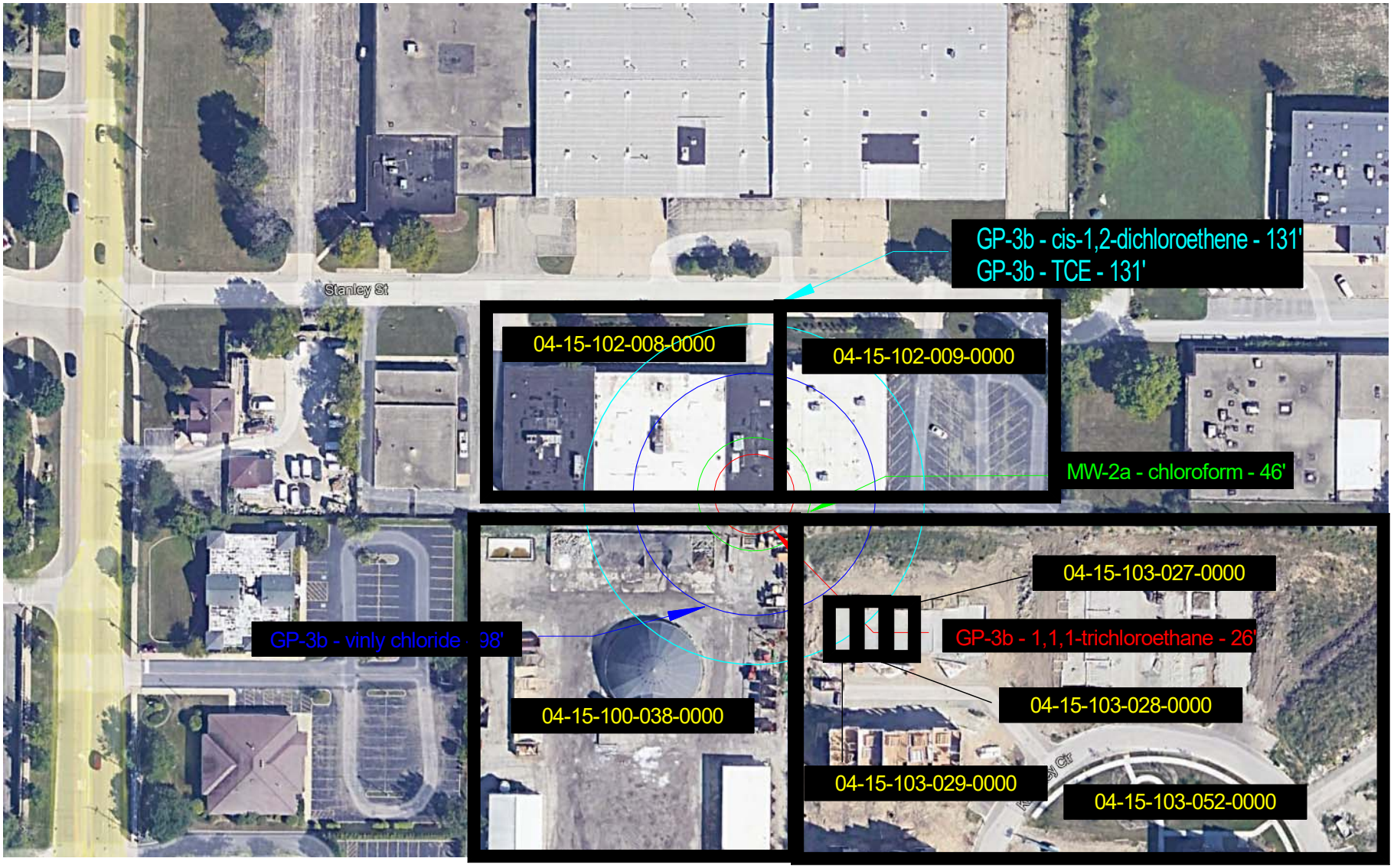
Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
NAYES:
ABSTAIN:
ABSENT:

ATTEST:

Village President

Village Clerk



LGUO MAP WITH PARCEL NUMBERS AND EXTENT OF CONTAMINATION

DATE: 09/02/2025	PROJECT # 18615-0717CO#1
DRAWN BY: J MAKINO	SCALE: NONE

North

1919 STANLEY STREET
NORTHBROOK, ILLINOIS

EPS Environmental Services, Inc.
7237 West Devon Avenue
Chicago, Illinois 60631
Phone: 773.792.3090
www.epsenv.com

PIN	Actual Address	Contact Address
04-15-100-038-0000	1916 Techney Road, Northbrook, IL 60062	1916 Techney Road, Northbrook, IL 60062
04-15-103-052-0000	1896 Kingsley Circle, Northbrook, IL 60062	M/I Homes of Chicago 400 E Diehl Road, Naperville, IL 60563
04-15-103-029-0000	1942 Kingsley Circle, Northbrook, IL 60062	Haley Kin Yingyu Mao 1942 Kingsley Circle, Northbrook, IL 60062
04-15-103-028-0000	1944 Kinglsey Circle, Northbrook, IL 60062	CTLTC 008002388277 10 S. LaSalle Street #2750, Chicago, IL 60603
04-15-103-027-0000	1946 Kingsley Circle, Northbrook, IL 60062	1946 Kingsley Circle, Northbrook, IL 60062

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397

JB PRITZKER, GOVERNOR JAMES JENNINGS, ACTING DIRECTOR

217/524-3300

May 19, 2025

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

Re: 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical

Dear Mr. Farrell:

The *Response to Comments* (received April 21, 2025/Log No. 25-79689), as prepared by EPS Environmental Services, Inc. for the above- referenced Remediation Site, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA"). Based upon this review, the *Focused Site Investigation Report/Remedial Objectives Report/Remedial Action Plan/Remedial Action Completion Report*, as amended by the subject report, is conditionally approved with the following comments:

1. A groundwater ordinance approved as an institutional control by the Illinois EPA Division of Legal Counsel (DLC) is needed to address the groundwater ingestion exposure route. The Illinois EPA recommends submittal of a Draft Groundwater Ordinance that meets the requirements of 35 Illinois Administrative Code (IAC) 742.1015 to be reviewed by DLC. A model groundwater ordinance can be found at the following location: https://epa.illinois.gov/topics/cleanup-programs/institutional-control/groundwater-ordinance.html. If the ordinance does not expressly prohibit the local unit of government from installing and using potable water supply wells, the local government must enter into a Memorandum of Understanding with the Illinois EPA before the ordinance can be used as an institutional control.

2. Please note 35 IAC 742 Appendix C, Table D contains the incorrect value for default clay volumetric air content. 0.19 cm^3_{air}/cm^3_{soil} is the correct value to result in a total soil porosity of 0.36 cm^3/cm^3_{soil} for clay. However, this does not significantly affect the calculated maximum migration distance of 131 feet.

3. The concentration of barium in sample GP-4a/0-3' is 127 mg/kg, and the pH of the sample is 8.38. This pH is above the pH range where barium has established pH-based ROs for the soil component of the groundwater ingestion (SCGI) exposure route, as well as above the background value of 110 mg/kg for counties within metropolitan statistical areas. The table below provides 95th Percentile Background values for inorganics which is based on a study by the Illinois State Geological Survey (ISGS), titled, "Inorganic Chemical Composition of Illinois Soils" (Cahill, R.A., 2017, Inorganic chemical composition of Illinois soils: ISGS, Circular 590, 148 p.).

CASRN	Chemical	Current Appendix A, Table G		Background at 95th Percentile (mg/kg)
		MSA (mg/kg)	Non-MSA (mg/kg)	
7429-90-5	Aluminum	9,500	9,200	61,500
7440-36-0	Antimony	4	3.3	1.04
7440-38-2	Arsenic	13	11.3	11.9
7440-39-3	Barium	110	122	792
7440-41-7	Beryllium	0.59	0.56	1.6
7440-43-9	Cadmium	0.6	0.5	0.8
7440-70-2	Calcium	9,300	5,525	21,520
7440-47-3	Chromium (Total)	16.2	13	54.0
7440-48-4	Cobalt	8.9	8.9	15.4
7440-50-8	Copper	19.6	12	44.9
143-33-9	Cyanide	0.51	0.5	----
7439-89-6	Iron	15,900	15,000	35,700
7439-92-1	Lead	36	20.9	45.1
7439-95-4	Magnesium	4,820	2,700	10,450
7439-96-5	Manganese	636	630	1,924
7487-94-7	Mercury	0.06	0.05	0.08
7440-02-0	Nickel	18	13	23.3
7440-09-7	Potassium	1,268	1,100	22,075
7782-49-2	Selenium	0.48	0.37	0.7
7440-22-4	Silver	0.55	0.5	<1
7440-23-5	Sodium	130	130	8,300
7704-34-9	Sulfur	----	----	880
14808-79-8	Sulfate	85.5	110	----
18496-25-8	Sulfide	3.1	2.9	----
7440-28-0	Thallium	0.32	0.42	0.7
7440-62-2	Vanadium	25.2	25	104
7440-66-6	Zinc	95	60.2	141

The 95th Percentile Background values are applicable for both Metropolitan Statistical Areas (MSAs) and non-MSAs. Use of the 95th Percentile Background values is considered a Tier 3 Evaluation under 35 Illinois Administrative Code (IAC) 742.920 Impractical Remediation. Please indicate if the use of the above values is requested.

A Draft No Further Remediation Letter (NFR) letter is attached for your review and comment. The language in paragraph #7 of the letter may vary somewhat depending on the specific groundwater ordinance utilized by the Village of Northbrook. Please provide a response to the aforementioned comment(s) and Draft NFR letter within 30 days. Once the Illinois EPA receives, in writing, any changes or comments to the Draft NFR letter, issuance of the Final NFR letter will be recommended.

If you have any questions, please feel free to contact me at 217-782-1646, the above address or by e-mail at erin.riley@illinois.gov.

Sincerely,

MC
Erin Riley
Site Remediation Program
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

cc: Ms. Jennifer Makino
EPS Environmental Services, Inc.
jmakino@epsenvironmental.com

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397
JB PRITZKER, GOVERNOR **JAMES JENNINGS**, ACTING DIRECTOR

(217) 524-3300

DATE

CERTIFIED MAIL

DRAFT

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

Refer to: 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical
No Further Remediation Letter

Dear Mr. Farrell:

NOTICE: Remedial actions may not be completed at this remediation site, and this draft No Further Remediation Letter does not release any person from further responsibility for remedial actions at the site in accordance with Section 58.10 of the Act. The terms and conditions contained in this draft No Further Remediation Letter are those proposed for inclusion in a final No Further Remediation Letter that may be issued by the Illinois Environmental Protection Agency. After final remedial actions have been completed and a Remedial Action Completion Report has been submitted or this draft No Further Remediation letter has been approved by the Remediation Applicant, issuance of the final NFR letter will be recommended.

The *Remedial Action Completion Report* (received August 16, 2024/Log No. 24-78625), as amended by the *Response to Comments* (received April 21, 2025/Log No. 25-79689), both of which were prepared by EPS Environmental Services, Inc. for the above-referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The remediation objectives approved for the site, in accordance with 35 Illinois Administrative Code Part 742, are above the existing concentrations of regulated substances and the above report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 2.0-acres, is located at 1919 Stanley Street, Northbrook, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the

conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (received August 16, 2024/Log No. 24-78625), is JI Realty Company, LLC.

This focused No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

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Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

1) The recognized environmental conditions characterized by the focused site investigation and successfully addressed, consist of the contaminants of concern identified in the attached Table A.

2) The Remediation Site is restricted to industrial/commercial land use.

3) The land use specified in this Letter may be revised if:

   a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and

   b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

4) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated must be

returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

Engineering Controls:

5) The asphalt/concrete barrier, as shown on the attached Site Base Map, must remain over the contaminated soils. This asphalt/concrete barrier must be properly maintained as an engineered barrier to inhibit inhalation of the contaminated media.

Institutional Controls:

6) Any existing buildings or any future buildings constructed on the site must contain a full concrete slab-on-grade floor or full concrete basement floor and walls with no sumps.

7) Ordinance Number «Ordinance Number» adopted by the Village of Northbrook on «Date Adopted» effectively prohibits the installation and use of potable water supply wells in the Village of Northbrook. This ordinance provides an acceptable institutional control under the following conditions:

   a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:

      i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and

      ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.

   b) The Remediation Applicant shall provide written notification to the Village of Northbrook and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:

      i) The name and address of the local unit of government;

      ii) The citation of Ordinance «Ordinance Number» ;

      iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;

      iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;

      v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and

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vi) A statement as to where more information may be obtained regarding the ordinance.

c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date this Letter is recorded to:

Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:

i) Modification of the referenced ordinance to allow potable uses of groundwater;

ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;

iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date this Letter is recorded of written notification to the Village of Northbrook and affected property owner(s) of the intent to use Ordinance «Ordinance Number» as an institutional control at the Remediation Site; and

iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

8) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under paragraph 7 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.

9) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant, shall be recorded along with this Letter.

10) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency

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Attn: Freedom of Information Act Officer
Division of Records Management #16
2520 West Iles Avenue
Post Office Box 19276
Springfield, Illinois 62794-9276

11) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:

a) Any violation of institutional controls or the designated land use restrictions;

b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;

c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;

d) The failure to comply with the recording requirements for this Letter;

e) Obtaining the Letter by fraud or misrepresentation;

f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;

g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;

h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.

12) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

a) JI Realty Company, LLC;

b) The owner and operator of the Remediation Site;

c) Any parent corporation or subsidiary of the owner of the Remediation Site;

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d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;

e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;

f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;

g) Any successor-in-interest of the owner of the Remediation Site;

h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;

i) Any heir or devisee of the owner of the Remediation Site;

j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or

k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.

13) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Deublin Co (aka JIRC) property.

14) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
2520 West Iles Avenue
Post Office Box 19276

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Springfield, Illinois 62794-9276

15) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding the Deublin Co (aka JIRC) property, you may contact the Illinois EPA project manager, Erin Riley at 217-782-1646.

Sincerely,

Jeron Schultz, Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Village of Northbrook Groundwater Ordinance
Property Owner Certification of the NFR Letter under the Site Remediation Program Form
Instructions for Filing the NFR Letter

cc: Ms. Jennifer Makino
EPS Environmental Services, Inc.
jmakino@epsenvironmental.com

Bureau of Land File

Remedial Project Management Section

DRAFT

PREPARED BY:

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

RETURN TO:

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0312075001

JI Realty Company, LLC, the Remediation Applicant, whose address is 1919 Stanley Street, Northbrook, IL 60062 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal Description or Reference to a Plat Showing the Boundaries:

   Lots 1 and 2 in Lu-Mar Realty Company's Resubdivision of Lot 5, in Stanley Subdivision in the Northwest Quarter of Section 15, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat of said Lu-Mar Realty Company's Resubdivision, registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 2, 1959, as Document No. 1864829.

2. Common Address: 1919 Stanley Street, Northbrook, IL 60062

3. Real Estate Tax Index/Parcel Index Number: 04-15-102-008-0000

4. Remediation Site Owner: JI Realty Company, LLC

5. Land Use: Industrial/Commercial

6. Site Investigation: Focused

See NFR letter for other terms.

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(Illinois EPA Site Remediation Program Environmental Notice)

TABLE A: Regulated Substances of Concern

LPC# 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical

Volatile Organic Compounds (VOCs)	
CAS No.	**Compound Name**
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
78-93-3	2-Butanone
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
124-48-1	Dibromochloromethane
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethene
540-59-0	1,2-Dichloroethene (total)
156-59-2	cis-1,2-Dichloroethene
156-60-5	trans-1,2-Dichloroethene
78-87-5	1,2-Dichloropropane
10061-02-6	trans-1,3-Dichloropropene
10061-01-5	cis-1,3-Dichloropropene
100-41-4	Ethylbenzene
591-78-6	2-Hexanone
75-09-2	Methylene Chloride
108-10-1	4-Methyl-2-Pentanone
1634-04-4	Methyl tert-butyl ether
100-42-5	Styrene
79-34-5	1,1,2,2-Tetrachloroethane
127-18-4	Tetrachloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
79-01-6	Trichloroethene
108-88-3	Toluene
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)

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Inorganics	
CAS No.	**Compound Name**
7440-38-2	Arsenic
7440-39-3	Barium
7440-43-9	Cadmium
7440-47-3	Chromium
7439-92-1	Lead
7439-97-6	Mercury
7782-49-2	Selenium
7440-22-4	Silver

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PROPERTY OWNER CERTIFICATION OF THE NFR LETTER
UNDER THE SITE REMEDIATION PROGRAM

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information

Owner's Name:_____
Title:_____
Company:_____
Street Address:_____
City:_____ State:_____ Zip Code:_____ Phone:_____

Site Information

Site Name: _____
Site Address: _____
City: _____ State:_____ Zip Code:_____ County: _____
Illinois inventory identification number:_____
Real Estate Tax Index/Parcel Index No._____

I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.

Owner's Signature:_____ Date: _____

SUBSCRIBED AND SWORN TO BEFORE ME
this _____day of_____, 20__

_____
Notary Public

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

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Please follow these instructions when filing the NFR letter with the County Recorder's Office

Instructions for Filing the NFR Letter

The following documents must be filed:

A. Body of the NFR Letter (contains appropriate terms and conditions, tables, etc.)
B. Attachments to NFR letter
- Illinois EPA Site Remediation Program Environmental Notice (Legal Description and PIN of property)
- Maps of the site
- Table A: Regulated Substances of Concern (if applicable.)
- Property Owner Certification

C. A copy of the ordinance, if applicable, used to address groundwater contamination

1. Place the Illinois EPA Site Remediation Program Environmental Notice on top of the NFR prior to giving it to the Recorder.

2. If you are not the owner (record title holder) of the property on the date of filing of this NFR, you must attach a **completed** owner's certification form signed by the owner of the property at the time of filing (e.g., if the property recently sold, the new owner must sign).

3. If any of the terms and conditions of the NFR letter references a groundwater ordinance, you must record a copy of the groundwater ordinance with the NFR letter.

4. If any of the terms and conditions of the NFR letter references a highway agreement, you must record the highway agreement if specifically required by the municipality granting the agreement, the County or the Illinois Department of Transportation.

5. Within thirty (30) days of this NFR Letter being recorded by the Office of the Recorder of the County in which the property is located, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

   Illinois Environmental Protection Agency
   Bureau of Land/RPMS
   2520 West Iles Avenue
   Post Office Box 19276
   Springfield, IL 62794-9276

6. **Remove this page from the NFR letter, prior to recording.**

If you have any questions call (217) 524-6940 and speak with the "project manager on-call" in the Site Remediation Program.

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NOTICE

December 6, 2026

Adjacent Property Owner
1896 Kingsley Circle
Parcel: 04-15-103-052-0000
Northbrook, Illinois 60062

To Whom It May Concern:

JI Realty Company, LLC has performed an environmental response action at 1919 Stanley Street, Northbrook, Illinois (the Site). The response action was conducted because of a historic release of contaminants at the Site. The response action consisted of soil and groundwater investigations and exclusion of the groundwater ingestion exposure route.

To protect human health, Illinois regulations require that JI Realty Company, LLC either remediate soil and groundwater contamination or demonstrate that the groundwater in the area of the release will not be used as potable water. "Groundwater" is the water beneath the ground stored in the pores of soil and rock; some communities and homeowners pump this water out of wells to supply potable water. "Potable" means fit for human consumption including drinking, bathing, preparing food, washing dishes, and so forth. The HOA may also need to take extra steps should excavation be needed to maintain their private infrastructure in the modeled plume area.

The Village of Northbrook is considering an ordinance that would strictly prohibit the human and domestic consumption of the groundwater beneath your property. Under Illinois regulations, a local ordinance that effectively prohibits the installation and use of potable water supply wells may be used as an institutional control to allow contamination above the groundwater ingestion remediation objectives to remain in the groundwater (35 Illinois Administrative Code 742.1015). (An institutional control is a legal mechanism for imposing a restriction on land use). The Illinois Environmental Protection Agency (Illinois EPA) has determined that the proposed ordinance JI Realty has requested of the Village of Northbrook meets the regulatory requirements for use as an institutional control. JI Realty Company, LLC has requested and has been granted approval from the Illinois EPA to use the groundwater ordinance as an institutional control.

Your property, 1896 Kingsley Circle, Northbrook, Illinois (shown on the attached map) is included in the area affected by the ordinance. This means that you cannot install or use a private, potable water well on your property. Based on the remediation objectives established in reliance on this ordinance, groundwater beneath your property may not be suitable for human or domestic consumption. Illinois regulations require that you be notified of these facts.

The Village of Northbrook's groundwater restrictions may be found in the Village's Municipal Code (Chapter 27, Sections 27-38). Previously approved ordinances limiting the use of ground water from a contaminated area as a potable water source can be found in the Village's Fiscal Year Annual Fee Ordinance. If you wish to obtain a copy of the proposed ordinance, please contact the Village Clerk of the Village of Northbrook, 1225 Cedar Lane, Northbrook, Illinois 60062 (847.272.5050).

To learn more about the JI Realty Company, LLC site, 1919 Stanley Street, Northbrook, Illinois, please contact EPS Environmental Services, Inc., Senior Project Manager, Jennifer Makino, P.G., 7237 West Devon Avenue, Chicago, Illinois 60631, (773)792-3090. You may also obtain a copy of the complete Illinois EPA file on the JI Realty Company, LLC site. To do so, you will need to submit a written request with your signature to the Freedom of Information Act (FOIA) Officer, Illinois EPA, Bureau of Land, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois, 62794-9276. When requesting a copy of the file, please reference the file heading shown below:

Re: LPC #:0312075001/Cook County
Northbrook/JI Realty Company, LLC
1919 Stanley Street
Site Remediation/Technical

FOIA requests may also be requested through the Illinois EPA's Web page:
https://www2.illinois.gov/epa/foia/pages/default.aspx

Alternatively, select files are also accessible through the Illinois EPA's Document Explorer Web page:
https://webapps.illinois.gov/EPA/DocumentExplorer/Documents/Index/170000211839

Sincerely,

for JI Realty Company, LLC

enclosure: Site Map

Ordinance 2026-06

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kinglsey Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle

Passed by the Board of Trustees, 01/27/2026
Printed and Published 01/28/2026

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

/s/ Derek Gau
Village Clerk

Ordinance 2026-06

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

An Ordinance Amending the Annual Fee Ordinance of the Village of Northbrook to Prohibit the Establishment or Use of Groundwater Wells in the Vicinity of 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kinglsey Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Village regulates its municipal water supply pursuant to Chapter 27 of the Northbrook Municipal Code (1988), as amended ("***Municipal Code***"). In order to prevent the drilling and use of wells for potable water in areas which may contain contaminated groundwater, Section 27-38 of the Municipal Code prohibits the use of groundwater in areas specially designated under the Village's Annual Fee Ordinance.

EPS Environmental Services, Inc. was retained by JI Realty Co. LLC to review previous Site investigations, conduct additional investigations and prepare a Focused Site Investigation Report, Remediation Objectives Report, Remedial Action Plan and Remedial Action Completion Report ("***Report***") for the parcel of property commonly known as 1919 Stanley Street. Based on findings of the Report that was submitted to the Illinois Environmental Protection Agency ("***IEPA***") and IEPA's conditional approval of a No Further Remediation Letter, the Department of Public Works recommends amending the Annual Fee Ordinance to prohibit the use of groundwater as potable water in the area surrounding 1919 Stanley Street, 1916 Techny Road, 1896 Kingsley Circle, 1942 Kingsley Circle, 1944 Kingsley Circle, and 1946 Kingsley Circle.

Pursuant to the Village's statutory and home rule powers under the Illinois Constitution of 1970, the President and Board of Trustees have determined that the amendments contained in this Ordinance pertain to the Village's government and affairs and are in the best interest of the Village and the public health, safety, and welfare.

Section 2. AMENDMENT REGARDING GROUNDWATER REGULATIONS FOR SPECIFIC LOCATIONS.

Exhibit F of the Annual Fee Ordinance (Ordinance No. 2025-20 as amended), shall be, and is hereby, amended to add a new subsection, and shall hereafter be and read as follows (**added text bold and double underlined**; ~~deleted text struck through~~):

Exhibit F	
Section 27-38: Use of groundwater as potable water prohibited	Groundwater Regulations for Specific Locations:

1919 Stanley Street	**The parcel at 1919 Stanley Street (04-15-102-008-0000 & 04-15-102-009-0000) legally described as follows:** **LOTS 1 AND 2 IN LU-MAR REALTY COMPANY'S RESUBDIVISION OF LOT OF LOT 5, IN STANLEY SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID LU-MAR REALTY COMPANY'S RESUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 2, 1959, AS DOCUMENT #1864829**
1916 Techny Road	**The parcel at 1916 Techny Road (04-15-100-038-0000) legally described as follows:** **LOT 5 IN ROSENOW'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (¼) OF THE NORTHWEST QUARTER (¼) OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 13, 1962, AS DOCUMENT # 2038368**
1896 Kinglsey Circle	**The parcel at 1896 Kinglsey Circle (04-15-103-052-0000) described as follows:** **GENERALLY LOCATED NORTH OF TECHNY ROAD RIGHTS OF WAY AND SOUTH OF THE PARCELS COMMONLY KNOWN AS 1919 STANLEY STREET AND 1829 STANLEY STREET. IT IS BOUNDED ON THE WEST BY THE PARCEL COMMONLY KNOWN AS 1916 TECHNY ROAD AND ON THE EAST BY THE CANADIAN PACIFIC RAILROAD RIGHT OF WAY COMMONLY KNOWN AS 1908 TECHNY ROAD, AND IT LIES ALONG EXTERIOR RIGHTS OF WAY OF KINGSLEY CIRCLE.**
1942 Kinglsey Circle	**The parcel at 1942 Kinglsey Circle (04-15-103-029-0000) legally described as follows:** **LOT 6 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS**
1944 Kinglsey Circle	**The parcel at 1944 Kinglsey Circle (04-15-103-028-0000) legally described as follows:** **LOT 5 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS**
1946 Kinglsey Circle	**The parcel at 1946 Kinglsey Circle (04-15-103-027-0000) legally described as follows:** **LOT 4 IN BLOCK 6 IN STERLING PLACE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931816166, IN COOK COUNTY, ILLINOIS**

Section 3. EFFECTIVE DATE.

This Ordinance shall be in full force and effect following passage, approval and publication in pamphlet form as provided by law, and upon the effective date.

Adopted: 01/27/26

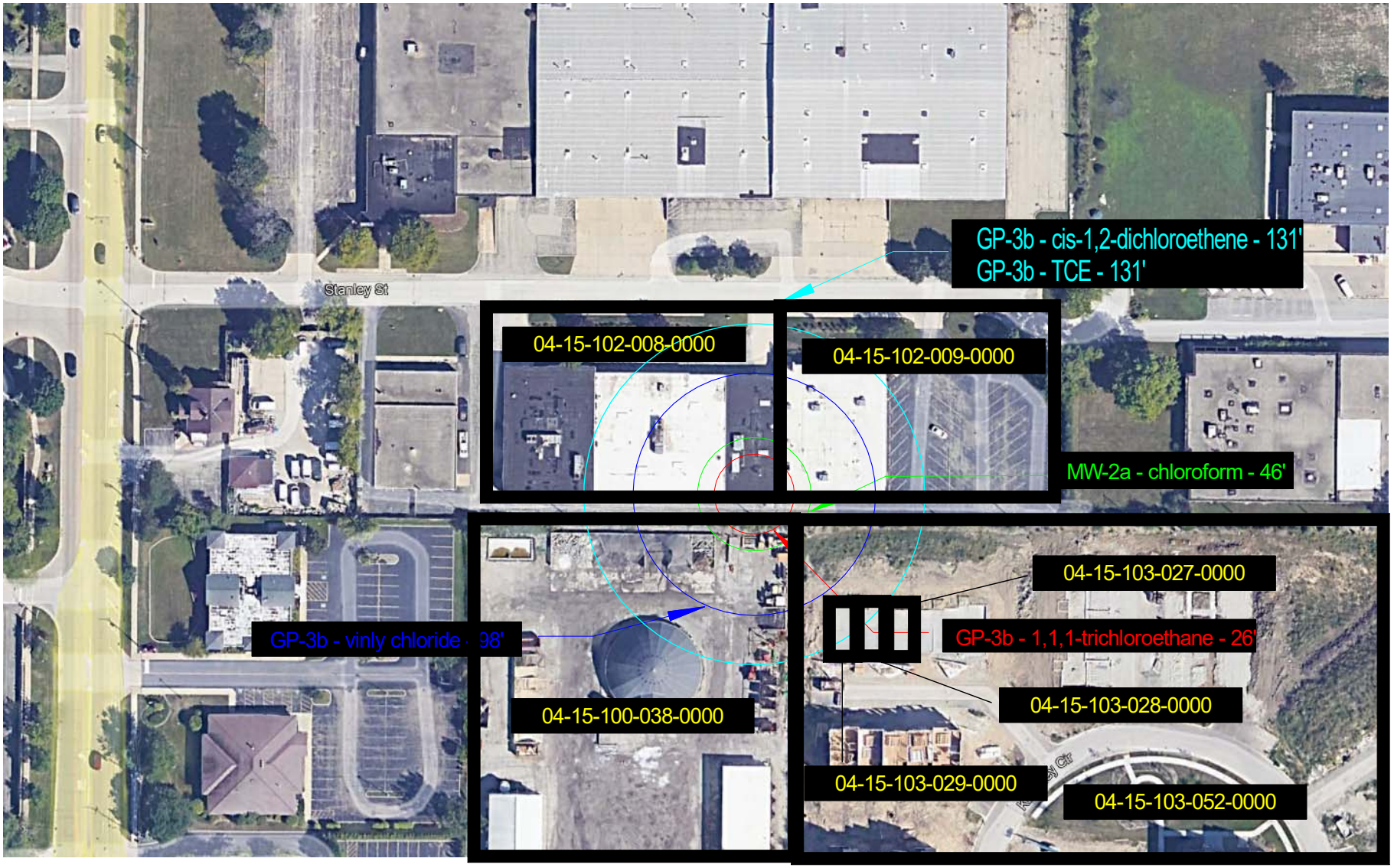
RESULT:	**ADOPTED [6 – 0]**
MOVER:	Robert Israel, Trustee
SECONDER:	Heather Ross, Trustee
AYES:	Israel, Ross, Hebl, Ebhomielen, Kohler, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

Supplement(s)



LGUO MAP WITH PARCEL NUMBERS AND EXTENT OF CONTAMINATION

DATE: 09/02/2025	PROJECT # 18615-0717CO#1
DRAWN BY: J MAKINO	SCALE: NONE

North

1919 STANLEY STREET
NORTHBROOK, ILLINOIS

EPS Environmental Services, Inc.
7237 West Devon Avenue
Chicago, Illinois 60631
Phone: 773.792.3090
www.epsenv.com

PIN	Actual Address	Contact Address
04-15-100-038-0000	1916 Techney Road, Northbrook, IL 60062	1916 Techney Road, Northbrook, IL 60062
04-15-103-052-0000	1896 Kingsley Circle, Northbrook, IL 60062	M/I Homes of Chicago 400 E Diehl Road, Naperville, IL 60563
04-15-103-029-0000	1942 Kingsley Circle, Northbrook, IL 60062	Haley Kin Yingyu Mao 1942 Kingsley Circle, Northbrook, IL 60062
04-15-103-028-0000	1944 Kinglsey Circle, Northbrook, IL 60062	CTLTC 008002388277 10 S. LaSalle Street #2750, Chicago, IL 60603
04-15-103-027-0000	1946 Kingsley Circle, Northbrook, IL 60062	1946 Kingsley Circle, Northbrook, IL 60062

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397

JB PRITZKER, GOVERNOR JAMES JENNINGS, ACTING DIRECTOR

217/524-3300

May 19, 2025

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

Re: 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical

Dear Mr. Farrell:

The *Response to Comments* (received April 21, 2025/Log No. 25-79689), as prepared by EPS Environmental Services, Inc. for the above- referenced Remediation Site, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA"). Based upon this review, the *Focused Site Investigation Report/Remedial Objectives Report/Remedial Action Plan/Remedial Action Completion Report*, as amended by the subject report, is conditionally approved with the following comments:

1. A groundwater ordinance approved as an institutional control by the Illinois EPA Division of Legal Counsel (DLC) is needed to address the groundwater ingestion exposure route. The Illinois EPA recommends submittal of a Draft Groundwater Ordinance that meets the requirements of 35 Illinois Administrative Code (IAC) 742.1015 to be reviewed by DLC. A model groundwater ordinance can be found at the following location: https://epa.illinois.gov/topics/cleanup-programs/institutional-control/groundwater-ordinance.html. If the ordinance does not expressly prohibit the local unit of government from installing and using potable water supply wells, the local government must enter into a Memorandum of Understanding with the Illinois EPA before the ordinance can be used as an institutional control.

2. Please note 35 IAC 742 Appendix C, Table D contains the incorrect value for default clay volumetric air content. 0.19 cm^3_{air}/cm^3_{soil} is the correct value to result in a total soil porosity of 0.36 cm^3/cm^3_{soil} for clay. However, this does not significantly affect the calculated maximum migration distance of 131 feet.

3. The concentration of barium in sample GP-4a/0-3' is 127 mg/kg, and the pH of the sample is 8.38. This pH is above the pH range where barium has established pH-based ROs for the soil component of the groundwater ingestion (SCGI) exposure route, as well as above the background value of 110 mg/kg for counties within metropolitan statistical areas. The table below provides 95th Percentile Background values for inorganics which is based on a study by the Illinois State Geological Survey (ISGS), titled, "Inorganic Chemical Composition of Illinois Soils" (Cahill, R.A., 2017, Inorganic chemical composition of Illinois soils: ISGS, Circular 590, 148 p.).

CASRN	Chemical	Current Appendix A, Table G		Background at 95th Percentile (mg/kg)
		MSA (mg/kg)	Non-MSA (mg/kg)	
7429-90-5	Aluminum	9,500	9,200	61,500
7440-36-0	Antimony	4	3.3	1.04
7440-38-2	Arsenic	13	11.3	11.9
7440-39-3	Barium	110	122	792
7440-41-7	Beryllium	0.59	0.56	1.6
7440-43-9	Cadmium	0.6	0.5	0.8
7440-70-2	Calcium	9,300	5,525	21,520
7440-47-3	Chromium (Total)	16.2	13	54.0
7440-48-4	Cobalt	8.9	8.9	15.4
7440-50-8	Copper	19.6	12	44.9
143-33-9	Cyanide	0.51	0.5	----
7439-89-6	Iron	15,900	15,000	35,700
7439-92-1	Lead	36	20.9	45.1
7439-95-4	Magnesium	4,820	2,700	10,450
7439-96-5	Manganese	636	630	1,924
7487-94-7	Mercury	0.06	0.05	0.08
7440-02-0	Nickel	18	13	23.3
7440-09-7	Potassium	1,268	1,100	22,075
7782-49-2	Selenium	0.48	0.37	0.7
7440-22-4	Silver	0.55	0.5	<1
7440-23-5	Sodium	130	130	8,300
7704-34-9	Sulfur	----	----	880
14808-79-8	Sulfate	85.5	110	----
18496-25-8	Sulfide	3.1	2.9	----
7440-28-0	Thallium	0.32	0.42	0.7
7440-62-2	Vanadium	25.2	25	104
7440-66-6	Zinc	95	60.2	141

The 95th Percentile Background values are applicable for both Metropolitan Statistical Areas (MSAs) and non-MSAs. Use of the 95th Percentile Background values is considered a Tier 3 Evaluation under 35 Illinois Administrative Code (IAC) 742.920 Impractical Remediation. Please indicate if the use of the above values is requested.

A Draft No Further Remediation Letter (NFR) letter is attached for your review and comment. The language in paragraph #7 of the letter may vary somewhat depending on the specific groundwater ordinance utilized by the Village of Northbrook. Please provide a response to the aforementioned comment(s) and Draft NFR letter within 30 days. Once the Illinois EPA receives, in writing, any changes or comments to the Draft NFR letter, issuance of the Final NFR letter will be recommended.

If you have any questions, please feel free to contact me at 217-782-1646, the above address or by e-mail at erin.riley@illinois.gov.

Sincerely,

MC
Erin Riley
Site Remediation Program
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

cc: Ms. Jennifer Makino
EPS Environmental Services, Inc.
jmakino@epsenvironmental.com

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397
JB PRITZKER, GOVERNOR **JAMES JENNINGS**, ACTING DIRECTOR

(217) 524-3300

DATE

CERTIFIED MAIL

DRAFT

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

Refer to: 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical
No Further Remediation Letter

Dear Mr. Farrell:

NOTICE: Remedial actions may not be completed at this remediation site, and this draft No Further Remediation Letter does not release any person from further responsibility for remedial actions at the site in accordance with Section 58.10 of the Act. The terms and conditions contained in this draft No Further Remediation Letter are those proposed for inclusion in a final No Further Remediation Letter that may be issued by the Illinois Environmental Protection Agency. After final remedial actions have been completed and a Remedial Action Completion Report has been submitted or this draft No Further Remediation letter has been approved by the Remediation Applicant, issuance of the final NFR letter will be recommended.

The *Remedial Action Completion Report* (received August 16, 2024/Log No. 24-78625), as amended by the *Response to Comments* (received April 21, 2025/Log No. 25-79689), both of which were prepared by EPS Environmental Services, Inc. for the above-referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The remediation objectives approved for the site, in accordance with 35 Illinois Administrative Code Part 742, are above the existing concentrations of regulated substances and the above report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 2.0-acres, is located at 1919 Stanley Street, Northbrook, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the

conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (received August 16, 2024/Log No. 24-78625), is JI Realty Company, LLC.

This focused No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

1) The recognized environmental conditions characterized by the focused site investigation and successfully addressed, consist of the contaminants of concern identified in the attached Table A.

2) The Remediation Site is restricted to industrial/commercial land use.

3) The land use specified in this Letter may be revised if:

   a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and

   b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

4) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated must be

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returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

Engineering Controls:

5) The asphalt/concrete barrier, as shown on the attached Site Base Map, must remain over the contaminated soils. This asphalt/concrete barrier must be properly maintained as an engineered barrier to inhibit inhalation of the contaminated media.

Institutional Controls:

6) Any existing buildings or any future buildings constructed on the site must contain a full concrete slab-on-grade floor or full concrete basement floor and walls with no sumps.

7) Ordinance Number «Ordinance Number» adopted by the Village of Northbrook on «Date Adopted» effectively prohibits the installation and use of potable water supply wells in the Village of Northbrook. This ordinance provides an acceptable institutional control under the following conditions:

   a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:

      i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and

      ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.

   b) The Remediation Applicant shall provide written notification to the Village of Northbrook and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:

      i) The name and address of the local unit of government;

      ii) The citation of Ordinance «Ordinance Number» ;

      iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;

      iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;

      v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and

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vi) A statement as to where more information may be obtained regarding the ordinance.

c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date this Letter is recorded to:

Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:

i) Modification of the referenced ordinance to allow potable uses of groundwater;

ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;

iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date this Letter is recorded of written notification to the Village of Northbrook and affected property owner(s) of the intent to use Ordinance «Ordinance Number» as an institutional control at the Remediation Site; and

iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

8) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under paragraph 7 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.

9) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant, shall be recorded along with this Letter.

10) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency

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Attn: Freedom of Information Act Officer
Division of Records Management #16
2520 West Iles Avenue
Post Office Box 19276
Springfield, Illinois 62794-9276

11) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:

a) Any violation of institutional controls or the designated land use restrictions;

b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;

c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;

d) The failure to comply with the recording requirements for this Letter;

e) Obtaining the Letter by fraud or misrepresentation;

f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;

g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;

h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.

12) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

a) JI Realty Company, LLC;

b) The owner and operator of the Remediation Site;

c) Any parent corporation or subsidiary of the owner of the Remediation Site;

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d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;

e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;

f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;

g) Any successor-in-interest of the owner of the Remediation Site;

h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;

i) Any heir or devisee of the owner of the Remediation Site;

j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or

k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.

13) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Deublin Co (aka JIRC) property.

14) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
2520 West Iles Avenue
Post Office Box 19276

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Springfield, Illinois 62794-9276

15) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding the Deublin Co (aka JIRC) property, you may contact the Illinois EPA project manager, Erin Riley at 217-782-1646.

Sincerely,

Jeron Schultz, Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Village of Northbrook Groundwater Ordinance
Property Owner Certification of the NFR Letter under the Site Remediation Program Form
Instructions for Filing the NFR Letter

cc: Ms. Jennifer Makino
EPS Environmental Services, Inc.
jmakino@epsenvironmental.com

Bureau of Land File

Remedial Project Management Section

DRAFT

PREPARED BY:

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

RETURN TO:

Mr. Alexander B. Farrell
JI Realty Company, LLC
1919 Stanley Street
Northbrook, IL 60062

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0312075001

JI Realty Company, LLC, the Remediation Applicant, whose address is 1919 Stanley Street, Northbrook, IL 60062 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal Description or Reference to a Plat Showing the Boundaries:

   Lots 1 and 2 in Lu-Mar Realty Company's Resubdivision of Lot 5, in Stanley Subdivision in the Northwest Quarter of Section 15, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat of said Lu-Mar Realty Company's Resubdivision, registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 2, 1959, as Document No. 1864829.

2. Common Address: 1919 Stanley Street, Northbrook, IL 60062

3. Real Estate Tax Index/Parcel Index Number: 04-15-102-008-0000

4. Remediation Site Owner: JI Realty Company, LLC

5. Land Use: Industrial/Commercial

6. Site Investigation: Focused

See NFR letter for other terms.

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(Illinois EPA Site Remediation Program Environmental Notice)

TABLE A: Regulated Substances of Concern

LPC# 0312075001/Cook County
Northbrook/Deublin Co (aka JIRC)
Site Remediation/Technical

Volatile Organic Compounds (VOCs)	
CAS No.	**Compound Name**
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
78-93-3	2-Butanone
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
124-48-1	Dibromochloromethane
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethene
540-59-0	1,2-Dichloroethene (total)
156-59-2	cis-1,2-Dichloroethene
156-60-5	trans-1,2-Dichloroethene
78-87-5	1,2-Dichloropropane
10061-02-6	trans-1,3-Dichloropropene
10061-01-5	cis-1,3-Dichloropropene
100-41-4	Ethylbenzene
591-78-6	2-Hexanone
75-09-2	Methylene Chloride
108-10-1	4-Methyl-2-Pentanone
1634-04-4	Methyl tert-butyl ether
100-42-5	Styrene
79-34-5	1,1,2,2-Tetrachloroethane
127-18-4	Tetrachloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
79-01-6	Trichloroethene
108-88-3	Toluene
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)

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Inorganics	
CAS No.	**Compound Name**
7440-38-2	Arsenic
7440-39-3	Barium
7440-43-9	Cadmium
7440-47-3	Chromium
7439-92-1	Lead
7439-97-6	Mercury
7782-49-2	Selenium
7440-22-4	Silver

DRAFT

PROPERTY OWNER CERTIFICATION OF THE NFR LETTER
UNDER THE SITE REMEDIATION PROGRAM

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information

Owner's Name: _____
Title: _____
Company: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____ Phone: _____

Site Information

Site Name: _____
Site Address: _____
City: _____ State: _____ Zip Code: _____ County: _____
Illinois inventory identification number: _____
Real Estate Tax Index/Parcel Index No. _____

I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.

Owner's Signature: _____ Date: _____

SUBSCRIBED AND SWORN TO BEFORE ME
this _____ day of _____, 20__

_____
Notary Public

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

DRAFT

Please follow these instructions when filing the NFR letter with the County Recorder's Office

Instructions for Filing the NFR Letter

The following documents must be filed:

A. Body of the NFR Letter (contains appropriate terms and conditions, tables, etc.)
B. Attachments to NFR letter
- Illinois EPA Site Remediation Program Environmental Notice (Legal Description and PIN of property)
- Maps of the site
- Table A: Regulated Substances of Concern (if applicable.)
- Property Owner Certification

C. A copy of the ordinance, if applicable, used to address groundwater contamination

1. Place the Illinois EPA Site Remediation Program Environmental Notice on top of the NFR prior to giving it to the Recorder.

2. If you are not the owner (record title holder) of the property on the date of filing of this NFR, you must attach a **completed** owner's certification form signed by the owner of the property at the time of filing (e.g., if the property recently sold, the new owner must sign).

3. If any of the terms and conditions of the NFR letter references a groundwater ordinance, you must record a copy of the groundwater ordinance with the NFR letter.

4. If any of the terms and conditions of the NFR letter references a highway agreement, you must record the highway agreement if specifically required by the municipality granting the agreement, the County or the Illinois Department of Transportation.

5. Within thirty (30) days of this NFR Letter being recorded by the Office of the Recorder of the County in which the property is located, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

   Illinois Environmental Protection Agency
   Bureau of Land/RPMS
   2520 West Iles Avenue
   Post Office Box 19276
   Springfield, IL 62794-9276

6. **Remove this page from the NFR letter, prior to recording.**

If you have any questions call (217) 524-6940 and speak with the "project manager on-call" in the Site Remediation Program.

DRAFT

NOTICE

December 6, 2026

Adjacent Property Owner
1896 Kingsley Circle
Parcel: 04-15-103-052-0000
Northbrook, Illinois 60062

To Whom It May Concern:

JI Realty Company, LLC has performed an environmental response action at 1919 Stanley Street, Northbrook, Illinois (the Site). The response action was conducted because of a historic release of contaminants at the Site. The response action consisted of soil and groundwater investigations and exclusion of the groundwater ingestion exposure route.

To protect human health, Illinois regulations require that JI Realty Company, LLC either remediate soil and groundwater contamination or demonstrate that the groundwater in the area of the release will not be used as potable water. "Groundwater" is the water beneath the ground stored in the pores of soil and rock; some communities and homeowners pump this water out of wells to supply potable water. "Potable" means fit for human consumption including drinking, bathing, preparing food, washing dishes, and so forth. The HOA may also need to take extra steps should excavation be needed to maintain their private infrastructure in the modeled plume area.

The Village of Northbrook is considering an ordinance that would strictly prohibit the human and domestic consumption of the groundwater beneath your property. Under Illinois regulations, a local ordinance that effectively prohibits the installation and use of potable water supply wells may be used as an institutional control to allow contamination above the groundwater ingestion remediation objectives to remain in the groundwater (35 Illinois Administrative Code 742.1015). (An institutional control is a legal mechanism for imposing a restriction on land use). The Illinois Environmental Protection Agency (Illinois EPA) has determined that the proposed ordinance JI Realty has requested of the Village of Northbrook meets the regulatory requirements for use as an institutional control. JI Realty Company, LLC has requested and has been granted approval from the Illinois EPA to use the groundwater ordinance as an institutional control.

Your property, 1896 Kingsley Circle, Northbrook, Illinois (shown on the attached map) is included in the area affected by the ordinance. This means that you cannot install or use a private, potable water well on your property. Based on the remediation objectives established in reliance on this ordinance, groundwater beneath your property may not be suitable for human or domestic consumption. Illinois regulations require that you be notified of these facts.

The Village of Northbrook's groundwater restrictions may be found in the Village's Municipal Code (Chapter 27, Sections 27-38). Previously approved ordinances limiting the use of ground water from a contaminated area as a potable water source can be found in the Village's Fiscal Year Annual Fee Ordinance. If you wish to obtain a copy of the proposed ordinance, please contact the Village Clerk of the Village of Northbrook, 1225 Cedar Lane, Northbrook, Illinois 60062 (847.272.5050).

To learn more about the JI Realty Company, LLC site, 1919 Stanley Street, Northbrook, Illinois, please contact EPS Environmental Services, Inc., Senior Project Manager, Jennifer Makino, P.G., 7237 West Devon Avenue, Chicago, Illinois 60631, (773)792-3090. You may also obtain a copy of the complete Illinois EPA file on the JI Realty Company, LLC site. To do so, you will need to submit a written request with your signature to the Freedom of Information Act (FOIA) Officer, Illinois EPA, Bureau of Land, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois, 62794-9276. When requesting a copy of the file, please reference the file heading shown below:

Re: LPC #:0312075001/Cook County
Northbrook/JI Realty Company, LLC
1919 Stanley Street
Site Remediation/Technical

FOIA requests may also be requested through the Illinois EPA's Web page:
https://www2.illinois.gov/epa/foia/pages/default.aspx

Alternatively, select files are also accessible through the Illinois EPA's Document Explorer Web page:
https://webapps.illinois.gov/EPA/DocumentExplorer/Documents/Index/170000211839

Sincerely,

for JI Realty Company, LLC

enclosure: Site Map

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2026-06-09
Subject: A Resolution Appropriating Motor Fuel Tax (MFT) Funds for Construction Oversight Services for Skokie Boulevard Roadway Improvements

Overview
The Village uses Motor Fuel Tax (MFT) funds to finance its annual asphalt street rehabilitation program. These funds are distributed by the State of Illinois and require an Illinois Department of Transportation Resolution to appropriate those monies.

Fiscal Impact
Motor Fuel Tax Funds are collected by the State of Illinois on diesel and gasoline. The Village receives approximately $1.5 million in MFT revenues annually. Funds do not have to be spent in the year in which they are received and can be saved for future year projects. This Resolution will appropriate the use of $243,014 in MFT funds. This project is budgeted in Account No. 24-7300-531-11.

Table 1 - Account Summary

Acct. Name	Acct. #	Budget	Available	Requested	Remaining	Within Budget?
Motor Fuel Tax Fund	24-7300-531-11	$1,839,460	$398,750	$243,014	$155,736	Yes

Recommendation
Approval.

Strategic Priority
Infrastructure - Maintain a consistent high quality of life through capital investment, continued focus on sustainability, and facilities the meet operational needs.

Background
The Village's asphalt rehabilitation program primarily consists of pavement removal (milling) and resurfacing. Each year during the Capital Improvement Plan (CIP) process, the Village selects the streets to be included in the program based on a number of factors. These factors include results and recommendations from our computerized assessment, staff evaluations,

the condition of adjacent streets, planned future infrastructure improvements, and available funding.

In 2022, the Village applied for and received $2,017,049 in grant funding through the federally funded Surface Transportation Program for the resurfacing of Skokie Boulevard between Lake-Cook Road and Sunset Ridge Road. The project is currently scheduled to be advertised through the Illinois Department of Transportation (IDOT) with a letting date of June 12, 2026.

Due to extensive documentation requirements associated with the federal funding of the project, as well as to assist with oversight of this highly visible project, the Village has solicited consultant engineering services to assist with managing the project. As the Village intends to use MFT funds to fund the oversight services, the Village must approve an IDOT MFT Appropriation Resolution which is attached.

Staff recommends Village Board approval of a Resolution authorizing the the use of MFT funds in the amount of $243,014 for the Skokie Boulevard Improvement Project. Staff will be present at the Village Board meeting to answer any questions that may arise.

Illinois Department of Transportation Form of Resolution Appropriating MFT Funds for Skokie Boulevard Improvements Construction Oversight

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☐ Yes ☒ No

Resolution Type	Resolution Number	Section Number
Supplemental		21-00181-00-RS

BE IT RESOLVED, by the President and Board of Trustees (Governing Body Type) of the Village (Local Public Agency Type)

of Northbrook (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Skokie Boulevard	1.84	FAU 2771	00.00	01.84

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Asphalt surface removal (milling) and replacement, curb & gutter removal/replacement at select locations, drainage structure adjustments, new pavement markings and restoration.

2. That there is hereby appropriated the sum of two hundred forty three thousand and fourteen Dollars ($243,014.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Derek Gau (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type)

of Northbrook (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees (Governing Body Type) of Northbrook (Name of Local Public Agency) at a meeting held on June 09, 2026 (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

NOTE: Form instructions should not be included when the form is submitted.

This form shall be used when a Local Public Agency (LPA) wants to construct an improvement using Motor Fuel Tax(MFT) funds. Refer to Chapter 9 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Is this project a bondable capital improvement?	Check Yes if the project was a bondable capital improvement, check no if it is not. An example of a bondable capital project may include, but is not limited to: project development, design, land acquisition, demolition when done in preparation for additional bondable construction, construction engineering, reconstruction of a roadway, designed overlay extension or new construction of roads, bridges, ramps, overpasses and underpasses, bridge replacement and/or major bridge rehabilitation. Permanent ADA sidewalk/ramp improvements and seeding/sodding are eligible expenditures if part of a larger capital bondable project. A bondable capital improvement project does not mean the LPA was required to sell bonds to fund the project, however the project did meet the criteria to be bondable.
Resolution Number	Enter the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box choose the type of resolution: - Original would be used when passing a resolution for the first time for this project. - Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. - Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement the resolution covers.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town.
LPA Type	From the drop down box choose the LPA body type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Contract or Day Labor	From the drop down choose either Contract or Day Labor.

Roadway/Street Improvements:

Name Street/Road	Insert the name of the Street/Road to be improved. For additional locations use the Add button.
Length	Insert the length of this segment of roadway being improved in miles.
Route	Insert the Route Number of the road/street to be improved if applicable.
From	Insert the beginning point of the improvement as it relates to the Street/Road listed to the left.
To	Insert the ending point of the improvement as it relates to the Street/Road listed to the left.

Structures:

Name Street/Road	Insert the name of the Street/Road on which the structure is located. For additional locations use the Add button.
Existing Structure No.	Insert the existing structure number this resolution covers, if no current structure insert n/a.
Route	Insert the Route number on which the structure is located.
Location	Insert the location of the structure.

Name of Clerk	Insert the name of the LPA clerk.
LPA Type	Insert the type of clerk based on the LPA type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	Insert the type of administrative body. choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day Clerk is signing the document.
Month, Year	Insert the month and year of the Clerk's signature.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation shall sign and date here once approved.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.
Following IDOT's approval, distribution will be as follows:

Local Public Agency Clerk
Engineer (Municipal, Consultant or County)

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Fire Chief David Schweihs
Date: 2026-06-09
Subject: A Resolution Approving the Purchase of Firefighter Physical Examinations from Endeavor OMEGA

Overview
The Fire Department contracts with the Village's occupational health provider for annual physical examinations as well as case-by-case medical evaluations of firefighters throughout the year.

Fiscal Impact
The FY27 Village budget provides funding in account number 11-3100-554-00 for contracting medical services in the amount of $41,110.

Recommendation
Approval.

Strategic Priority
Public and Community Safety. Provide public and community safety through education, prevention, and aligning resources with community needs.

Background

Included within the Village's FY27 budget under account no. 11-3100-554-00, sufficient funds have been appropriated for medical examinations for Fire Department personnel. As a condition of employment, all newly appointed firefighters are required to take a National Fire Protection Association (NFPA) 1582 medical examination. Furthermore, the Department provides annual physical examinations for all firefighters as required by OSHA and recommended under NFPA 1582, Standard on Comprehensive Occupational Medical Program for Fire Departments. Lastly, fit-for-duty medical examinations are provided when necessary following injury or extended illness.

The Village of Northbrook has identified Endeavor OMEGA as the Village's occupational health provider. As such, the OMEGA is used for new firefighter hire physicals, annual physicals, and fit-for-duty examinations for on-the-job and off-the-job injuries. OMEGA has been reliable regarding both timeliness and quality of examinations. Altogether, the fire

department has been satisfied with the services received from OMEGA.

Fire Department staff will be available at the June 9, 2026 Village Board meeting to respond to any questions if necessary.

A Resolution Approving the Purchase of Firefighter Physical Examinations from Endeavor OMEGA

Resolution 2026-

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

A Resolution Approving the Purchase of Firefighter Physical Examinations from Endeavor OMEGA

is hereby adopted, as follows:

Section 1. BACKGROUND.

Fire Department staff utilizes Endeavor OMEGA in Glenview, IL ("***Vendor***") for all new hire physicals, annual physicals, and fit-for-duty examinations ("***Physicals***") due to their role as the occupational health provider for the Village. Based on the identified need to provide Physicals annually to fire department personnel, fire department staff recommends procuring the Physicals for fiscal year 2027 from the Vendor in the not to exceed amount of $41,110.00 ("***Expenditure***").

The Village's fiscal year 2027 annual budget includes $41,110.00 under account no. 11-3100-554-00 for the purchase of the annual Physicals for Fire Department personnel.

The President and the Board of Trustees have considered this Expenditure and determined that it is in the best interests of the Village and the public to approve the Expenditure.

Section 2. AUTHORIZATION OF EXPENDITURE.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete procurement of the Physicals from the Vendor in an amount not to exceed $41,110.00

Adopted:

RESULT:
MOVER:
SECONDER:
AYES:
ABSTAIN:
ABSENT:
AWAY:

ATTEST: /s/

Village President

/s/

Village Clerk

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Fire Chief David Schweihs
Date: 2026-06-09
Subject: A Resolution Approving the Purchase of Paramedic Licensure Education from Endeavor Health Highland Park Hospital EMS System

Overview
Highland Park Hospital EMS System provides initial paramedic education and licensure for recruit firefighters.

Fiscal Impact
The FY27 Village budget provides funding in account number 11-3100-541-42 for initial paramedic education in an amount not to exceed $31,800.

Recommendation
Approval.

Strategic Priority
Public and Community Safety. Provide public and community safety through education, prevention, and aligning resources with community needs.

Background

Included within the Village's fiscal year 2027 budget under a ccount no. 11-3100-541-42, $129,170 is allocated for training of Fire Department personnel including recruit training of candidates. Currently, five firefighter candidates that were hired in FY26 and one firefighter candidate that will be hired in FY27 will be required to attend the Highland Park Emergency Medical Services System (HPHEMSS) paramedic education program beginning in July 2026.

Under the EMS Act (210 ILCS 50), paramedics in Illinois are licensed to operate through an EMS Region and Resource Hospital. Northbrook paramedics maintain licensure through Region X and Highland Park Hospital. The HPHEMSS provides initial training, continuing education, medical direction, quality assurance, and medical oversight for the Northbrook Fire Department. As such, the Village uses the HPHEMSS as the education provider for firefighters who need to obtain initial licensure as a paramedic. The current cost of the program is $5,300

per student. Fire department staff anticipate purchasing tuition for six students in FY27, utilizing $31,800 of the budgeted funds in account no. 11-3100-541-42 for the paramedic program tuition.

The HPHEMSS paramedic education program meets or exceeds all Nationally Registered Emergency Medical Technician - Paramedic (NREMT-P) curriculum and objectives and is accredited by the Commission on Accreditation of Allied Health Education Programs (CAAHEP). Furthermore, HPHEMSS utilizes their ambulance providers for the completion of ambulance ride-along requirements. Participation in this education program allows our students to complete their ambulance ride-along time in Northbrook while on-duty. The fire department has utilized the HPHEMSS to train recruits for over 25 years. The continued use of the program provides consistency in training and emergency operations amongst fire department personnel.

Fire department staff will be available at the June 9, 2026 Village Board meeting to respond to any questions if necessary.

A Resolution Approving the Purchase of Paramedic Licensure Education from Endeavor Health Highland Park Hospital EMS System
Supplemental - HPHEMS Paramedic Program Info and Cost - Paramedic Education FY27.pdf

Resolution 2026-

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

A Resolution Approving the Purchase of Paramedic Licensure Education from Endeavor Health Highland Park Hospital EMS System

is hereby adopted, as follows:

Section 1. BACKGROUND.

The Village's fiscal year 2027 annual budget includes sufficient funds under account no. 11-3100-541-42 for the purchase of firefighter training from outside vendors, including initial paramedic licensure education ("***Training***").

Fire Department staff utilize the Endeavor Health Highland Park Hospital EMS System (HPHEMSS) in Highland Park, IL ("***Vendor***") to provide initial paramedic licensure education to Northbrook firefighter recruits, when necessary. Highland Park Hospital serves as the resource hospital for the Northbrook Fire Department, providing educational, operational, and licensure requirements for all Village paramedics, as required by the EMS Act (210 ILCS 50). Based on the identified training needs of fire personnel in fiscal year 2027, Fire Department staff recommend procuring the Training from the Vendor in the not to exceed amount of $31,800 ("***Expenditure***").

The President and the Board of Trustees have considered this Expenditure and determined that it is in the best interests of the Village and the public to approve the Expenditure.

Section 2. AUTHORIZATION OF EXPENDITURE.

The Village Manager is hereby authorized and directed to execute such documents and make such payments as are necessary to complete procurement of the Training from the Vendor in an amount not to exceed $31,800.

This document provides you with essential program information. Please take note of the FAQ portion on the bottom of this document.

Important Dates

Interview Dates: April 27th - May 1st 2026

Program Start: July 7, 2026

Application Deadline to be considered for June 2026 program: April 15, 2026

Final Testing Date: April 15, 2026

Application Process

Step 1: Submit College Application and Enroll as a Student into College of Lake County

If you have never attended the College of Lake County, you must first apply for admission. This will allow you to obtain a student ID number and have your transcripts (including high school and any college credits) reviewed. The review will determine your proficiency in Reading, Writing, and Math, and assess whether any prior coursework—such as Anatomy and Physiology or another college-level Biology course—can be accepted as equivalent to the required Biology 111 course for admission. Please contact CLC Admissions office at 847-543-2061.

You can apply online at: College of Lake County Admission

- Official/unofficial transcript of grades to admissions@clcillinois.edu
- AP scores (if applicable) to records@clcillinois.edu (to earn college credit, you'll need official scores sent to CLC from ACT.org)
- Unofficial SAT scores (if applicable) to admissions@clcillinois.edu

The required SAT scores for college reading and writing readiness and basic Algebra readiness are as follows:

- SAT Evidence-Based Reading and Writing score of 470 or above
- SAT Math score of 530 or above

The required ACT scores for college reading and writing readiness and basic Algebra readiness are as follows:

- ACT Reading score of 17 or above and English score of 17 or above

- ACT Math score of 22 or above

Note: If you do not meet the required scores through transcripts or standardized testing, you may need to take the English Directed Self Placement (DSP) and/or the CLC ALEKS Math Placement. Your College and Career Navigator (CCN) has more information.

If you are transferring from another college/university, submit:

- Official college/university transcript to records@clcillinois.edu
- Prerequisite verification from Prior College Coursework or Transfer Credit Evaluation Request. Access these forms in the CLC student portal (search "Student Records")
- Please consult with your College and Career Navigator for questions regarding international transcripts

If you need more information about college placement policies, check out:

- AP exams accepted for CLC credit
- College Reading and Writing Readiness (CRWR)
- Math placement and prerequisites for Math courses
- All proficiencies and requisites

Step 2: Gather All Supporting Documents for Program Application

- Proof of meeting minimum age requirement of 18 years: Copy of driver's license, passport, or state ID
- Current driver's license
- Current IDPH EMT or AEMT license
- Current American Heart Association CPR for Healthcare Professionals card
- Official final high school transcripts
- Letter of Good Standing and/or Proof of Current Continuing Education Hours

Step 3: Complete Paramedic Program Application

Highland Park Paramedic Program Application

Your application will be processed within 5 – 7 business days. Application status will be emailed to you at the email address provided on the application.

Step 4: Schedule and take the EMT Validation Exam

To qualify for admission to the paramedic program, applicants must demonstrate a foundational level of EMT knowledge through a written pre-admission test. Study guides will be available by contacting Hortensia "Tensy" Rodriguez at **847-480-3758** or via email at HRodriguez@northshore.org.

Testing sessions are by appointment only. Applicants who are scheduled for the final testing date will not be eligible for a retest.

To pass, applicants must achieve a score of 80% or higher. Those scoring below 80% on their initial attempt may retake the exam one time to ensure eligibility. Scores from the first

attempt are weighted for admission ranking.

Testing Fee for Independent Students only: $25.00 per attempt

Step 5: Admission Selection Decisions

This program operates under a Limited Enrollment model. Once all required documents are submitted and all admission requirements are fulfilled, your application will be evaluated.

- Final enrollment decisions are jointly determined by the Endeavor Health EMS Department and representatives from the College of Lake County after the application deadline.
- Admission decisions will be based on completion of the Highland Park Paramedic Program file, a passing score on the EMT Validation Exam, and satisfaction of all additional admission requirements.
- However, completion of these steps does not guarantee program acceptance. Selection is contingent upon availability in field internships, hospital clinical placements, classroom capacity, and required student-instructor ratios.
- Applicants employed by and assigned to vehicles within the Highland Park Hospital EMSS, with verified preceptors, will be prioritized in the selection process.
- Unaffiliated applicants will be selected based on their EMT Validation Exam scores, with preference given to the highest initial attempt scores. In the event of a tie, file completion dates will be used to determine ranking.
- Applicants seeking an agency match and preceptor assignment should indicate this need under the "non-sponsored/independent student" section of the paramedic application.

Please note that prospective students should not contact EMS agencies to seek affiliations.

The final selection of the class is scheduled to be determined May 4th - 8th 2026.

Step 6: Admission Notice

- An acceptance email will be sent to applicants at both the personal email address provided on their application. (please check spam folders in personal email accounts).
- Applicants offered enrollment will have one week to confirm their acceptance. They will be considered paramedic student candidates until all final acceptance requirements are completed. Failure to confirm by the specified deadline will forfeit the offer, and the seat will be offered to the next candidate on the waitlist.
- Candidates not affiliated with an agency will receive conditional acceptance, subject to an official agency match arranged by the Paramedic Program and approved by an agency administrator (Chief/EMS CEO). Individual agency members may not independently approve student placements.
- Accepted candidates must comply with the admission requirements and Program curriculum as outlined at the time of acceptance. They must also adhere to any modifications arising from updates in national, state, or Program standards that may occur during the course of study.
- Candidates are required to provide proof of health insurance and complete all health clearance requirements, including a physical exam verifying they can perform the

essential functions of an EMS clinician, as detailed in the student handbook. Due to the nature of the role, accommodations are limited, and students must demonstrate full competency in these essential functions, similar to the expectations in a hospital or EMS agency setting. The functional job description is available from the HPH Paramedic Program office.

- Students must also fulfill all immunization requirements by the deadlines set by the Program, or they risk forfeiting their seat. Additionally, enrollment is contingent upon passing a criminal background check in compliance with the Illinois EMS Act and Rules, and a clean drug screening meeting federal and Program standards. Detailed information on these requirements will be provided upon acceptance.
- Enrolled students will be required to sign a Student Agreement, Academic Release Form, Photo Release Form, Invasive Procedure Release Form, and an Emergency Preparedness Exercise Participant Release Form during Program orientation.
- Applicants who are not accepted but wish to be considered for the following year must submit a new application.

Resources for Applicants

For Questions Regarding:	Contact	Phone number and/or email address:
Paramedic application process, requirements and deadlines	HPH Paramedic Program Training Director Jill Maryan	(847) 480-3981 Jmaryan@northshore.org
Validation exam, Tuition and Billing, Letter of Good Standing	HPH EMS Administrative Assistance Hortensia “Tensy” Rodriguez	(847)480-3758 HRodriguez@northshore.org
Course schedule, content, requirements during the program	Clinical Coordinator Eric Anderson	(847)570-3190 EAnderson@northshore.org
EMS Education Programs, EMT and Paramedic Certificate,	HPH Paramedic Program Training Director Jill Maryan	(847) 480-3981 Jmaryan@northshore.org
Assessment testing for English / Math placement	College of Lake County CLC Testing Centers	(847) 543-2076 https://www.clcillinois.edu/community/testing-center
Health Requirements (after admission)	Omega Cindy Derng	(847)657-1830 CDerng@northshore.org

Tuition

	Tuition	Sponsored: $5,000.00 Independent: $5,500.00
	Application Fee	All: $100.00
	Admission Exam	Sponsored: Required System Entry (EMT-B) Independent: $25.00

Additional Expenses

	Criminal Background Check	$10.00
	Stethoscope	$Varies
	National Registry Computer Adaptive Exam	$175.00
	IDPH (State) Licensure	$60.00
	Platinum Education Testing Platinum Education Planner	$105.00 $95.00

Frequently Asked Questions

- **How do I enroll into the Paramedic Program at College of Lake County?**

  You do not enroll into the program. Once acceptance to the program is determined, we will enroll you. We simply need you to **"Submit a College Application" (Step 2)** to get a student ID number assigned to you. This will mean that you are a registered student within their college. Once you are accepted into the program we will be requesting your student ID number be forwarded to us.

- **Where do I get a Letter of Good Standing?**

If you are apart of an EMS System that is not Highland Park Hospital EMS system, you will request this from them. The letter would have to be sent from that EMS System directly to the Program Director for acceptance. Ex. You work for a private ambulance within St. Francis EMS System. St. Francis EMS System would send a letter to the Highland Park EMS System. If you do not know what EMS System your private ambulance is affiliated with, you should ask your Manager/Supervisor.

- **What if I do not belong to an EMS System, do not work with a private ambulance, and/or recently obtained my EMT-B License?**

  Then we would request that you obtain a letter of successful completion from the EMT-B program that you graduated from.

- **What if I do not have proof of current continuing education (CE)?**

  The only time this would be acceptable would be if you recently graduated from an EMT-B program. If you have been working under your EMT-B license then you should be actively maintaining your CE. You are required to have 40 CE in 4 years in order to renew your license. We recommend you do at least 10 CE per year to be current. Ex. If you have had your EMT-B licensure for 1.6 years then we would require 15 CEs to be current.

- **What if I do not have BIO 111 can I still be accepted into the program?**

  Yes, we can accept your application as "BIO 111 Pending," provided you are enrolled in the course through CLC and are on track to complete it prior to the start of Module 2 of the paramedic program. Please note: If you are applying as an independent candidate and another independent applicant has already fulfilled this requirement, it may impact your ranking in the admissions process.

  If you have completed an Anatomy & Physiology course at another college, you may request a transcript review through the Student Records Department at CLC to determine if the course is equivalent to BIO 111. If deemed comparable, you will not be required to take BIO 111 through CLC.

  We encourage that if you choose to take BIO 111 through CLC that you enroll with Carol Wismer as she is the department chair for our Program with CLC. Once enrolled you will forward enrollment confirmation (proof of enrollment) to Program Director listed under "resources for applicants"

- **What if I do not meet any of the listed Reading/Writing & Math Proficiencies provided?**

  You would schedule to take the placement tests through the CLC Testing Centers at www.clcillinois.edu/testing

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-06-09
Subject: An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (1370 - 1390 Sanders Road) (Docket No. PCD-25-21)

Overview
This is the continued discussion of a voluntary annexation of a contiguous parcel to the existing Wood Oaks Jr. High School property in order to improve the property with a bus circulation lane.

Fiscal Impact
Village records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required to be paid.

Recommendation
Approval.

Strategic Priority
Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background
On May 26, 2026, the Board of Trustees reviewed the below requested relief and heard public comment from surrounding members of the community, as well as the applicant. Following discussion, the item was continued to June 9, 2026, with time for the applicant to assess if any adjustments could be made to the proposed design to address traffic on Walters Avenue. The applicant has submitted the attached updated proposed plan which eliminates access on to Walters Avenue and has the buses enter and exit the school property at the existing curb cuts along Sanders Road that are utilized today, and with the inclusion of the bus cul-de-sac to accommodate the buses on the site without impeding traffic on site and Sanders Road.

The applicant, Northbrook School District 27, as owner of the properties commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road, has requested the following zoning relief to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane on Walters Avenue south of the existing

school building (Wood Oaks Jr. High School):

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;
B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

The Board of Trustees is requested to consider the applicant's voluntary annexation application, in addition to the Plan Commission recommendation for the zoning relief.

The applicant proposes to construct a bus circulation lane which requires annexation of two vacant single-family residential parcels owned by Northbrook School District 27, currently located in unincorporated Cook County. The property is contiguous and abuts the school property and municipal boundary and is eligible for voluntary annexation upon approval by the Board of Trustees. Upon annexation, both parcels will be rezoned to IB Institutional District and merged with the school property through a Final Plat of Subdivision. No public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The applicant's voluntary annexation application fee is waived per the standards for taxing bodies in Northbrook. The applicable Village recapture fee per Ordinance No. 82-8 (attached), is $1,450 for each lot. The recapture fee will not be required to be paid with the annexation since the Ordinance states that the recapture fee shall be due, "upon use connection". Considering the applicant is not connecting to the water utilities, the recapture fee is not due at this time. The draft ordinance approving this annexation states that if, in the future, any improvements on the property require a connection to the water utilities, then the recapture fees should be paid. Village staff and the Village Attorney have reviewed the application and the draft ordinance.

On January 13, 2026, a notice of waiver of preliminary review application was provided to the Board of Trustees at their regular meeting. The applicant waived the preliminary review application with the direct submittal of a formal application.

On May 26, 2026, the Board considered the following approval documents on the consent portion of the agenda. The placement of the approval documents on the consent portion of the agenda is consistent with the policies endorsed by the Board for a unanimous recommendation from the Plan Commission and consideration of a Voluntary Annexation application.

1. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof;
2. A Resolution Approving a Final Plat of Subdivision;
3. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
4. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map.

On April 21, 2026, the Plan Commission conducted a public hearing on the application. The Village staff and the applicant made presentations explaining the details of the project and the requirements. Following the presentations, the Commission asked questions about alternative site plan options being considered by the applicant during the design phase, long queueing duration, and pedestrian safety. The applicant responded, stating that they had considered several options but found that their plan to separate the car and bus lanes would best address their requirements and safety concerns.

There were three written public comments, which are attached; and eight members of the public spoke at the meeting with concerns regarding traffic impact, pedestrian safety, car stacking causing traffic signal delays, and adequacy of stormwater management. The applicant responded to the traffic concerns and stated that the intent of the proposed design was to alleviate traffic congestion in the nearby residential neighborhoods and increase capacity on the school property; reduce stacking on Sanders Road; and improve pedestrian safety by adding a sidewalk. The Commission closed the public hearing, discussed the application, and found the proposal acceptable.

On April 21, 2026, the Plan Commission adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 26-PC-03 recommending approval of the Zoning relief noted above. The staff report from the meeting, and other application materials are attached. The minutes from the meeting were not available at the time of writing this report.

Following the Plan Commission public hearing, the Village received additional public correspondence which is attached for review, as well as additional exhibits submitted by the applicant at the request of staff to provide a more detailed depiction of bus turning maneuvers and stacking of vehicles with the proposed site design. These exhibits and additional information from the applicant are also attached.

The Applicant and staff will attend the June 9, 2026 meeting in case there are any questions.

An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (1370 â€“ 1390 Sanders Road)
Ordinance Exhibit A-B - 1250 Sanders
Supplemental - Updated Letter & Plans - 6-2-26 - 1250 Sanders

Supplemental - Annexation & Formal Application - 1250 Sanders
Supplemental - Affidavit of Notice - 1250 Sanders
Supplemental - Village Ordinance No. 82-8
Supplemental - Public Comment - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - Project Narrative & Letters - 1250 Sanders
Supplemental - Additional Stacking Plans&Information - 1250 Sanders
Supplemental - Final Plat of Subdivision - 1250 Sanders
Supplemental - Engineering Plans Original Proposal 3-6-26 - 1250 Sanders
Supplemental - Landscape & Photometric Original Proposal 3-6-26 - 1250 Sanders
Supplemental - Traffic Study - 1250 Sanders
Supplemental - PC Resolution & Staff Report - 1250 Sanders
Supplemental - Sustainability Addendum - 1250 Sanders

Ordinance 2026-

BE IT ORDAINED by the Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof (1370 – 1390 Sanders Road)

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

Northbrook School District 27 ("***Applicant***") is the owner of record of a tract of land approximately 58,383 square feet in area commonly known as 1370 – 1390 Sanders Road, Cook County, Illinois ("***Property***"). The Property is contiguous to the corporate limits of the Village.

The Applicant has filed with the Village a petition seeking annexation of the Property to the Village all in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

There are no electors residing on the Property. The Property is currently vacant. The Applicant is proposing site improvements to the Property consisting of a school bus circulation lane contiguous to the school building on the adjacent property.

On May 4, 2026, the Deputy Director of Development & Planning Services caused notice of this annexation to be delivered to the Northbrook Rural Fire Protection District and the Trustees thereof, to the Executive Librarian and members of the Northbrook Library Board of Trustees, and to Northfield Township officials.

The Board of Trustees hereby finds that the annexation and zoning of the Property will serve the best interests of the Village.

Section 2. REAL ESTATE ANNEXED.

Pursuant to the Illinois Municipal Code, 65 ILCS 5/7-1-8, the Village of Northbrook hereby annexes the territory legally described in ***Exhibit A***.

Section 3. NOTIFICATION OF TAXING DISTRICTS.

One or more affidavits, certifying that the Northbrook Rural Fire Protection District, the Northbrook Public Library and Northfield Township have been sent proper notice in accordance with State Statutes of the intended annexation of the above described Property, shall be recorded with this Ordinance.

Section 4. ZONING.

Zoning of the above described Property is hereby established and authorized for use as provided in the Northbrook Zoning Code, as amended, in the IB Institutional Building District.

Section 5. ANNEXATION FEES.

The annexation fee pursuant to Section 19-131 of the Municipal Code in the amount of $750.00 is hereby waived by the Village of Northbrook. A recapture fee of $1,450 for each lot ($2,900 total) associated with Northbrook Ordinance No. 82-8 is applicable; however, it is required to be paid upon connection to the Northbrook water utilities. Considering the current improvements do not require connection to water utilities, the recapture fee will be pending until future connection and payment of said fee shall have no impact on the effective date of this Ordinance.

Section 6. ANNEXATION EXHIBIT.

A map of the above-described Property is attached hereto as ***Exhibit B*** and, by this reference, made a part hereof.

Section 7. RECORDATION.

The Village Manager is hereby directed to cause a certified copy of this Ordinance, together with ***Exhibit A*** and ***Exhibit B*** and the affidavits described in Section 3, to be recorded with the Office of the Cook County Clerk.

Section 8. REPORTING.

The Village Clerk shall report this annexation by serving a document of annexation by registered or certified mail on the Election Authorities of Cook County, Illinois, and on the United States Post Office branches serving the annexed territory within 30 days of the passage of this Ordinance, as required by law.

Section 9. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage and publication in pamphlet form in accordance with State Statutes.

PASSED: This __ day of May, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

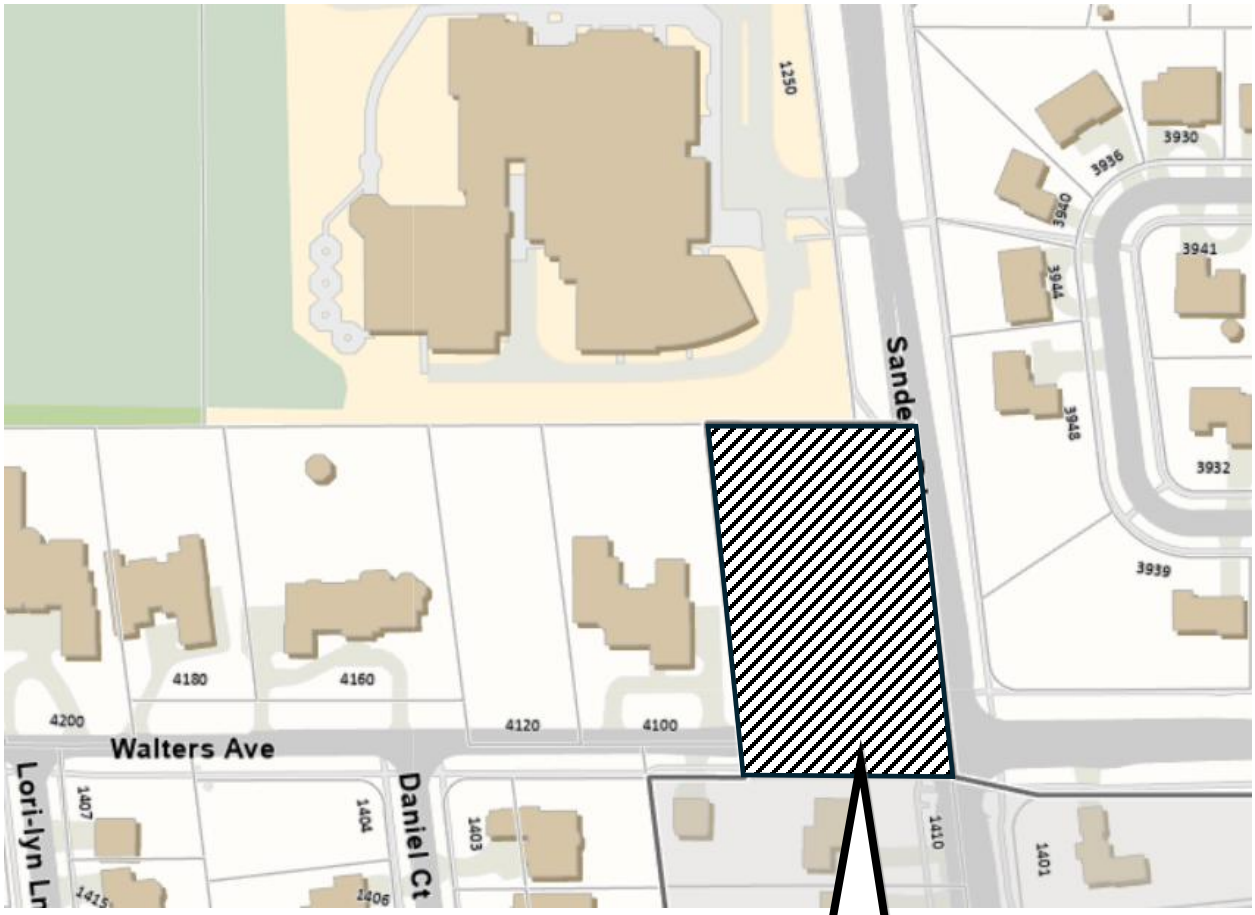
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-010-0000 & 04-07-300-011-0000

Commonly known as 1370 and 1390 Sanders Road, Northbrook, Illinois, 60062.

EXHIBIT B

ANNEXATION EXHIBIT



June 2, 2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

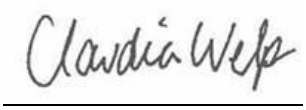
RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot Plan Change

Dear Swati,

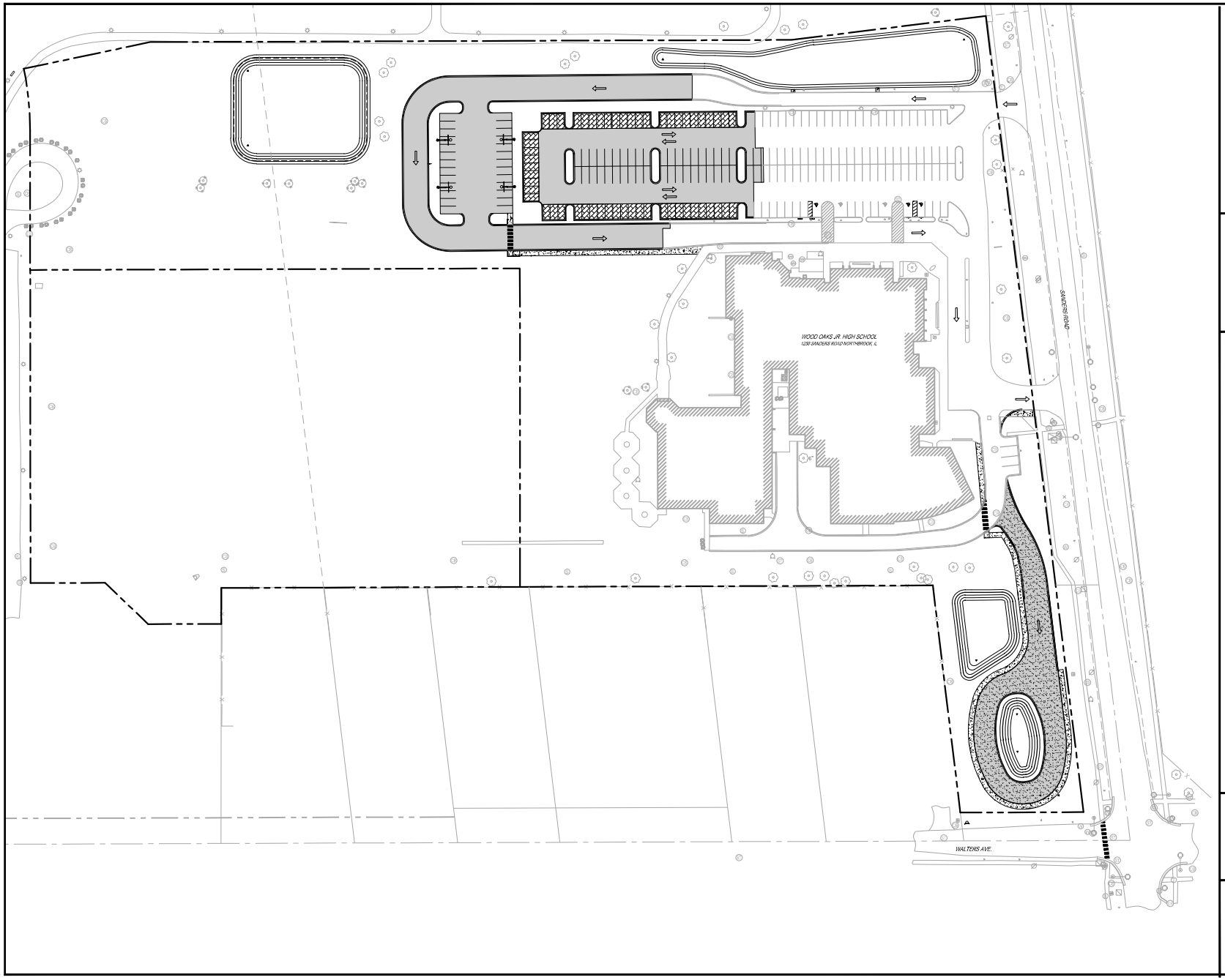
On behalf of Northbrook School District 27 and Wood Oaks Junior High, we are submitting a revised plan for the proposed parking lot expansion and bus loop project. Enclosed are an updated site plan and bus loop exhibit reflecting these changes. In response to traffic concerns on Walters Avenue, the proposed bus loop will no longer include a curb cut or access from Walters Avenue and will instead connect internally. Buses will enter from Sanders Road at the north entrance, travel south to the bus loop, and exit onto Sanders Road at the south entrance. The bus loop will meet the required 20-foot landscape buffer along the west property line adjacent to the residential area and the overall plan will still include the plantings required by the landscape ordinance. An updated landscape plan will be provided for your review. No other changes have been made to the proposed parking lot expansion. We believe this satisfies the primary concerns for our proposal and respectfully request Village Board consideration to approve the project based on these changes.

Should you have any questions or comments, please do not hesitate to contact me at 630.598.0007 or cwelp@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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

REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16

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

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS RD.
NORTHBROOK, IL

PROJ NO: 210270
ENG.: LES
DATE: 06/02/2026

SHEET TITLE
BUS CONCEPT PLAN

SHEET NUMBER
EX-1
1 OF 1

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☒ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ Application

Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ Written Explanation of Application Request

Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☒ Proposed Plans

Attach proposed plans for the property sought to be annexed, if applicable.

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Is the property held in trust? □ Yes □ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? □ Yes □ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Consolidate area maintained by school into a school's property

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 1370, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-010

Size of Property: 19,338 SF / 0.44 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 19,338 SF Lot Width: 100 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

{00123519.2}

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Is the property held in trust? □ Yes □ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? □ Yes □ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Consolidate area maintained by school into a school's property

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 1390, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-011

Size of Property: 38,253 SF / 0.88 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 38,253 SF Lot Width: 198 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

Now come the undersigned Petitioners requesting annexation of the parcel of land hereinafter set forth to the Village of Northbrook, County of Cook and State of Illinois.

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:
2) 1370 and 1390 Sanders Road Northbrook, Illinois 60062
   (collectively "***Property***") Also attach legal description and survey)
3) The undersigned certify [Check One]
   - ☒ There are no electors residing on the Property.
   - ☐ 51% or more of the electors residing on the Property have joined in this petition by signing below.
4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.
5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.
6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and
b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☒ There are no electors residing at the property.

Subscribed and sworn to before me
this 8th day of December 2025

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

Marianne K. Schachte
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

{00123519.2}

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me
this 8th day of December 2025

Marianne K. Schachte
Notary Public

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

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

Applicant Information

Legal Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Primary Contact Person

Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Ste. 325

City, State, Zip Lisle, IL 60532

[redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 1250 Sanders Road, Northbrook IL

Property Index Numbers: 04-07-300-026, 04-07-300-027, 04-07-300-010, and 04-07-300-011

Size of Property: 8.61 Acres (PIN: 04-07-300-026), 8.32 Acres (PIN: 04-07-300-027) 0.44 Acres (PIN: 04-07-300-010), 0.88 Acres (PIN: 04-07-300-011) (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: Institutional Facility (PIN: 04-07-300-026) Open Space/Outdoor Recreation (PIN: 04-07-300-027) Single Family (PIN: 04-07-300-010 & 04-07-300-011)

Current Zoning: IB (PIN: 04-07-300-026), OS (PIN: 04-07-300-027), and Unincorporated (PIN: 04-07-300-010 & 04-07-300-011)

Current Use of the Property: _____

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☒ Annexation (*separate form required*)
- ☒ Rezoning from OS to IB
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☒ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **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.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **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. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio
Address 1250 Sanders Road
City, State, Zip Northbrook, IL 60062
[redacted]

Proposed Property Owner Information

Legal Name: Same as current

Primary Contact:
Address
City, State, Zip
Phone No.
Email

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 ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☒ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☒ Annexation Worksheet
- ☒ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☒ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☒ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

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 ____ 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** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations
Signatures of Property Owner(s): _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations **Property Address:** 1250 Sanders Road, Northbrook IL
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Comprehensive Plan Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Trend of development

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

b. Property value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

c. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

d. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

e. Orderly development of adjacent properties

The amendment supports orderly development by addressing existing deficiencies and aligning site infrastructure with current needs. Improved circulation and parking management reduce off-site impacts and help ensure that adjacent properties are not adversely affected by congestion or unsafe conditions.

f. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

g. Ingress, egress, and traffic conditions

Adequate ingress and egress will be provided through redesigned traffic loops and a separated bus circulation system. A traffic study has confirmed that the proposed improvements will significantly reduce congestion and improve safety along Sanders Road, particularly during peak arrival and dismissal periods.

h. Utilities and public services

The subject property is fully served by existing utilities and public services. The proposed improvements include upgraded stormwater management, lighting, and EV charging infrastructure.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community needs

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s)**: IB Institutional Building; OS Open Space; Unincorporated Parcels
- ☑ **Specify Requested Zoning District(s)**: Lot 1 zoned IB Institutional Building and Lot 2 OS Open Space
- ☑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

j) The community need for the proposed map amendment and for the uses and development it would allow.

Rezoning & Zoning Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Existing uses and zoning classifications

The subject property is an established institutional use occupied by Wood Oaks Junior High School and the attached District 27 Administration Center. Surrounding properties along Sanders Road and within the immediate vicinity consist primarily of public and institutional uses, including other school facilities, park district properties, and nearby residential neighborhoods that have long coexisted. The property is currently zoned Institutional Building and Open Space. A small portion of the Open Space zoning is proposed to be rezoned to Institutional Building.

b. Trend of development in the vicinity

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

c. Property Value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

d. Offset by public health, safety, and welfare

The proposed rezoning enables improvements that address documented congestion, emergency access constraints, pedestrian safety concerns, and conflicts between bus and car traffic, directly benefiting students, staff, parents, and the surrounding community.

e. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

f. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

g. Effect on orderly future development

The rezoning supports orderly development by allowing improvements that align the site with its current intensity of use. By addressing parking and circulation needs internally, the proposal minimizes off-site impacts and ensures adjacent properties are not adversely affected by congestion or unsafe conditions.

h. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community need

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

NOTICE OF PROPOSED ANNEXATION TO THE VILLAGE OF NORTHBROOK

1370 & 1390 Sanders Road

Village President
Kathryn L. Ciesla

Board of Trustees
Matthew T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Tamara H. Reese
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

May 4, 2026

Chief David Schweihs
Northbrook Fire Department
740 Dundee Road
Northbrook, IL 60062

TO: Chief David Schweihs and Trustees of the Northbrook Rural Fire Protection District.

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **May 26, 2026** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

Michaela Kohlstedt, Deputy Director
Dept. of Development & Planning Services

EXHIBIT A

DEPICTION OF THE PROPERTY



LEGAL DESCRIPTION

THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-010-0000 & 04-07-300-011-0000

Commonly known as 1370 and 1390 Sanders Road, Northbrook, Illinois, 60062.

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE VILLAGE OF NORTHBROOK
May 4, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Members of the Northbrook Rural Fire Protection District Board of Town Trustees by mailing true and correct copies of same on this 4th Day of May 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Michaela Kohlstedt, Deputy Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
This 4th day of May 2026

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

NOTICE OF PROPOSED ANNEXATION TO THE VILLAGE OF NORTHBROOK

1370 & 1390 Sanders Road

Village President
Kathryn L. Ciesla

Board of Trustees
Matthew T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Tamara H. Reese
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

May 4, 2026

Kate Hall, Library Director
Northbrook Public Library
1201 Cedar Lane
Northbrook, IL 60062

To the attention of:

- Kate Hall, Library Director
- Members of the Northbrook Library Board of Trustees

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **May 26, 2026,** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

Michaela Kohlstedt, Deputy Director
Dept. of Development & Planning Services

EXHIBIT A

DEPICTION OF THE PROPERTY



LEGAL DESCRIPTION

THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-010-0000 & 04-07-300-011-0000

Commonly known as 1370 and 1390 Sanders Road, Northbrook, Illinois, 60062.

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE VILLAGE OF NORTHBROOK
May 4, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Members of the Northbrook Public Library Executive Director and Board of Town Trustees by mailing true and correct copies of same on this 4th Day of May 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Michaela Kohlstedt, Deputy Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
This 4th day of May 2026

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

Village President
Kathryn L. Ciesla

Board of Trustees
Matthew T. Cassidy
Joy U. Ebhomielen
Johannah K. Hebl
Robert P. Israel
Tamara H. Reese
Heather E. Ross

Village Clerk
Derek R. Gau

Village Manager
Cara L. Pavlicek

NOTICE OF PROPOSED ANNEXATION OF TERRITORY INCLUDING HIGHWAYS WITHIN NORTHFIELD TOWNSHIP TO THE VILLAGE OF NORTHBROOK

1370 & 1390 Sanders Road

May 4, 2026

Northfield Township
2550 Waukegan Road, Suite 100
Glenview, IL 60025

To the attention of Township Supervisors, Trustees, Clerk & Commissioner of Highways,

Each of you are hereby notified that the Village of Northbrook, Cook County, Illinois, intends to voluntarily annex the territory described on the attached Exhibit pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8 during the **May 26, 2026** Regular Meeting of the Village Board of Trustees.

Respectfully submitted,

Michaela Kohlstedt, Deputy Director
Dept. of Development & Planning Services

EXHIBIT A

DEPICTION OF THE PROPERTY



LEGAL DESCRIPTION

THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PERMANENT INDEX NUMBER: 04-07-300-010-0000 & 04-07-300-011-0000

Commonly known as 1370 and 1390 Sanders Road, Northbrook, Illinois, 60062.

AFFIDAVIT OF SERVICE OF
NOTICE OF PROPOSED ANNEXATION OF TERRITORY
WITHIN NORTHFIELD TOWNSHIP
TO THE VILLAGE OF NORTHBROOK
May 4, 2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Michaela Kohlstedt, being first duly sworn, deposes and says that she did cause this notice to be served upon the Northfield Township Commissioner, Northfield Township Clerk, Northfield Township Supervisor, and Members of the Board of Town Trustees of Northfield Township, by mailing true and correct copies of same on this 4th Day of May, 2026 prior to 5:00 p.m. by depositing the same in the U.S. Mail in Northbrook, Illinois.

Michaela Kohlstedt, Deputy Director
Village of Northbrook
Dept. of Development & Planning Services

Subscribed and Sworn to before me
This 4th day of May 2026

Notary Public

OFFICIAL SEAL
THERESA TSURKIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Sept. 07, 2026

26153250

ORDINANCE NO. 82-8

AN ORDINANCE ESTABLISHING PROPERTY BENEFIT SHARES
FOR A WATER DISTRIBUTION MAIN IMPROVEMENT PROVIDED BY
THE WOOD OAKS GLEN SUBDIVISION

Passed by the Board of Trustees, February 9, 1982

Printed and Published February 10, 1982

d and Published in Pamphlet Form
by Authority of the
sident and Board of Trustees

26153250

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

Wood Oaks Glen
Reception - Ord. No. 82-8

I hereby certify that this document
was properly published on the date
stated above.

/s/ Sandra D. Kent

Village Clerk

ORDINANCE NO. 82-8

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

AN ORDINANCE ESTABLISHING PROPERTY BENEFIT SHARES
FOR A WATER DISTRIBUTION MAIN IMPROVEMENT PROVIDED
BY THE WOOD OAKS GLEN SUBDIVISION

be and is hereby adopted as follows:

Section 1. BACKGROUND.

In the process of land subdivision, the developer of the Wood Oaks Glen Subdivision was required to install off-site water feeder main improvements on Sanders Road and Walters Avenue which also benefited other property, both directly and indirectly.

Section 2. BENEFIT FEE SCHEDULE.

Upon use connection to or any further extension of the water distribution main now available to the area, properties as specified below shall pay the applicable benefit share hereby established. The fees thus established were based upon a detailed Report to the Board on file with the Village, entitled Recapture For Wood Oaks Glen Subdivision Water Main, dated January 4, 1982.

(1) Direct Benefit

(a) Being part of Lot 3 of the County Clerk's Division of the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois as recorded on October 11, 1876 as Document No. 106449:

PREI Number	Address	Amount
04-07-300-010	1370 Sanders	$ 1,450
04-07-300-011	1390 Sanders	1,450
04-07-300-009	4100 Walters	1,450
04-07-300-008	4120 Walters	1,450
04-07-300-016	4160 Walters	2,900
04-07-300-015	4180 Walters	1,450
04-07-300-014	4200 Walters	1,450
04-07-300-024	4220 Walters	1,450

(b) Being part of Lot 2 of the County Clerk's Division of the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois as recorded on October 11, 1876 as Document No. 106449:

PREI Number	Address	Amount
04-07-300-022	4350 Walters	$ 3,975

(c) Being part of Lot 7 of the County Clerk's Division of the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in

26153250

Cook County, Illinois as recorded on October 11, 1876 as Document No. 106449:

PREI Number	Address	Amount
04-07-301-037	4195 Walters	$ 1,325
04-07-301-009	4165 Walters	1,325
04-07-301-010	4135 Walters	1,325
04-07-301-011	4125 Walters	1,325
04-07-301-034	4105 Walters	1,325
04-07-301-035	1410 Sanders	1,325

(d) Being part of the Ridgeland Subdivision in the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois as recorded on February 11, 1949 as Torrens Document No. 1235791:

PREI Number	Address	Amount
04-07-301-028	1550 Sanders	$ 1,065

(2) Indirect Benefit

(a) Being a part of Lot 2 of the County Clerk's Division of the Southwest Quarter of Section 7, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois as recorded on October 11, 1876 as Document No. 106449:

PREI Number	Address	Amount
04-07-300-022	4350 Walters	$ 2,500

(b) Being a part of the Ridgeland Subdivision in the Southwest Quarter of Section 7 (see 1-d above):

PREI Number	Address	Amount
04-07-301-015	4160 Ridgeland	$ 150
04-07-301-016	4140 Ridgeland	150
04-07-301-017	4120 Ridgeland	150
04-07-301-018	4100 Ridgeland	150
04-07-301-021	4060 Ridgeland	150
04-07-301-026	4055 Ridgeland	150
04-07-301-023	*4145 Ridgeland	150
04-07-301-022	*4165 Ridgeland	150

*North Half

(c) Lot 1 in the Poterek Resubdivision of Lot 4 in the Ridgeland Subdivision in the Southwest Quarter of Section 7:

PREI Number	Address	Amount
04-07-301-025	4105 Ridgeland	$ 150

(d) Lot 1 in the Dana Resubdivision of Lot 3 in the Ridgeland Subdivision in the Southwest Quarter of Section 7:

PREI Number	Address	Amount
04-07-301-054	4125 Ridgeland	$ 150

Section 3. RECAPTURE PAYMENT.

All benefit fees received by the Village as a result of Section 2 above shall be forwarded to the developer of the Wood Oaks Glen Subdivision who provided funding of the subject improvement.

Section 4. FEE ADJUSTMENT.

The Village Manager is hereby authorized to apply the benefit fees as set forth in Section 2 above deemed most appropriate in the event of dispute or any unforeseen property change within the service area of the subject improvement. Any such adjustment shall be based upon and reflect the basic intent and policies on recapture as set forth in the staff report cited in Section 2 above.

Section 5. RECAPTURE RECORD.

The Village Manager shall cause an accurate record of all recapture payments from the fee schedule herein to be maintained in current status available upon request at any time by the Board of Trustees.

Section 6. RECORDATION.

The Village Attorney is hereby directed to record this Ordinance with the Recorder of Deeds of Cook County, Illinois to ensure proper notification of such benefit fee to any future bona fide property purchaser.

Section 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage, approval and publication in pamphlet form as provided by law.

PASSED: This 9th day of February, 1982.

AYES: (6) Gordon, Falcone, Jacobs, Lynn, Shore and Collison

NAYS: (0)

26153250

/s/ Lucinda W. Kasperson
Village President

ATTEST:

/s/ Sandra D. Kent
Village Clerk

FEB 25 PM 1 35

I HEREBY CERTIFY THIS TO BE A TRUE & EXACT COPY OF THE ORIGINAL

Signed: [illegible] Date 2/25/82
Village of Northbrook,
Cook County, Illinois

26153250

12

Report to the Board

January 4, 1982

RECAPTURE FOR WOOD OAKS GLEN SUBDIVISION WATER MAIN

The developer of the subject subdivision was required to install off-site water main improvements which also provide direct and indirect benefit to both currently incorporated and unincorporated property. The purpose of this Report is to isolate the developer's additional costs for that improvement and to detail the benefit theory applied for developer recapture in the future as benefited properties apply for a service connection.

Requirement and Cost

As shown by the attached sketch, the nearest connection point to the Village water distribution system when the Wood Oaks Glen development began in 1977 was the 12-inch feeder main on Sanders Road, 495 feet north of Walters Avenue. The developer was required to connect at that point; extend the 12-inch water feeder main to Walters Avenue; and install a 10-inch water main on Walters from Sanders westward to Lorri-Lyn Lane. All mains within the subdivision from the latter supply source are 8-inch in size, including the main installed on Ridgeland to the development's east line. The sketch also identifies the directly (red) and indirectly (yellow) benefited properties.

The actual cost of the various improvement phases involved are detailed as follows:

a) Sanders Road

495 ft. 12" main @ $21	$ 10,395
1 hydrant	800
240 ft. trench backfill @ $5.50	1,320
1,289 lbs. fittings @ $.45	580
	13,095
Engineering/Inspection (15%)	1,965
	$ 15,060

b) Walters Avenue

913 ft. 10" main @ $18.25	$ 16,662
3 hydrants @ $800	2,400
1 valve/vault	1,050
100 ft. tree augering @ $25	2,500
300 ft. trench backfill @ $5.50	1,650
2,216 lbs. fitting @ $.45	997
	25,259
Engineering/Inspection (15%)	3,786
	$ 29,045

$101,165 ($106,490 less $1,065 x 5). The indirect benefit for Ridgeland property is deemed to be worth approximately 15% of the full direct benefit cost or $150 per platted property (10) along Ridgeland Lane in the Ridgeland Subdivision.

Recapture from the four Terri-Lyn lots shaded in orange has been separately handled since such also share street, storm sewer and sanitary sewer improvement benefits. The cross-hatched orange parcel will be included in the recapture ordinance generated by this Report.

Direct Benefit Theory

As shown on the attached sketch, there are 14 parcels abutting the new main system on Sanders and Walters plus the Decoma Day Camp parcel at the western end of Walters. Further, one lot on Walters (4160) has sufficient frontage to allow possible R-4 subdivision in the future. Finally, the size of the Decoma Day Camp parcel (7.882 acres) most certainly could be more densely used in the future.

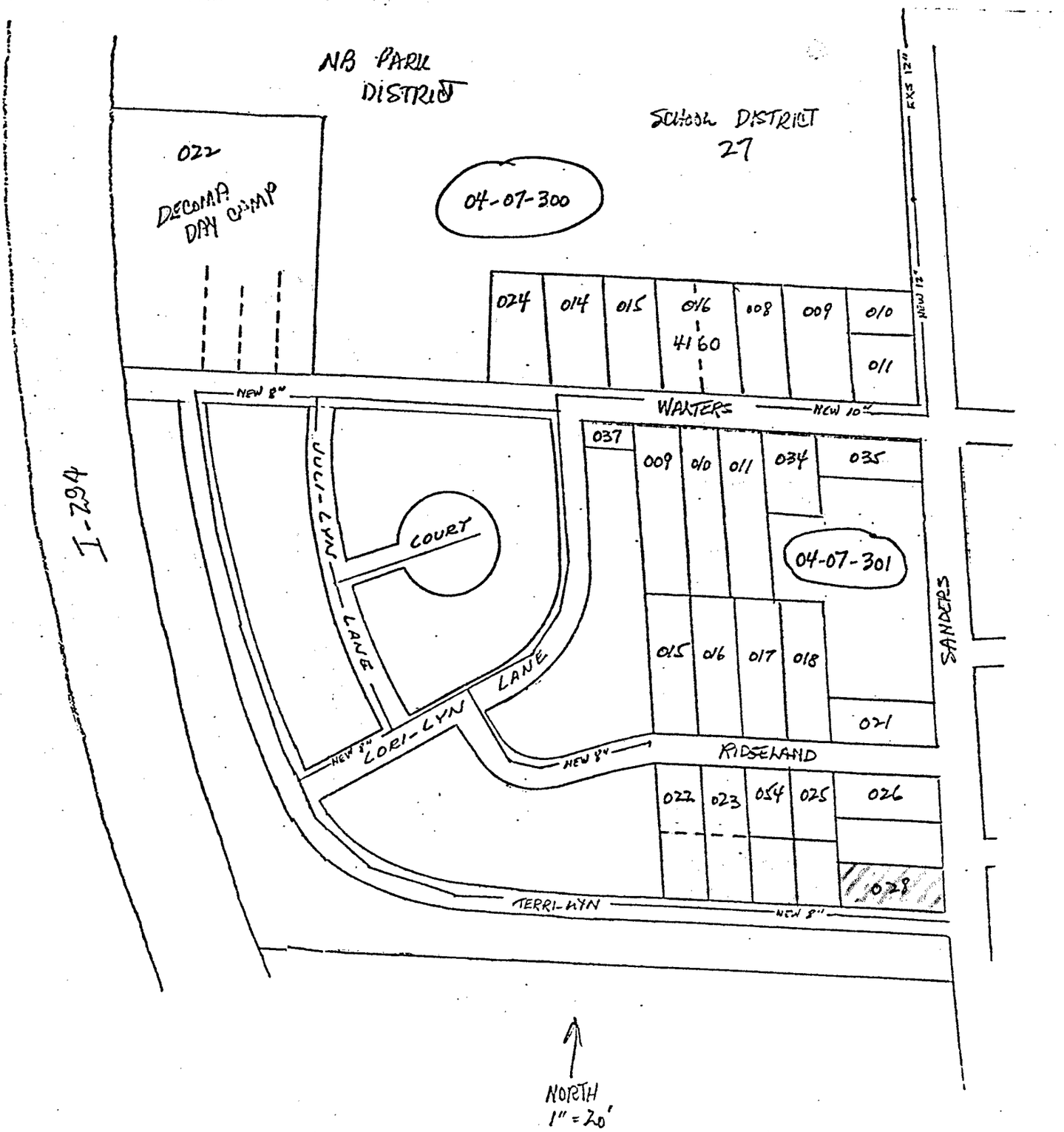
Regarding the latter, any development of the acreage is assumed to be R-4 Single Family. Based upon an experienced net of 2.5 buildable lots per acre in such district, 20 lots could possibly result. Because of the property's frontage on Walters Avenue, it has been assumed that three (3) future lots would be directly benefited by the existing subdivision system. This parcel, therefore, has been assigned three (3) direct benefit and seventeen (17) indirect benefit shares.

The above plus the one (1) additional future lot at 4160 produces a potential total of 18 direct benefit shares.

The cost of the estimated off-site 8-inch water main system ($27,923) is then reduced by the indirect benefit assessed to the Decoma Day Camp (17 X $150 = $2,550) and that net cost of $25,373 divided by 18 for an individual direct share of $1,400. To better equalize the individual connection costs involved for the property owners, a "near" side share of $1,450 and a "far" side share of $1,325 is proposed.

Summary

The Village, as a result of the development of the Wood Oaks Glen Subdivision, will have received, without cost, an extension of its feeder main grid along Sanders Road and Walters Avenue. No connection costs have been included for either the Northbrook Park District or School District 27 should either governmental unit require water service off the Walters Avenue main system in the future.


NB PARK DISTRICT
SCHOOL DISTRICT 27
022
DECOMA DAY CAMP
04-07-300
EXS 12"
NEW 12"
024
014
015
016
4160
008
009
010
011
NEW 8"
WALTERS
NEW 10"
037
009
010
011
034
035
04-07-301
JUDI-LYN
COURT
LANE
LORI-LYN
LANE
NEW 8"
NEW 8"
015
016
017
018
021
SANDERS
RIDGELAND
022
023
024
025
026
028
TERRI-LYN
NEW 8"
I-294
NORTH
1" = 20'

-D\ 6RUNLQ
:DOWHUV $YHQXH
1RUWKEURRN ,OOLQRLV

MD\VRUNLQ#JPDLO FRP

April 9, 2026

Swati Pandey

Village of Northbrook

1225 Cedar Lane

Northbrook, IL 60062

Dear Ms. Pandey:

Thank you for taking the time to meet with me yesterday about the proposed bus turnaround at Wood Oaks Junio r High.

I have serious concerns about the placement of this turnaround and its impact on traffic patterns on Walters Avenue where I live. It is already difficult to exit Walters due to the length of the red light while Sanders Road traffic moves. I understand that a traffic study was done, but I have several questions about it and other issues.

1. When was this traffic study done?
    a. Did they ever look at traffic on Walters during the summer when Decoma Day Camp buses line the street making it difficult to turn onto Sanders Road?
    b. Was it just a quantitative study based on the number of cars, or were qualitative variables also considered, such as the ones below?
    c. Was the study done while cars were lined up on Walters waiting to pick up children after school? How will the buses maneuver around these cars? The alternate plan

you mentioned for parents to wait on the other side of the school may not alleviate this problem, as some parents will continue to use Walters rather than deal with the increased traffic in the parking lot , and the long wait time at the current stoplight.

2. This turnaround will affect traffic twice per day for close to 180 days, more in the afternoon than in the morning.
    a. What is the length of time from when the first bus will arrive and the last bus leave, morning and afternoon? How many buses are used by the school each day?

3. You indicated that the turnaround would be at the west end of the proposed annexation, approximately 100 -120 feet from the corner.
    a. What is the length of a school bus?
    b. How many buses can fit at the corner waiting for a green light without blocking both lanes?
    c. The drivers are on a schedule and will be wanting to make the light on Walters during its short green cycle. How will other traffic be able to exit Walters while buses are blocking both lanes. It is naïve to think that the drivers will wait to allow this other traffic through.

4. Has there been any consideration given to lengthening the time Walters has a green light to accommodate this added traffic?

As the time is short for these issues to be given consideration before the meeting on April 21, please factor them into the discussion. I'm sure there are more points involved, but this is what comes to mind immediately.

Thank you for your attention,

Jay Sorkin

Archived: Monday, April 20, 2026 9:20:46 AM
From: Kohlstedt, Michaela
Sent: Friday, April 17, 2026 11:39:18 AM
To: Pandey, Swati
Subject: FW: Northbrook Plan Commission Meeting 4-21-2026
Response requested: No
Sensitivity: Normal

From: Adam Greenberg <ajgreenberg@yahoo.com>
Sent: Friday, April 17, 2026 11:22 AM
To: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Subject: Re: Northbrook Plan Commission Meeting 4-21-2026

Beware External Email - Think Before You Act

I won't be able to attend.

My main concern is that there is a plan to address the current situation with parent vehicles parked on walters (extending on Daniel Ct.) in the afternoon at pickup.

I'm also not sure that expanding the car pickup lane is giving an incentive for more kids to take the bus. It seems to incentivize the opposite affect. And then the line will look much longer so even more cars will park on the Walters side.

It is very dangerous having kids walk across walters and entering vehicles in a very narrow street. Adding busses into that mix could be a recipe for disaster.

there is currently no signage preventing parents from standing on the south side of walters waiting for students, and it makes the road too narrow for residents to exit Walters safely and poses too much risk with so many students running across the road with little warning and at many random crossing points, not the traffic light. Now they would be running across the bus driveway too which is extra scary.

Thank you for brining this to the attention of the Commission.

On Friday, April 17, 2026 at 09:38:41 AM CDT, Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us> wrote:

Good Afternoon,

Archived: Friday, April 24, 2026 9:16:06 AM
From: Byron Udell
Sent: Friday, April 24, 2026 8:10:13 AM
To: Pandey, Swati; byronudell@gmail.com
Subject: Docket no. PCD-25-21
Response requested: Yes
Sensitivity: Normal

Beware External Email - Think Before You Act

I was unable to attend the public hearing as I was out of town.

My question is regarding the normal requirements of drainage after any construction. Parking lots cause runoff, and runoff is a no no. The water will run downhill and add to the water that all downhill neighbors will have to deal with.
Are any proposals bring vetted the same way as if a resident were building a home in the property, as all of us were when we built our homes in Northbrook? E.g. Impervious limits, retaining pond requirements to hold any storm water that can't be initially absorbed, etc?

Byron Udell
4220 Walters Ave, Northbrook, IL 60062
847.912.5433

May 10, 2026

Village of Northbrook
Kathryn Ciesla, President

Trustees:
Robert Israel
Heather Ross
Johnathan Hebi
Joy Ebhomielen
Matt Cassidy
Tamara Reese

I write this letter to express my thoughts on Northbrook School District 27, Wood Oaks School
Proposed Parking Lot Addition
PCD-25-21 Applications (Enclosed)

Page 2A

A. No one can disagree with this need
B. It is clear what the goal is
C. This has nothing to do with the Village Hall

Page 3

A. All of these points
B. Are a statement of
C. The facts
D. Leaving out many points

Page 4
Site proposed plan
No one can disagree with the added space to the parking lot
I believe the issue for the community is the proposed bus loop

This drawing lacks any site measurement for

- Proposed Lot
- Walters going west of Sanders to bus loop
- No drawing and measurement for Walters; no road measurement turn lane
- No Sanders measurement north or south

Page 5
This drawing lacks any measurement of size

- Width of proposed lane
- Width of entrance/exit to Walters
- Depth of retention area
- No Sanders Road lane measurement

I believe no bus can get around another in bus loop

So when it's time to leave after school, these eight buses, full of kids, must exit into Walters traffic

- Parents picking there kids up on Walters
- It's now a traffic jam, add 8 buses – it is a mess
- Only one bus will be able to be in the left turn lane (space issue)
- If a car or two are in left turn lane, no bus would be able to be in left turn lane; therefore, all east bound traffic would come to a stop

Page 6
Vehicle stacking
It vehicle parking in a proposed new design

Page 7
Who disagrees with any of this

Page 8

A. The plan moves their traffic problem from your school lot to the corner of Walters and Sanders
B. This is a mess as the 2-3 buses that dropped off kids leave making a left turn east; now they meet buses coming west and want to make a right turn into the bus loop
C. A false statement: To prove my point, you would look at 8C

Page 8C

- Distance from Bus Loop Exit to Sanders white line at light
- Radis of a bus turning out of lot to Walters
- Width of lanes on Walters is most important with turn lane going north and length of turn lane in feet
- Length of bus, weight of bus with proposed safety distance between buses and buses and any cars
- North bound traffic on Sanders is backed up from the school light to Walters every morning
- At best, 1 car can make a left turn to go north on Sanders and those cars must deal with the west bound traffic on Sanders turning right on red to go north
- A school bus would not be able to turn left on Walters in that traffic mess

- Your traffic analysis does not take into account any afternoon traffic with parents parked on Walters, Daniel Ct., Lori Lyn Ln. Those cases could limit the bus flow leaving in the afternoon

Page 9
This traffic plan when proposed is a few years old.
It would be nice if the Trustees could stop by and see the traffic impact on the neighborhood and clearly understand the safety issue here.

Page 10
D. False statement; an out-of-date study was put forward
No reference made to the following
- Truck traffic for Truck Depot from the Lopistist Center on former All State property

Page 10D
No comment or proposal of impact on the widening of Sanders Road
No estimated traffic increase
No comment and measurement to widen street

Page 12
Proposed idea
- Add a single lane from west end of new parking lot north driveway lane going west to driveway that enters that part of Walters
- This is school land
- This would move the buses to be able to leave the school in one line going east
- This is similar to buses leaving Decoma Day Camp

I thank you for your time.

I ask you to stop and see the site both in the morning and afternoon to fully understand.

I believe I have provided enough facts to at least stop and review and look at the impact of moving the school lot problem in the community (Walters Road) would have on an already impacted area.

I believe my proposal would load the buses safely and provide a smooth exit into the community and if you took the area where you want a bus loop and made a parking lot tied to the school lot, you would add many extra parking spaces.

I believe an outdated traffic study should have no merit. Whoever explained it to the Trustees in May should have more details than provided at April 21 meeting.

There was no comment about bus radius turns. It's important to note the bus leaving the bus loop to the left turn lane is more than a 90-degree turn into the turning lane and a problem if cars are in the right lane. To me it would make sense to get the Police Department feedback to this proposal based on traffic and safety and hearing from real people rather than paid consultants selling a plan.

To me is would make sense for the Village Management and Development Teams to be asked to comment on both the traffic and safety issue.

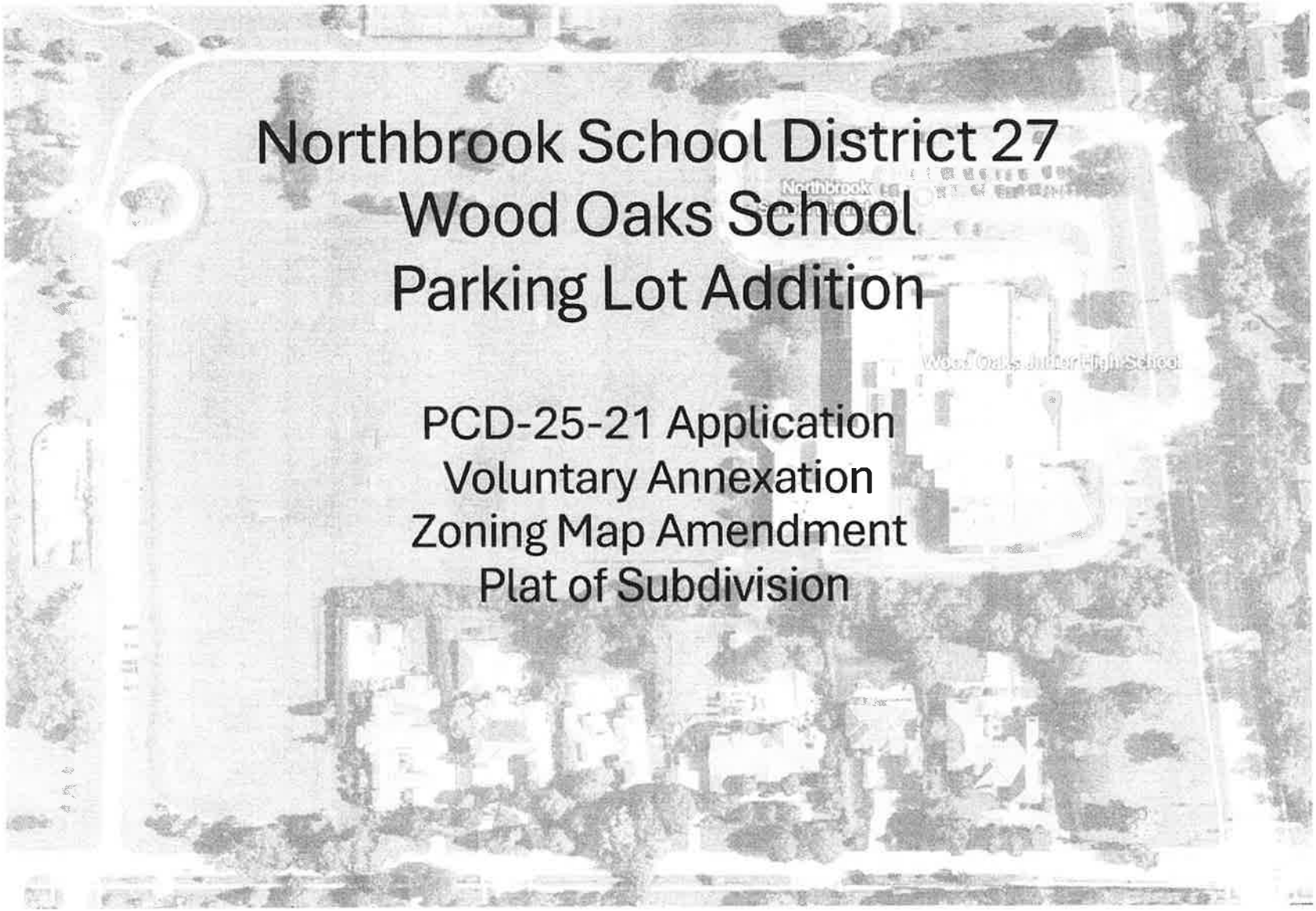
It would make sense to know who owns the driveway going north of Walters behind the school.

I have asked and gotten it owned by the school and owned by the Park District.
No bus traffic would be going west through the park when events are being held in the park.

I ask you to please give my comments some thought rather than Rubber-Stamp the School's Proposal. Let common sense prevail.



Elliot Miller
4263 Terri Lyn
Northbrook, IL 60062
847-272-7180

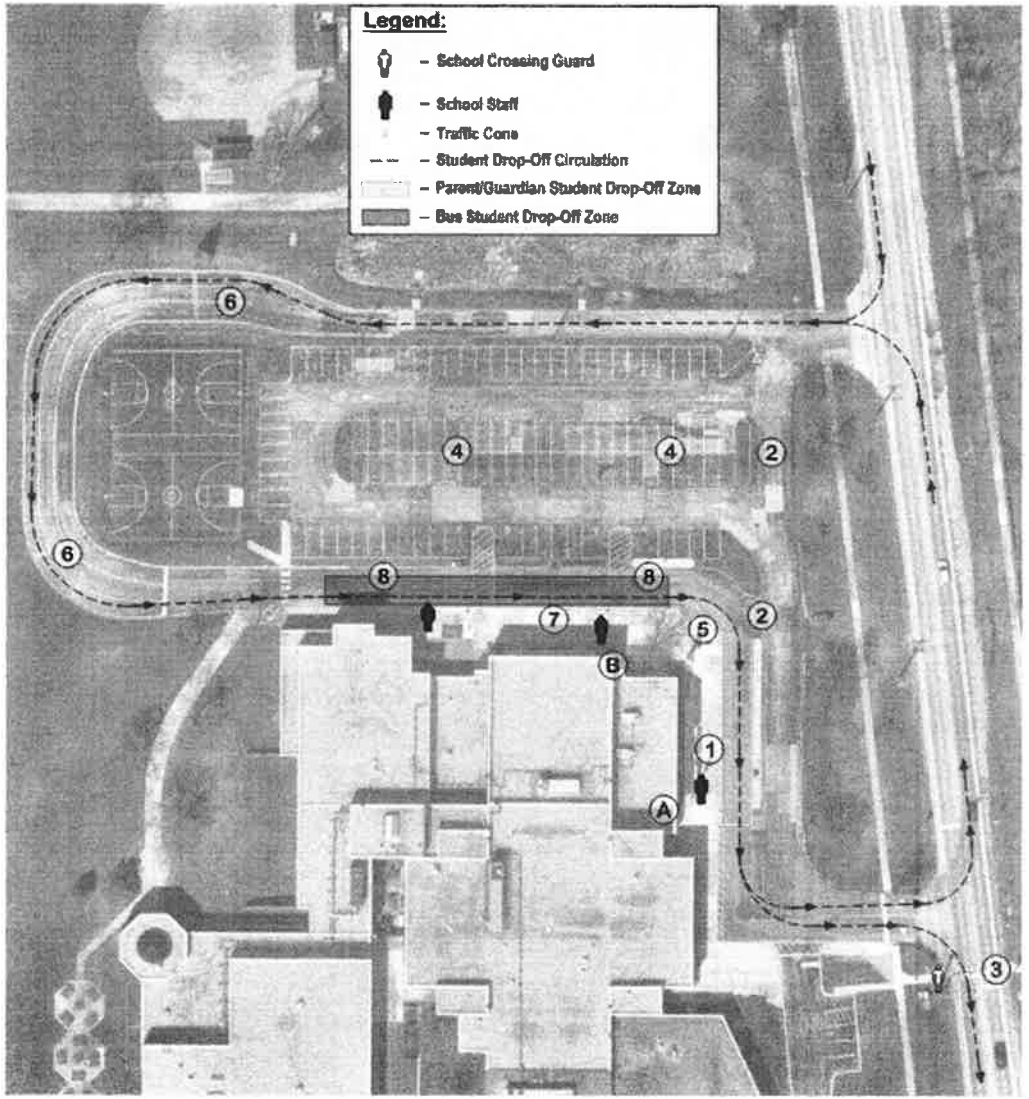

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

Wood Oaks Goals

- Increase parking for staff and after school events

- Move buses out of drop off/pick up
  - Allows buses to leave sooner:
    - Increase bus ridership
    - Decrease drop off/pick up

- Existing Parking lot in need of repair



Parking Needs – Stacking – Safety

A
- Vehicle crash date provided by IDOT 2017-2021 – 6 crashes on Sanders Road – School data provided 3 reported crashes over the last 3 years.

B
- Overflow stacking on Sanders Road due to not enough on-site space

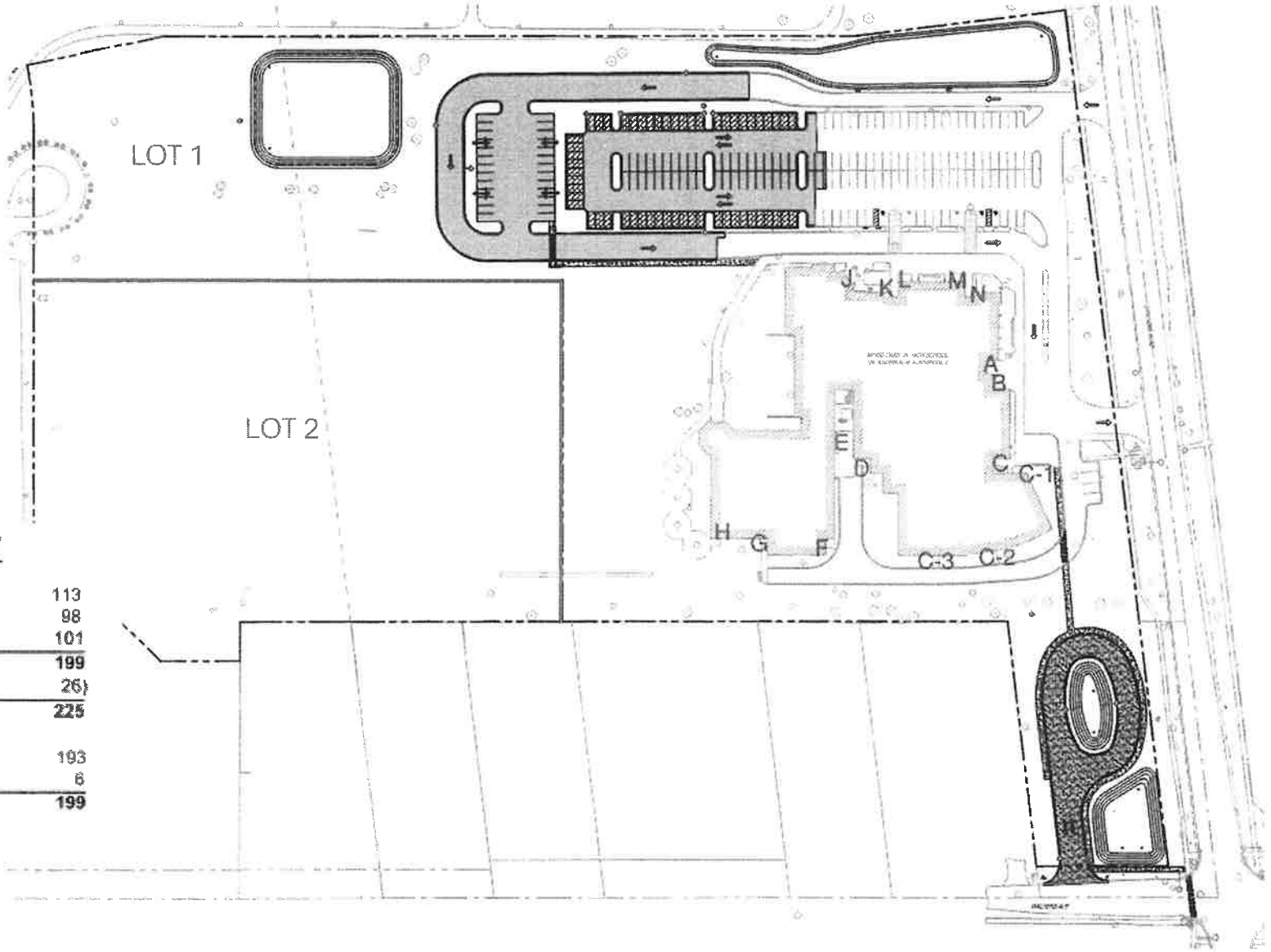
C
- 90+ daily staff members + visitors

D
- Numerous athletic teams, sport events, music ensembles, clubs and activities. Often conflict on the same evening and require parking for families and staff.

E
- The only school in the district that doesn't currently separate bus and parent drop off

#3

Proposed Site Plan



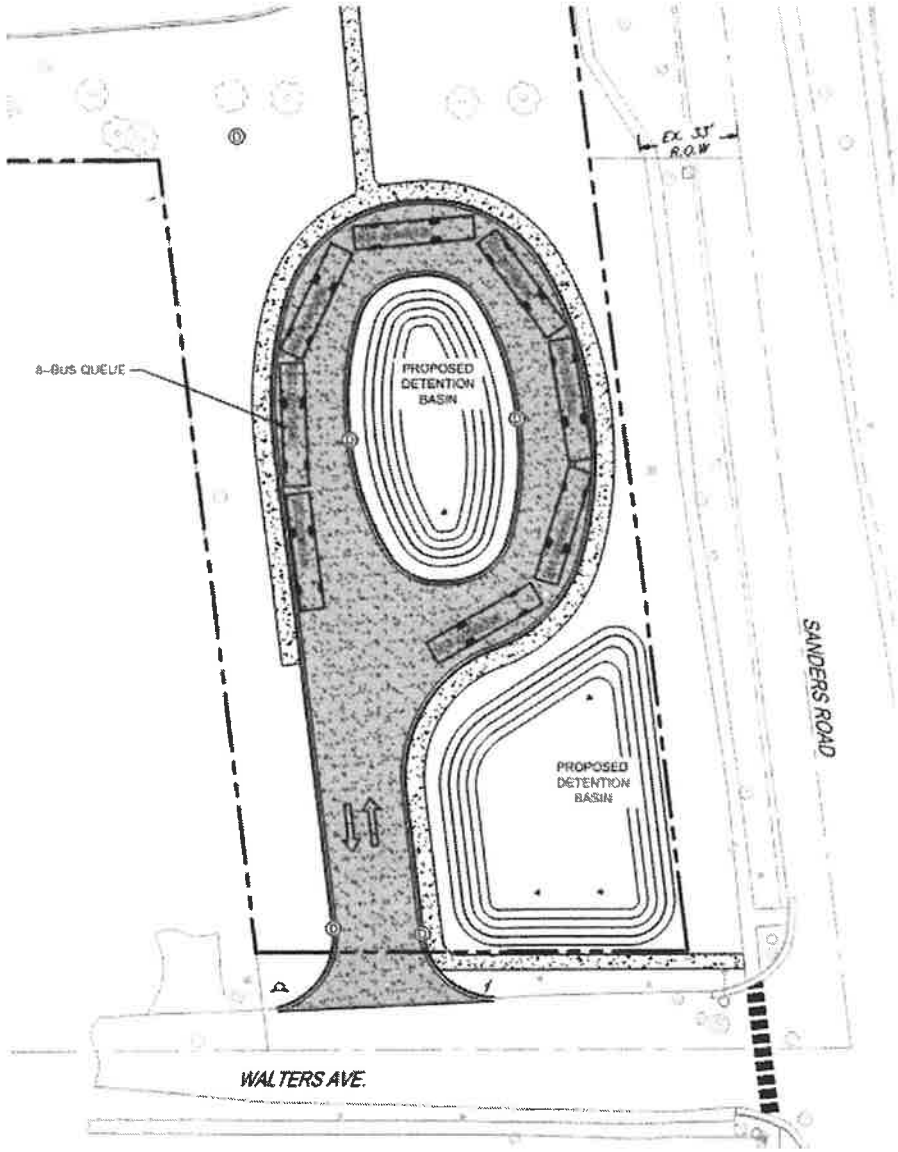
PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

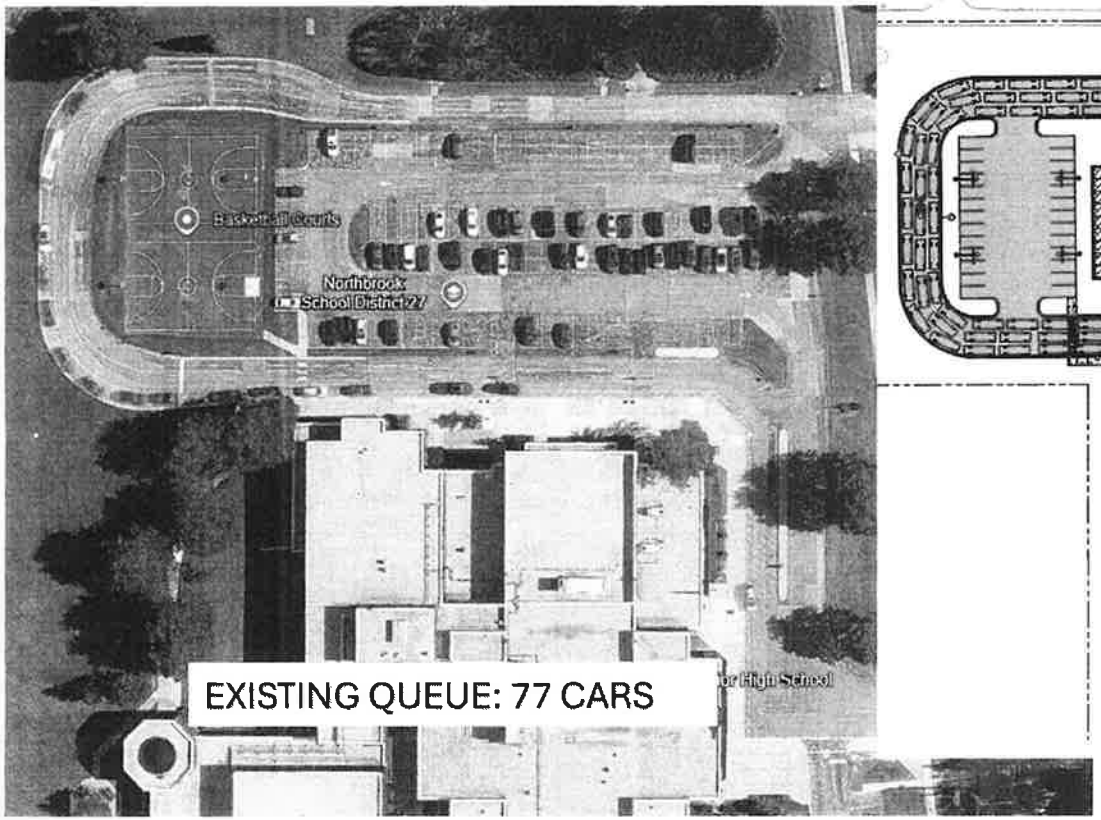
#4

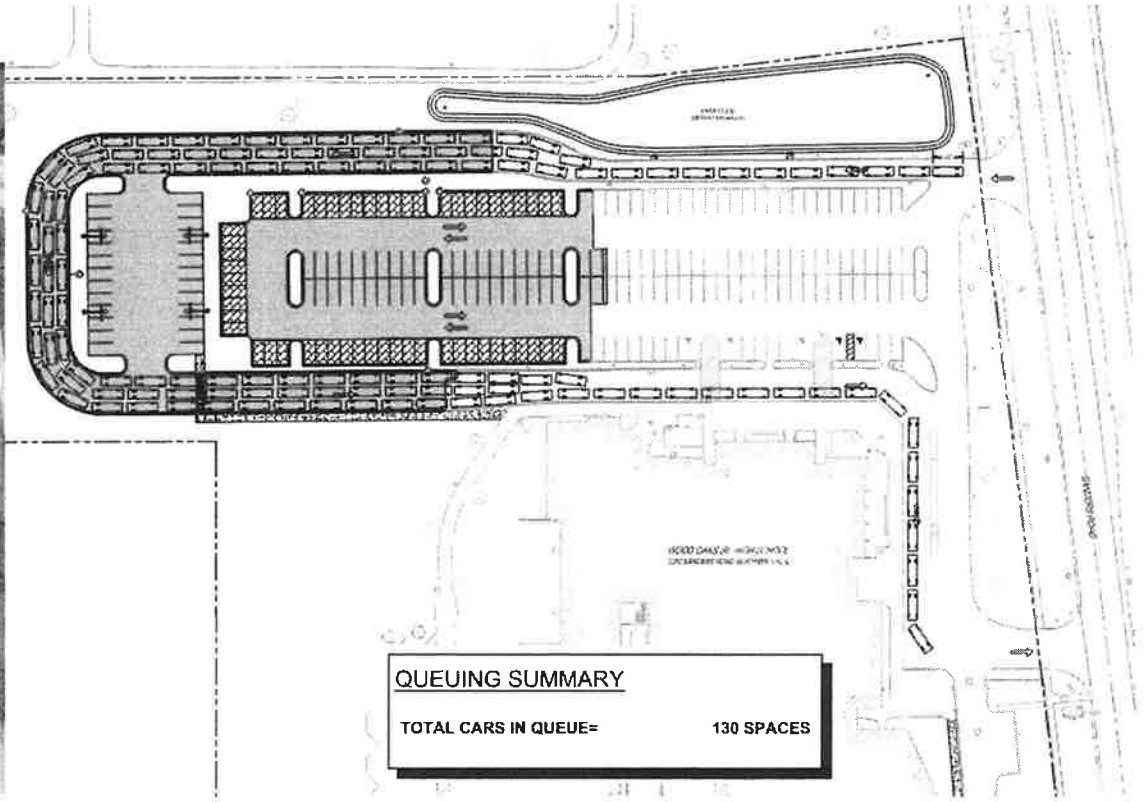
Bus Loop


EX. 33' R.O.W.
8-BUS QUEUE
PROPOSED DETENTION BASIN
PROPOSED DETENTION BASIN
SANDERS ROAD
WALTERS AVE.

#5

Vehicle Stacking





#6

Proposed Sustainability Measures

- Enhanced stormwater management
- Permeable pavers
- Landscape design
- Provisions for EV charging stations
- Upgraded energy efficient LED lighting



#7

Traffic Analysis

- Improvements proposed are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods

A.

- Only 2-3 busses were generally observed dropping off students at once, the proposed loop provides adequate space to minimize any impact to or queuing on Walters Ave.

B.

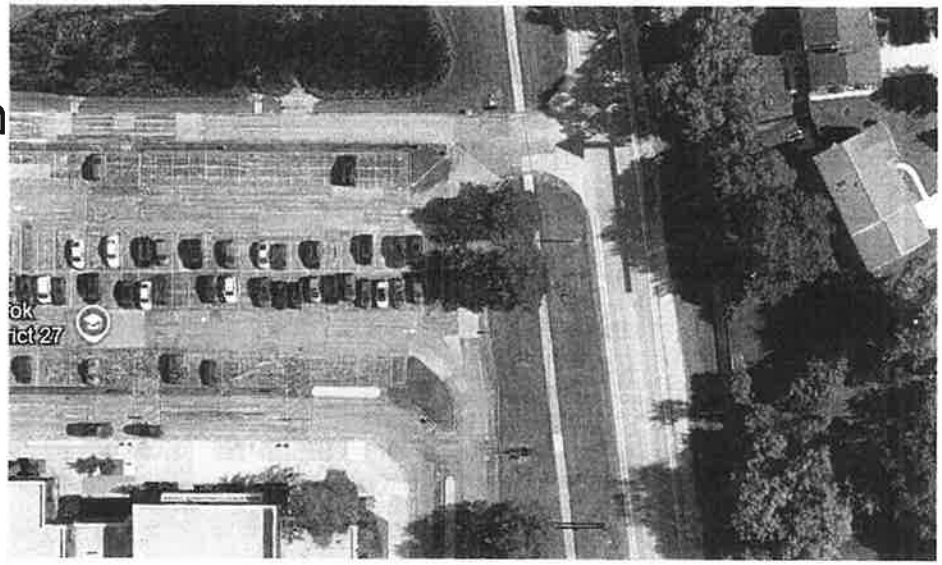
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

C

#8

Future Traffic Improvements

- A Traffic Planning Study prepared as part of this project recommended an auxiliary left-turn lane along Sanders Road at the North Site Access Drive as a future project.



- This will be looked at as a collaborate project with the School District, Village and Cook County which will further alleviate traffic issues in the neighborhood.

#9

ALTA/NSPS LAND TITLE SURVEY

PIN NO.: 04-07-300-026
PIN NO.: 04-07-300-027
PIN NO.: 04-07-300-010
PIN NO.: 04-07-300-011

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID, THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 36 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 96 DEGREES 55 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID, THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

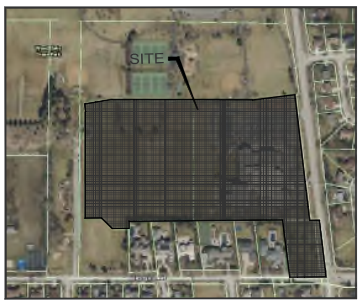
PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.88 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ON SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 8, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBERS 04-07-300-026, 04-07-300-027, 04-07-300-010 AND 04-07-300-011 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: EASEMENT DATED APRIL 10, 1962 AND RECORDED APRIL 27, 1962 AS DOCUMENT NO. 18460478 MADE BY JAMES E. SCHWEIZER TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 9: EASEMENT DATED APRIL 23, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151923 MADE BY CHARLES GRIGSBY, ET AL. TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOCUMENT NOT LEDGIBLE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY AS DEPICTED PER DOCUMENT NO. 0527031765

5. SCHEDULE B ITEM 10: EASEMENT DATED APRIL 28, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151924 MADE BY RICHARD DEAN ALLEN TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 11: PLAT OF EASEMENT FOR TRAFFIC CONTROL BOX RECORDED APRIL 12, 1976 AS DOCUMENT NO. 23447996 IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 12: WATER MAIN EASEMENT DATED SEPTEMBER 12, 1977 AND RECORDED NOVEMBER 10, 1977 AS DOCUMENT NO. 24189071 MADE BY MARILYN HOWARD AND EVELYN MISSNER TO VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

8. SCHEDULE B ITEM 13: AGREEMENT FOR FIRE LANE EASEMENT DATED DECEMBER 16, 1996 AND RECORDED JANUARY 21, 1997 AS DOCUMENT NO. 97042161 MADE BY AND BETWEEN THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT NO. 27 AND VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

9. SCHEDULE B ITEM 14: NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 11, 2006 AND RECORDED SEPTEMBER 27, 2006 AS DOCUMENT NO. 0627017076 MADE BY NORTHBROOK SCHOOL DISTRICT 27 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. SHOWN ON SAID SURVEY.

NOTES CORRESPONDING TO TABLE A:

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

1250 SANDERS ROAD, NORTHBROOK, IL 60062

1370-1390 SANDERS ROAD, NORTHBROOK, IL 60062

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0069J EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 796,813 SQUARE FEET OR 18.292 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 5: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 104 REGULAR STALLS, 6 ACCESSIBLE STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: BUYER TO BE DETERMINED
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

REGIONAL LAND SERVICES, LLC.
PROFESSIONAL DESIGN FIRM: NUMBER 007006008

12/16/2025
RUDY P. DIXON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026

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

RUDY P. DIXON
035-003832
ROCHELLE
ILLINOIS
PROFESSIONAL LAND SURVEYOR

Know what's below. Call before you dig. 1(800) 892-0123
811 DIG 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123

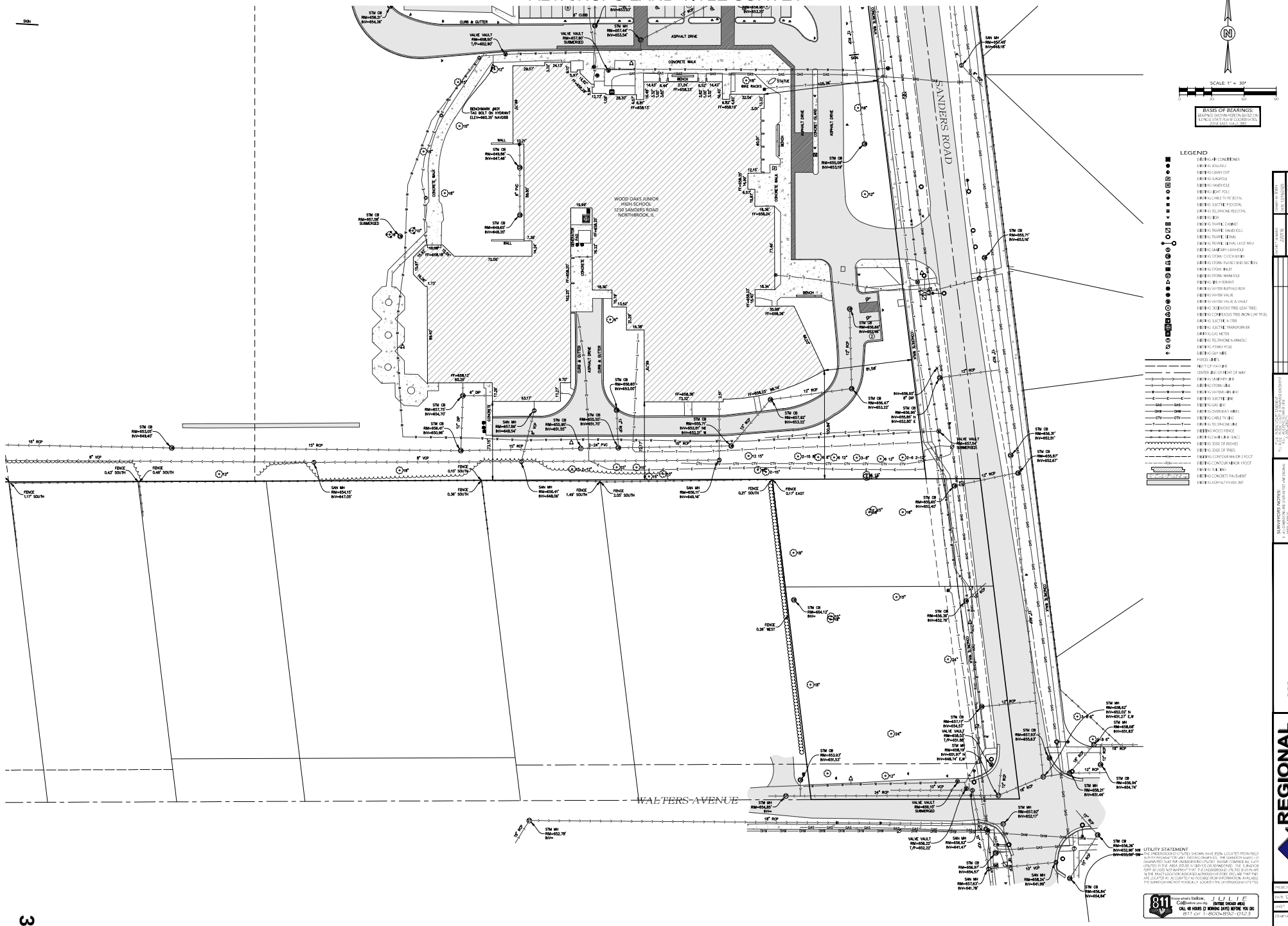
UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE UNDERSIGNED DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN OPERATION OR ABANDONED. THE UNDERSIGNED FURTHER DOES NOT WARRANT THAT THE LOCATIONS SHOWN ARE ACCURATE. IN THE STATE OF ILLINOIS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE THEIR UNDERGROUND FACILITIES LOCATED AND MARKED PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220178
DATE: 12/16/2025
SHEET: 1 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

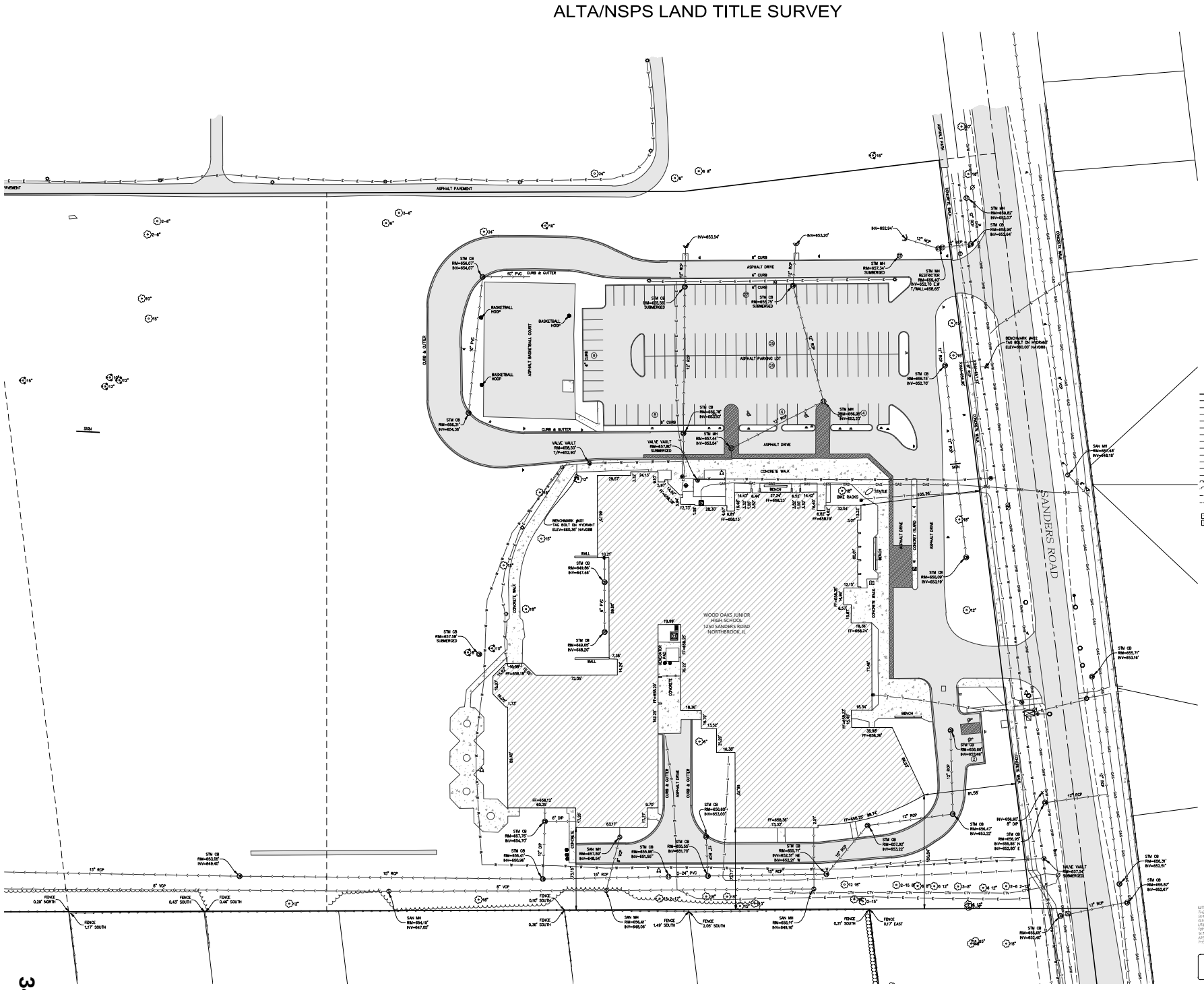
NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	12/16/2025
2	ADDED UTILITY INFO	12/16/2025
3	ADDED ADDITIONAL INFO	12/16/2025
4		
5		
6		
7		
8		
9		
10		

DRAWN BY: RSH
CERTIFICATION NO.:
CHECKED BY: MATT SCHLAUCH
CERTIFICATION NO.:
SCALE: 1" = 30'
JOB NO.: 220116

PROJECT: 1250 SANDERS ROAD
NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 2 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD83 (2011) U.S. SURVEY FEET.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD NOT SHOWN ON THE PLAT.
5. ONLY VISIBLE ENCROACHMENTS ARE SHOWN.
6. ONLY VISIBLE UTILITIES ARE SHOWN.
7. ONLY BUILDINGS AND IMPROVEMENTS LOCATED ON THE SURVEYED PROPERTY ARE SHOWN.
8. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO SANDERS ROAD, A DEDICATED PUBLIC ROAD.
9. THE SURVEYED PROPERTY CONTAINS 1,000,000 SQUARE FEET OR 22.96 ACRES, MORE OR LESS.
10. THE SURVEYED PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 17031C0217J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.
11. THE SURVEYED PROPERTY CONTAINS 43 PARKING SPACES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

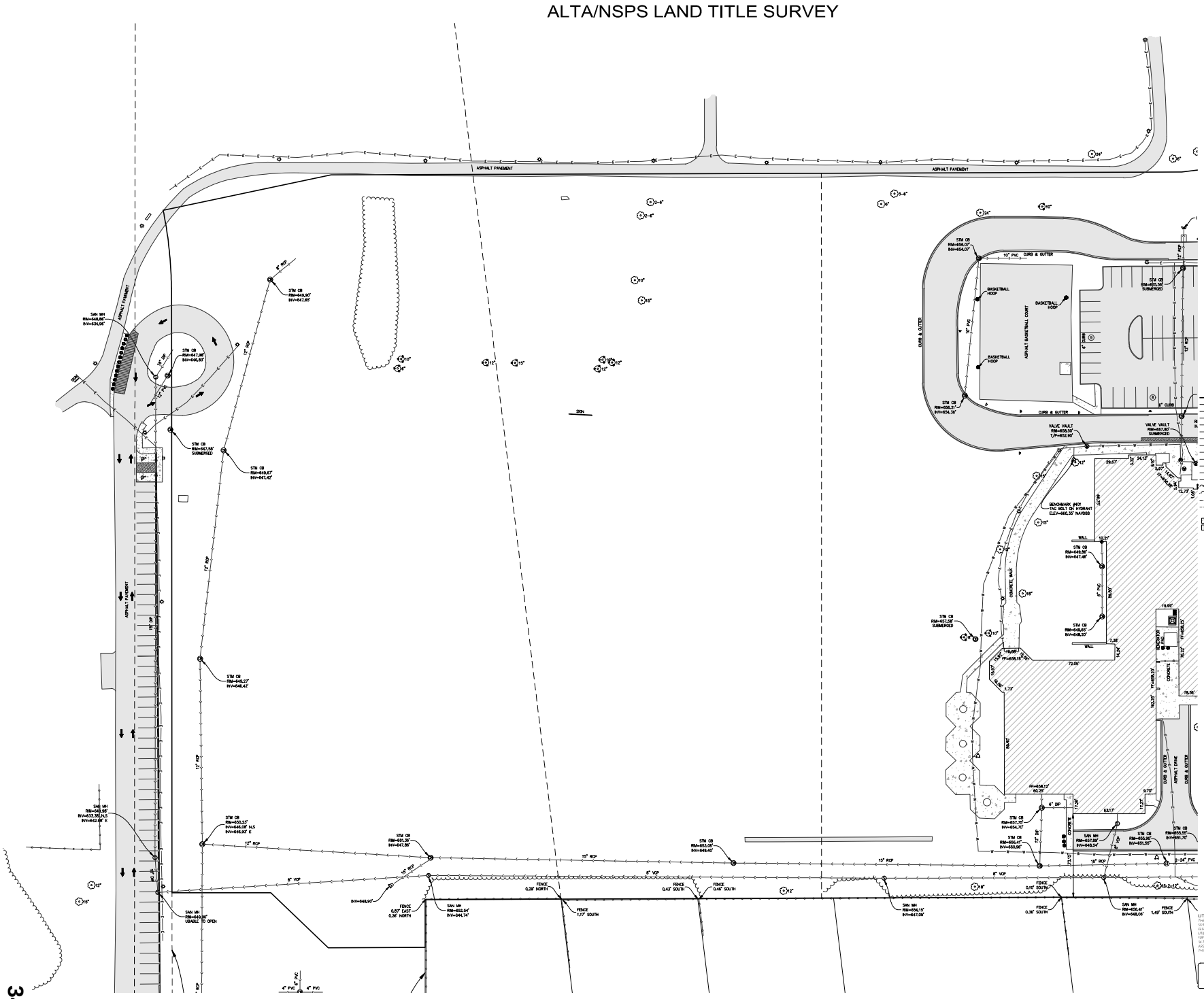
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	10/20/25
2	ADDED TITLE COMMITMENT INFO	11/20/25
3	ADDED TITLE COMMITMENT INFO	12/16/25

DRAWN BY: RSH
FIELD CREW: RSH
CHECKED BY: MATT SCHLACHTER
SCALE: 1" = 30'
PROJECT NO.: 220116
1250 SANDERS ROAD
NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 3 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS OF RECORD.
5. THE SURVEYOR HAS NOT BEEN PROVIDED WITH ANY RECENT ZONING OR BUILDING RESTRICTIONS.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE APPURTENANCES AND PLANS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES ARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DESIGNED BY	DRAWN BY	CHECKED BY
MATT SCHLACHTER	MATT SCHLACHTER	JOE BRZOSKOWSKI

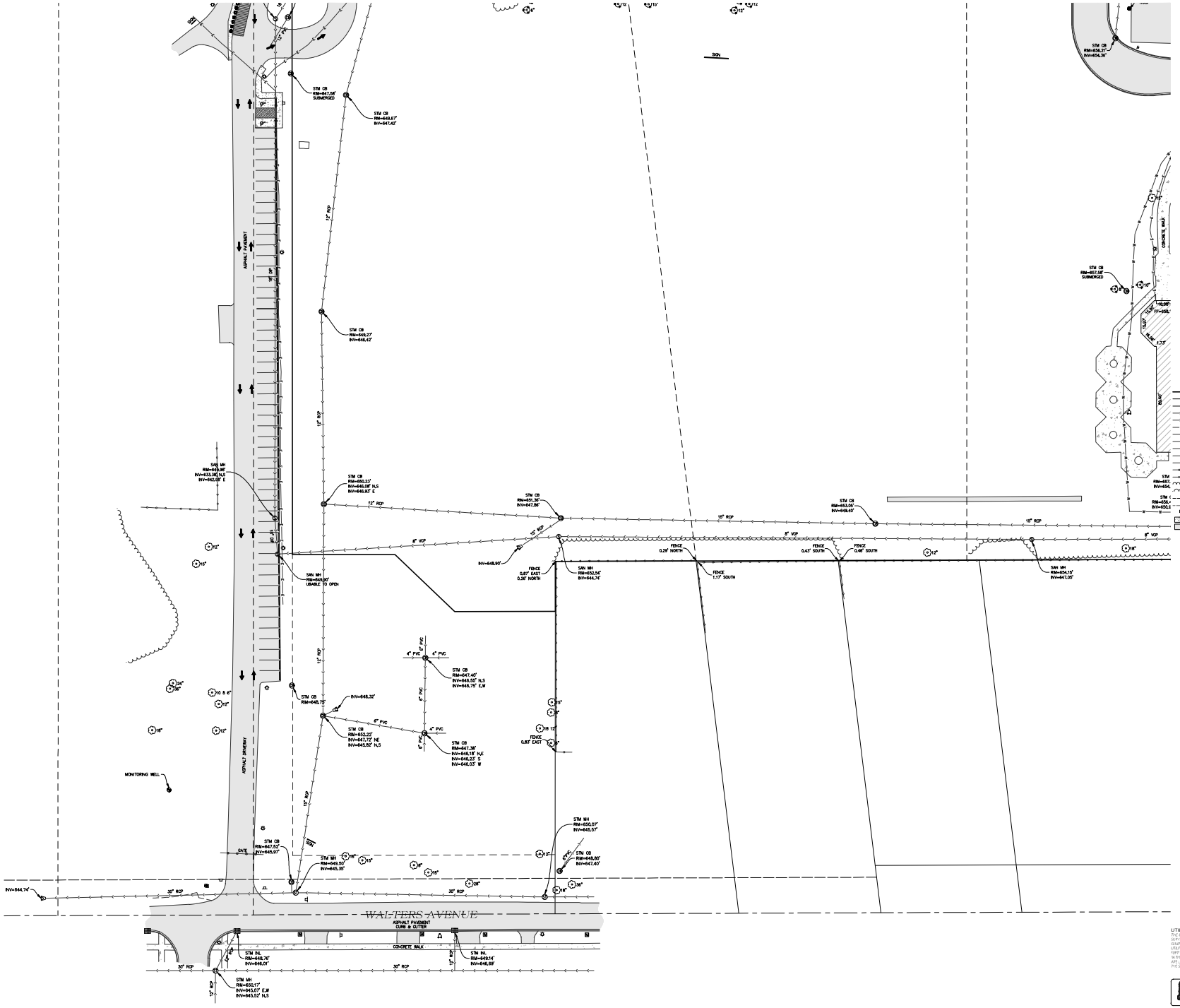
NO.	DESCRIPTION	DATE
1	ADDED TOPO	10/20/25
2	ADDED TOPO	11/20/25
3	ADDED TOPO	12/16/25

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0017

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- EXISTING AIR CONDITIONER
- EXISTING BOLLARD
- EXISTING GEAR OUT
- EXISTING FLAGPOLE
- EXISTING HANDHOLE
- EXISTING LIGHT POLE
- EXISTING CABLE TV RISER/STAND
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING IRON
- EXISTING TRAFFIC CABINET
- EXISTING TRAFFIC HANDHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL MAST ARM
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM FLARED END SECTION
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER BUFFALO BOX
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING DECIDUOUS TREE (LEAF TREE)
- EXISTING CONIFEROUS TREE (NON LEAF TREE)
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING GAS METER
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- PARCEL LINES
- RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- EXISTING WATERMAIN LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF BUSHES
- EXISTING EDGE OF TREES
- EXISTING CONTOUR MAJOR 1 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING R.R. TRACK
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION OF BUILDINGS, CONTACT THE LOCAL BUILDING DEPARTMENT FOR SETBACK LINES AND RESTRICTIONS.
3. ONLY VISIBLE ENCROACHMENTS ARE SHOWN.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF VISIBLE APPURTENANCES AND ARE APPROXIMATE. THERE MAY BE OTHERS NOT SHOWN.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER 220116
DATE 12/16/2025
SHEET 5 OF 5
DRAWING NUMBER ALTA

REV	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	12/16/2025
2	ADDED ZONING INFO	12/19/2025
3	ADDED ADJACENT OWNERS	12/22/2025
4	REVISED PER COMMENTS	1/5/2026

DRAWN BY: KEVIN
CHECKED BY: MATT
SURVEY DATE: 12/16/2025
FIELD BOOK: N/A
SCALE: 1" = 30'
PROJECT: 220116
1305 SAUNDERS ROAD
NORTHBROOK, IL 60062

Northbrook School District 27 - Wood Oaks Jr. High Narrative

Wood Oaks Jr. High, located at 1250 Sanders Road in Northbrook, Illinois, was originally built in 1972, with additions built in 1991, 1992, and 2006. The original construction included a 65,000 square foot school, parking for approximately 100 vehicles, and a bus/car drop-off lane. Since that time, Wood Oaks has seen three building additions, effectively doubling the square footage of the actual building to over 130,000 square feet, with no additional square footage added to the parking lot. Through the decades, the total number of staff accessing the school building has increased, including teachers, support staff, and administrative staff. The Administration Center is attached to Wood Oaks Junior High School. The junior high currently supports 85-90 staff members on a daily basis, plus visitors. The junior high serves approximately 450 students in grades 6-8. About 40% (approx. 200 students) take one of eight school buses that serve the school, and the remaining students either walk, ride their bikes, or are picked up/dropped off by car. The majority of the non-bus riders are picked up/dropped off by car. Depending on the school schedule, holiday breaks, and/or inclement weather, the car and bus traffic creates congestion, often with the overflow spilling out onto Sanders Road, causing further congestion and potential safety issues on a major North/South county road. Wood Oaks Junior High is the only school building in the school district that currently does not separate car and bus traffic for arrival and dismissal times, further adding to the congestion and overflow onto Sanders Road.

Students participate in eighteen different athletic teams year-round. There are six different music ensembles and numerous after-school clubs and activities. The need for increased parking can be seen daily as parents arrive to watch their children participate in these different activities, while school staff vehicles remain parked after hours. Wood Oaks is a busy campus from the first student arrivals at 7:30 am too well after dark.

In addition, the school hosts more than a dozen events requiring parking for 100 to 300 families; this is in addition to the school staff requiring a parking space. Custodial staff must assist in parking vehicles inside the bus/car lane. Sometimes, late-arriving vehicles block access for emergency vehicles. There are over thirty-six sports events needing adequate parking, which can occur at any time of the year as the school hosts both indoor and outdoor competitions.

As previously mentioned, parent drop-offs and pickups have increased dramatically. Any inclement weather, rain, cold, or snow, increases the need for more traffic holding capacity. The current lot has only a few spaces to spare once all staff arrive for work each day. Wood Oaks also hosts parking for Park District events, and it acts as a spare lot for Northbrook Days.

This use has deteriorated the parking lot surface and infrastructure to the point of needing to be completely replaced. Understanding the current needs of the school, District 27 has engaged CAGE Civil Engineering to design a new parking area, enlarge the current traffic loop, and create a separate bus loop on D27 property at the corner of Sanders Road. and Walters Ave. This redesign will more than double our current parking capacity. It will also bring the school up to the current zoning code parking requirements. A traffic study was performed to assess the

need for more car capacity. The redesigned traffic loop will accommodate even the busiest parent drop-off day.

Included in this redesign are increased stormwater detention, EV charging stations, improved LED lighting, and Crisis Prevention Through Environmental Design (CPTED) for added safety measures. Every improvement made to the Wood Oaks parking and traffic infrastructure increases the safety level for students, staff, and parents. The increased traffic capacity and bus/car separation will greatly improve traffic flow and accident avoidance on and off of Sanders Road. Frustrated parents will not be inclined to drop students off inside the parking lot or park in the surrounding neighborhood streets. Bus ridership may actually increase as students will no longer have to wait to board buses after all car traffic has finished loading. District 27 also acknowledges the need for sustainability and green space. CAGE Civil Engineering has been directed to provide options for paver-surfaces, bioswales, and other green space opportunities as budgeting and Metropolitan Water Reclamation District (MWRD) requirements allow.

This parking infrastructure project will improve safety for all District 27 stakeholders, and it will serve the families of District 27 as well as various user groups, including the Northbrook Park District and Village of Northbrook. These improvements are an investment for the community for many years in the future.

Sustainability Addendum Response

Wood Oaks Junior High School – Northbrook School District 27

The proposed parking and site improvements at Wood Oaks Junior High School have been planned with a strong emphasis on sustainability, environmental stewardship, and alignment with the Village of Northbrook's Climate Action Plan goals.

District 27 has acknowledged the importance of incorporating sustainable and green infrastructure where feasible. As part of the project design, CAGE Engineering evaluated opportunities for enhanced stormwater management, including increased on-site above ground detention, the use of permeable paver pavement systems, bioswales, and other green space strategies as permitted by site constraints, budget considerations, and Metropolitan Water Reclamation District (MWRD) requirements.

Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12) canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

03.10.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat: Based on the DPS response from the applicant, dated 1-21-26 – it appears that the applicant wishes to resubdivide the property as opposed to consolidate:
   a) Confirm if the applicant will resubdivide the four PINs into two lots. The engineering plan lot lines do not match the Plat.
   Response: Correct, per our discussion, the four PINs (Parcels A, B, C and D) will be resubdivided into Lots 1 and 2.
   b) If yes, prepare a Final Plat of Subdivision showing proposed lots. See Final Plat Worksheet attached.
   Response: Final Plat of Subdivision is included in this resubmittal.

2) Rezoning Worksheet: Revise the worksheet and note the requested zoning district for the proposed lots. Revise worksheet statements as applicable. See a copy of the worksheet attached.
   Response: Revised Rezoning Worksheet is included in this resubmittal.

3) Annexation: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: Revised Petition for Voluntary Annexation is included in this resubmittal.

4) Legal Description: Confirm and submit a Word document with the existing legal description and post-subdivision legal description of the Subject Property.
   Response: Existing legal description is enclosed. Per our surveyor and previous discussion, the post-subdivision legal descriptions for Lots 1 and 2 will be created after recording.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as “TBD”. Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items and submit.
Response: Surrounding PIN list was verified and revised accordingly.

6) The project narrative and the sustainability response mentions ‘EV charging stations’ – confirm if EV charging stations will be installed within the parking lot. If yes, show the location within the parking lot on the site plan.
Response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

7) Parking: The total parking count noted in the parking summary table on the site plans probably accounts for the four spaces along Sanders Road, however those spaces are not shown on the plan. Show the existing and proposed spaces and match the data on the plans. Confirm and revise as appropriate.
Response: The spaces along Sanders Road are now shown on the plans as they should be accounted for as part of the campus parking count.

8) Landscape Plan: Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area.
   a) Given that the landscape buffer distance along the west property line is 15 feet – show and label a fence along the west property line on the site and landscape plan. Provide a detail.
   Response: The landscape buffer has been increased to 20 feet so a fence will not be required per the Type C requirements. Additional plantings have been provided per code.

9) Based on the comments above, match all plans for details.
Response: Plans have been updated accordingly.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

northbrook

Plan Review	Engineering Code Review / Response 1250 SANDERS RD	Reviewer: Aram Beladi [redacted]

Date Review Completed: 02/09/2026

Instructions:

A. *Return this sheet with the revised drawings / documents to permits@northbrook.il.us*
B. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM.*
C. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*
D. *Identify all drawing revisions with a BUBBLE.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning Review Comments should be directed to [redacted].

Building Code Review Comments

1. Total of 50' ROW dedication required on Sanders Road. 33' required ROW dedication is sufficient on Walters Ave.
Response:

ROW dedication along Sanders Road has been increased to 50'.

2. All above ground detention basins shall be located such that the design high water level is a minimum of 10 feet from any property line, structure, and right-of-way.

Any sharp change in grade adjacent to sidewalk requires a 3' buffer or physical barrier seperating sidewalk and change in grade.
Response:

Setbacks from property lines for detention are maintained at locations adjacent to residential. Buffers near sidewalks are maintained.

3. Extend sidewalk on Walters to connect to corner current presentation shows it dead ending at ROW.
Response:

Sidewalk was added to connect to the sidewalk on Walters.

End of Review Comments

The Design Professional is to complete the follow

Claudia Welp — Claudia Welp

Print Name *Signature*

Date: 03/10/26

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Waiting for tree inventory to be completed. On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. Replacement calculations may change based on the trees being removed. Final tree replacements can be handled at time of permit submittal.
   Response: We are in the process of engaging a certified arborist for the tree survey. This will be updated in the next round of revisions.

2) Plans okay to proceed to plan commission.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:
Civiltech has reviewed the revised Traffic Planning Study prepared by Gewalt Hamilton dated January 20, 2026 along with the associated site plan, disposition of comments, and supporting exhibits for the Wood Oaks Junior High School parking lot expansion project. The previous traffic-related comments have been appropriately addressed. With respect to the recommendations contained in page 21 of the traffic study, Civiltech has the following responses:

1) *Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.*

   Civiltech concurs with this recommendation. Based on our experience, signage will likely need to be occasionally reinforced by school communications and on-site staff to ensure parents and guardians comply.
   Response: This has been updated.

2) *Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.*

   Because this is not a school capacity expansion, traffic volumes will remain relatively stable in the future. Furthermore, the project will improve traffic on Sanders Road by increasing internal queuing space, thus reducing impacts of queues on Sanders Road. Therefore, we agree that adding turn lanes should not be a requirement of the development. We agree with

the traffic study that coordination with Cook County should be considered to incorporate the appropriate modifications into a future roadway project.
Response: Acknowledged.

3) *At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.*

   We concur with this recommendation.
   Response: This has been updated.

4) *A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.*

   We concur with this recommendation.
   Response: This has been updated.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat of Consolidation:
   a) Is the Applicant requesting to combine the open space parcel with the other three parcels as one lot and rezone the consolidated lot/school property to IB Institutional Building District? Confirm.
   Response: We are looking to combine the two southern parcels the parcel entirely. As for the open space parcel, we are looking to take combine around half of the northern portion of the parcel with the three other parcels to make one lot. This is being done due the new parking extension and detention basin encroaching into the existing open space parcel boundary.
   b) Show and label the right-of-way dedication along Walters Avenue and Sanders Road for the two unincorporated parcels. Match all plans appropriately.
   Response: Plat has been revised to show right-of-way dedication along Walters Avenue and Sanders Road, see provided Plat of Consolidation and Civil Engineering Plans.
   c) The legal description noted on page 2 of the plat is describing the existing conditions or the proposed consolidation? Explain.
   Response: The legal description described the existing conditions. The legal description for the proposed conditions will be on the consolidation plat after the subdivision is recorded.
   d) Is the 'Mortgage Certificate' required on the Plat? Who is responsible for signing this certificate?
   Response: The mortgage certificate has been removed from the Plat.

2) Worksheets:
   a) The responses for item no. (i) on the Comprehensive Plan Amendment Worksheet and Rezoning worksheet states that the property is not vacant. Even though that is true for the majority of the property, the complete scope includes the two vacant parcels proposed for the bus turn-around lane. The responses should include elements from

complete scope of work to accurately address the Standards. Revise the documents appropriately.
Response: The responses for item no. (i) have been updated on both worksheets to include the two currently vacant southern parcels.

3) Annexation:
   a) Petition: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: See attached document.
   b) Staff has updated the Annexation Affidavit with the most current information, which is attached. Sign and notarize the document and submit.
   Response: See attached document.
   c) Confirm if 1370 Sanders and 1390 Sanders is tax exempt. If not, submit tax bill from the Cook County Treasurer's Office indicating no current property taxes due and owing.
   Response: Both properties are tax exempt as shown on the Cook County Treasurer's website.

4) Legal Description: Confirm the existing and proposed legal description of the Subject Property. Update the Word document and submit.
   Response: Revised legal descriptions have been submitted.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as "TBD". Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items.
   Response: Surrounding Property PIN List has been updated. Any previous TBD's have been marked as N/A's since more information on those specific PIN's was not able to be found.

6) Parking:
   a) Confirm the total number of existing parking spaces on the property; the number of spaces removed; and new spaces added. Confirm the final proposed total parking count for the permanent parking lot plus the temporary spaces within the basketball court.
   b) Confirm and show the minimum number of handicapped parking stalls per the Illinois Accessibility Code on the site plan for the entire school parking lot.
   Response: Parking summary has been revised to show the number of existing and proposed parking stalls as well as the number of handicapped parking stalls, see sheet C2.0.

7) Landscape Plan:
   a) Label all proposed landscape material with their respective type.
   Response: All labels for construction and installation have been added to the drawings.
   b) Add a column to the Plant List noting the height at maturity for the proposed landscape material.
   Response: A column had been added for maximum height and width.

c) The parking area end cap and island is required to have a minimum width of 10 feet and length of 18 feet. Revise the site plan and landscape plan to show and label the minimum required dimensions. (10-106.F)
Response: Islands and end caps have been updated and plantings revised.

d) A parking area island should be provided 10 parking spaces apart or not more than 90 feet. A section of the parking lot shows that the parking area island is 13 spaces or 117 feet apart. Revise the plan for compliance (10-106.F.1.a.iii)
Response: A parking island has been added.

e) Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area. Label the landscape buffer distance and Type C Standards to show compliance with the requirements [Table 10-106-G(3)(c)].
Response: Table and drawings has been updated. We ask for a waiver for the full transition area landscape requirement. The school board is concerned about views and security related to additional shrub plantings.

8) Lighting Plan:
   a) Confirm if all new proposed outdoor lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast on to any adjacent property or street.
   Response: The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results. These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass. The D-Series also has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.
   b) Based on a response to comment number 1.b. – if the right-of-way dedication shifts the property line, then all plans should be revised including the photometric plan.
   Response: A revised photometric plan has been provided showing the right-of-way dedication.

9) Fence: Is there a fence proposed for this project?
   Response: There are currently no plans for proposed fencing for this project.

10) Signage: Are there any new signs proposed for the school at this time as part of this project?
   Response; There are no new signs proposed for the school at this time. No signs are being removed except for one being salvaged on the west side of the parking lot near the basketball courts.

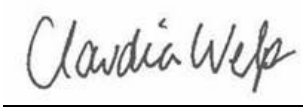
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

12) For your information only: Our records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required.

Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 1

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Use Village details for tree protection, tree planting, shrub planting, and parking island tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   Response: Completed as requested.
2) On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. The table on L2.3 shows Heritage trees being removed. I do not believe there are any Heritage trees being removed. The inventory will verify. Replacement calculations may change based on the trees being removed.
   Response: Replacement trees have been changed to an estimate 50% landmark for now, finals will be updated based on arborist's survey.
3) Verify the proposed tree removals. More trees are shown to be removed on the engineering plans than on the landscape plans. Based on the proposed engineering, it is likely that the removals will follow the engineering plans. Update the landscape plans as needed. Replacement calculations will change based on the additional removals.
   Response: Completed as requested.
4) Label all proposed plantings on the landscape plan with their respective types.
   Response: Completed as requested.
5) Replace Redpointe Red Maple, Shademaster Honey Locust, Red Oak, and Greenspire Littleaf Linden trees with trees off the Village's approved Tree Replacement List. Those 4 trees are listed as overplanted/do not plant.
   Response: Completed as requested.

6) Remove the proposed trees from the center of the new circle drive. This area is proposed to be used for detention.
   Response: Completed as requested.
7) Please include, on the plans, a table showing proposed soil volumes for any island containing trees. The islands should provide adequate soil volume for the proposed tree based on the tree's size at maturity.
   Response: Completed as requested.
8) Proposed evergreens and ornamental trees should be a minimum of 8 foot tall.
   Response: Completed as requested.
9) Enhanced screening on the west side of the proposed circle drive may need to include trees of a columnar variety as to not encroach/grow into the neighbor's tall dense hedge.
   Response: Completed as requested.
10) Additional comments may be forthcoming with future submittals.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments

Dear Swati,

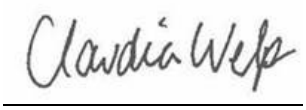
CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:

1) Include a discussion in the traffic study regarding the operation of the proposed school bus drop off accessed from Walters Avenue. Provide information on number of buses anticipated and queuing anticipated within the circular drop off area and on Walters Avenue.
   Response: Refer to revised traffic study for discussion of school bus drop off.
2) Include an updated site plan in the traffic study that matches the current development proposal.
   Response: Traffic study has been revised to include latest site plan
3) Include AutoTurn exhibits showing the paths of buses entering and exiting the drop off area to confirm the design of the proposed driveway on Walters Avenue.
   Response: AutoTurn exhibits showing bus paths as well as bus stacking have been provided, see EX-3 and EX-4.
4) Consider providing an exhibit that shows the stacking space available (using rectangles to represent cars) for both the existing and proposed conditions.
   Response: Stacking exhibits for both the proposed and existing parking conditions have been provided, see EX-1 and EX-4.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

Archived: Wednesday, May 13, 2026 1:14:15 PM
From: Claudia Welp
Sent: Wednesday, May 13, 2026 12:37:07 PM
To: Pandey, Swati
Cc: Kimberly Rio; Kohlstedt, Michaela; Marisa Kolman; Rick Hansen
Subject: RE: Wood Oaks - additional drawing request
Sensitivity: Normal

Beware External Email - Think Before You Act

Hi Swati,

Connecting an additional lane to the north bus loop was also evaluated and determined to not be a feasible solution for the site. This approach would still result in buses and parent vehicles attempting to enter the site from the same location, continuing the intermixing of traffic patterns and not significantly improving the overall circulation objectives of the proposed plan.

In addition, student drop-off locations would need to occur farther from the building or along the backside of the facility, creating concerns related to student supervision, visibility, and overall site security. Students exiting buses in this area may also be required to cross traffic movements to access the building, introducing additional pedestrian safety concerns.

Implementation of this option would also require substantial reconstruction of the existing loop roadway and improvements located on Park District property. This would likely necessitate extensive coordination, additional cost, and the establishment of an intergovernmental agreement between the involved agencies before the improvements could proceed. Given these operational, pedestrian safety, security, and coordination challenges, this alternative was not considered a practical or beneficial improvement to the overall site circulation plan.

Last, as you mentioned, they will still be utilizing the Walters/Sanders traffic light.

Thank you,
Claudia

Claudia Welp
Director of Operations - Illinois
CAGE
M: 815-757-0140
P: 630-598-0007
www.cagecivil.com
Civil Engineering
Land Surveying
Construction Management
Illinois | Colorado | Arizona | Florida | North Carolina

From: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Sent: Monday, May 11, 2026 9:29 AM
To: Claudia Welp <cwelp@cagecivil.com>; Marisa Kolman <mkolman@cagecivil.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Kimberly Rio <rio.k@nb27.org>
Subject: RE: Wood Oaks - additional drawing request

Did the District ever consider extending the parking drive aisle along the NORTH side of the property to the northern portion of the Park District cul-de-sac? That is what the Village was asking in the email below sent on April 30.

While the buses would still require accessing the traffic light eastbound at Walters and Sanders, they would at least be approaching from further west instead of attempting the left turn out of the proposed bus cul-de-sac that results in the buses needing to turn out of the site into the eastbound right turn lane to adequately maneuver to the eastbound left turn lane on Walters. It would also allow for buses on the road to have more than two moving eastbound at the light without impeding other westbound traffic flow given the current proposed proximity to the Walters and Sanders traffic light.

Michaela Kohlstedt, AICP (She/Her/Hers)
Deputy Director | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4057

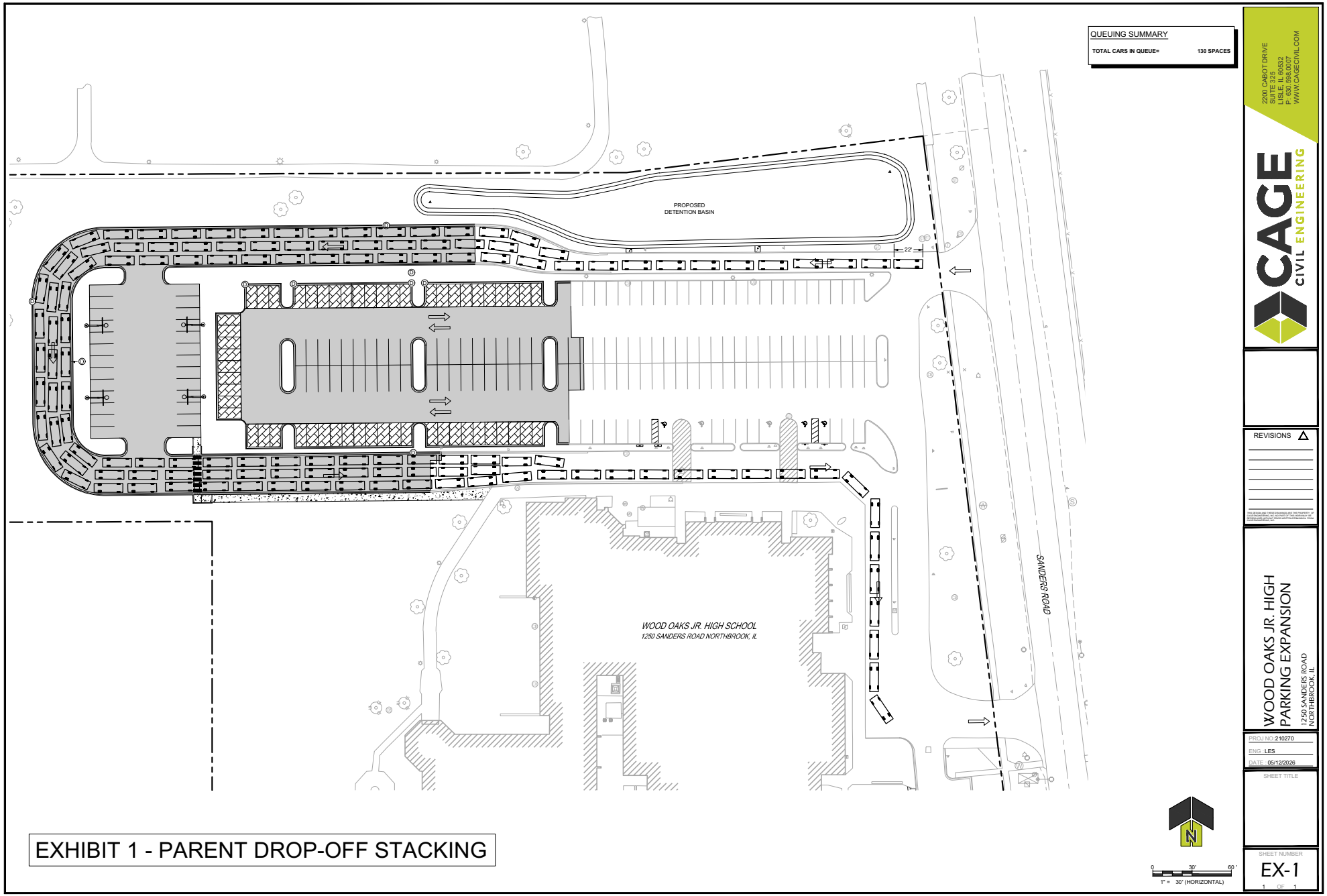


EXHIBIT 1 - PARENT DROP-OFF STACKING

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

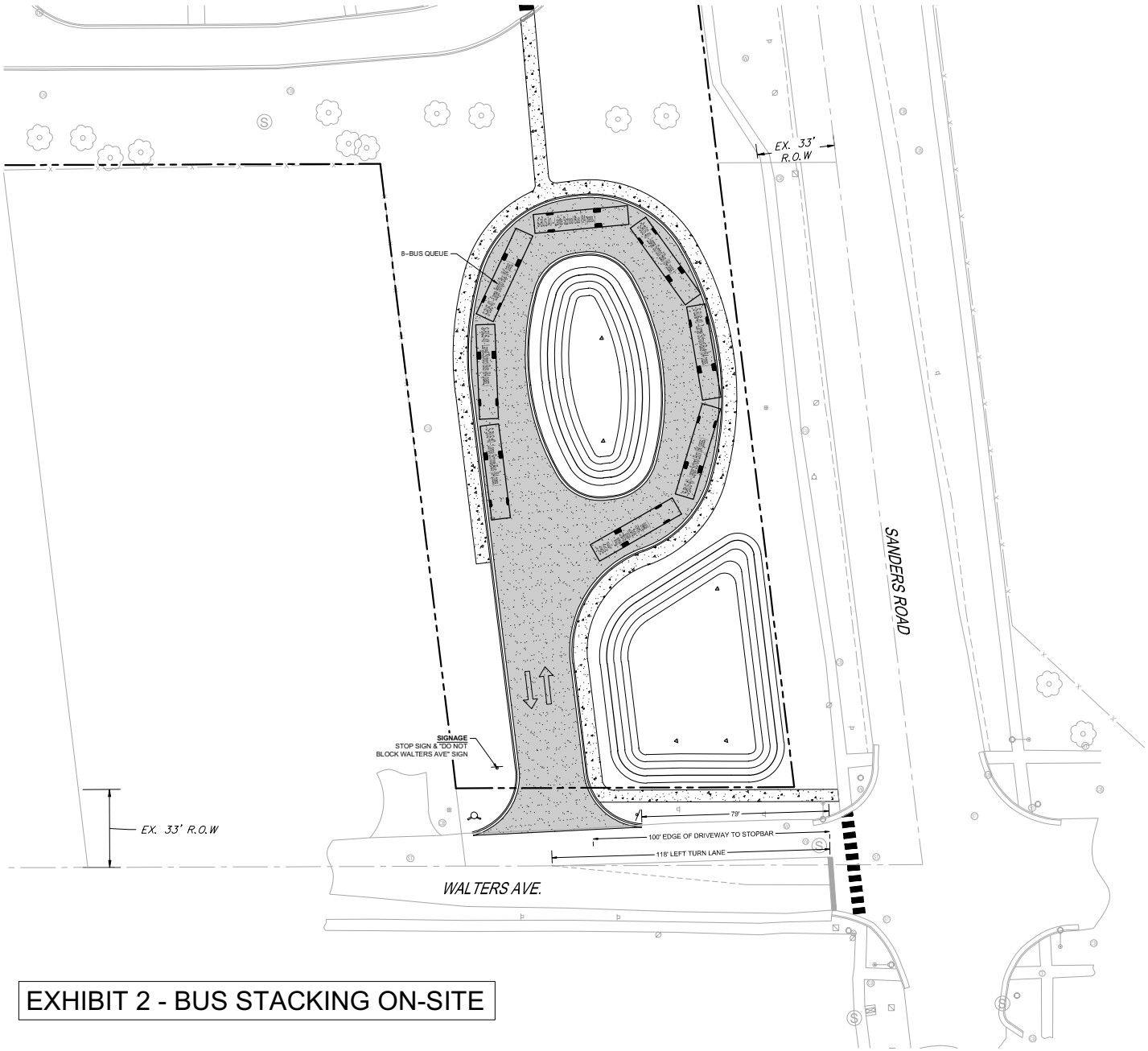
REVISIONS

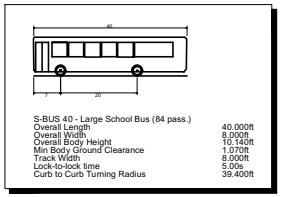
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-1
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 2 - BUS STACKING ON-SITE

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

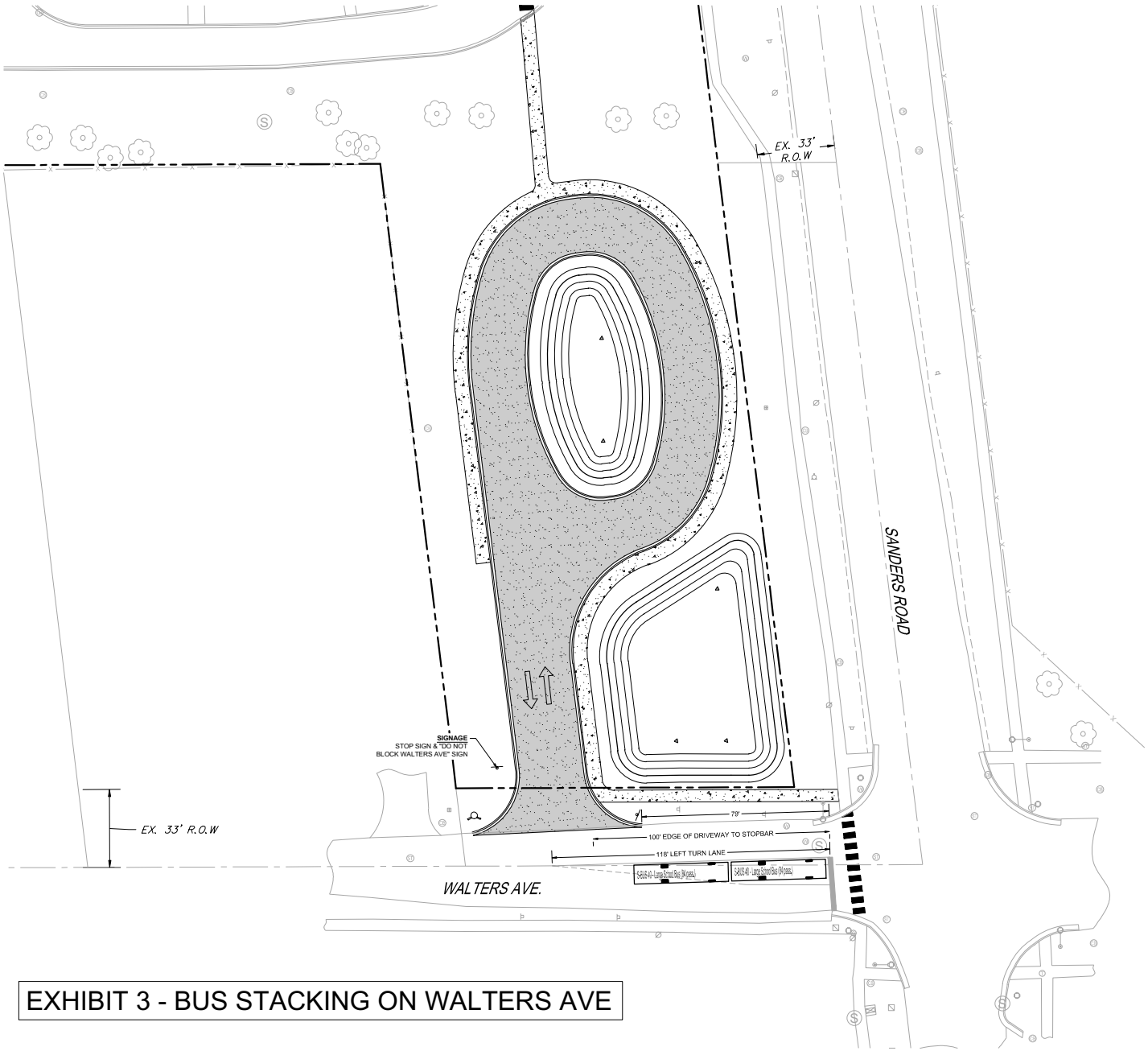
REVISIONS

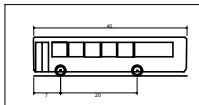
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-2
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 3 - BUS STACKING ON WALTERS AVE

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

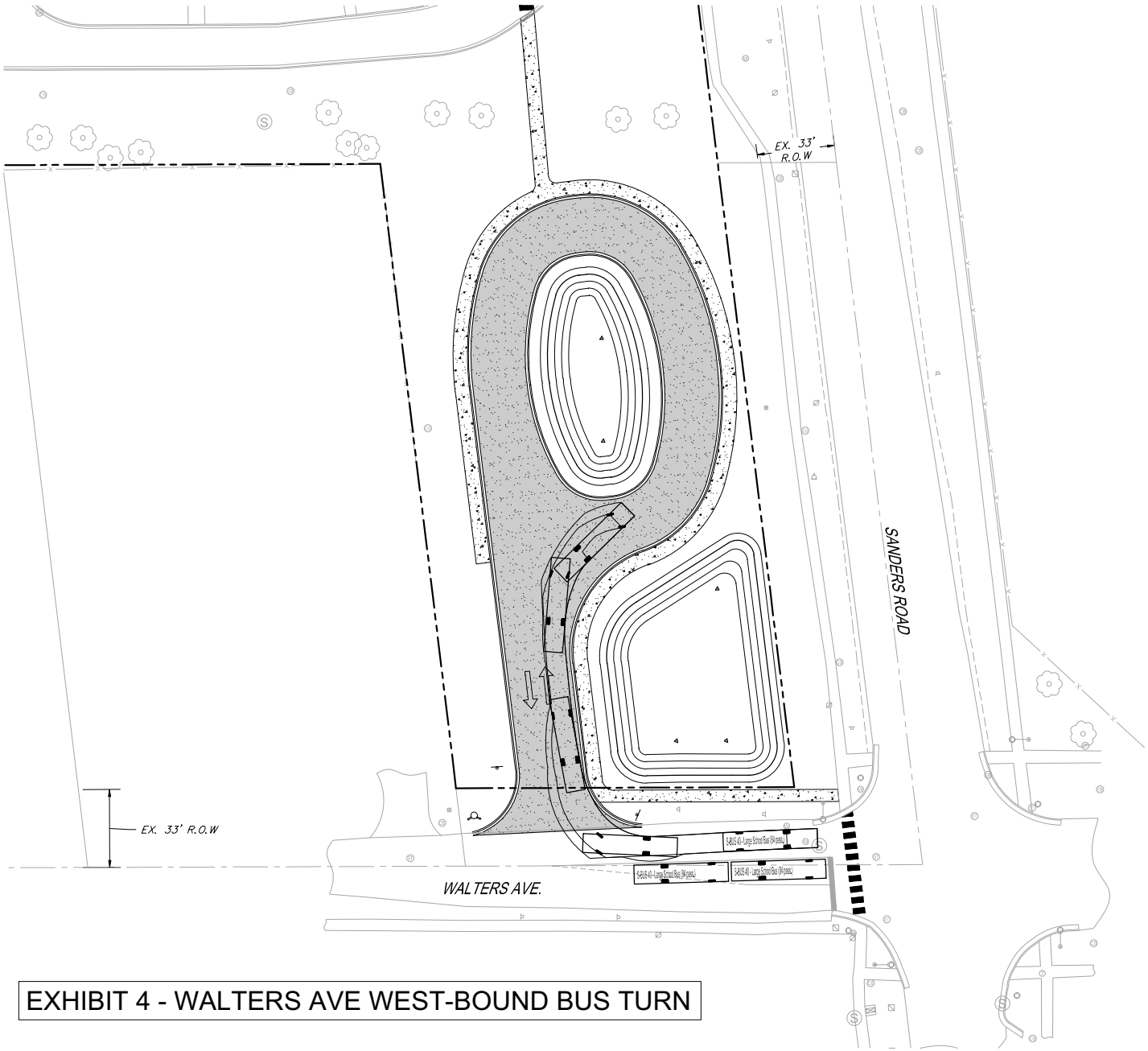
REVISIONS

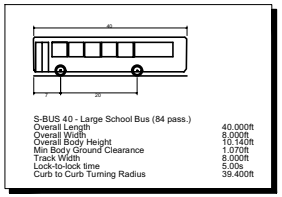
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-3
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 4 - WALTERS AVE WEST-BOUND BUS TURN

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

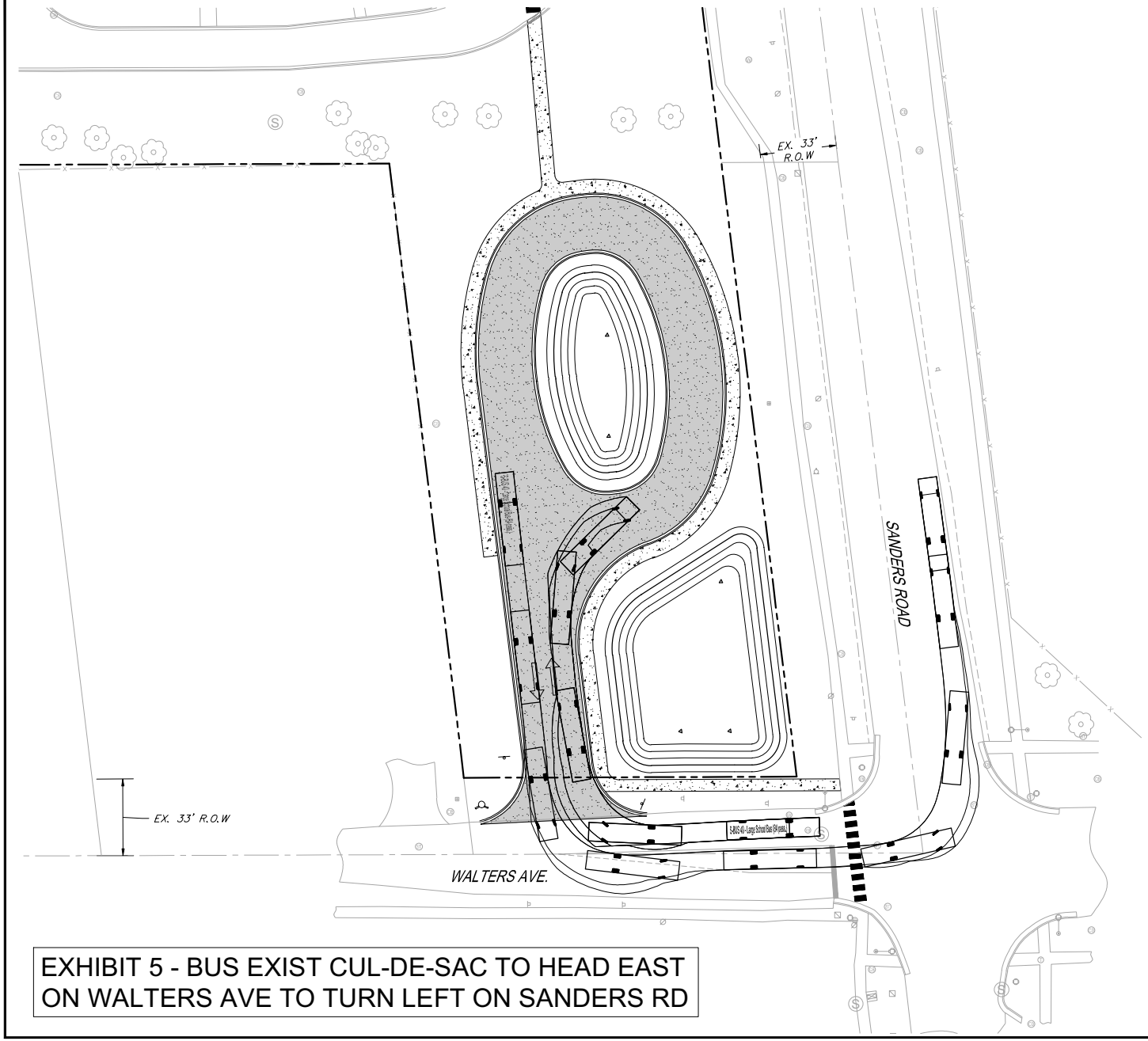
REVISIONS

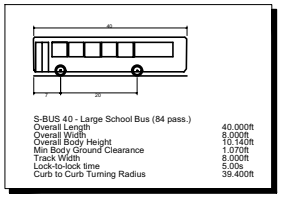
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-4
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 5 - BUS EXIST CUL-DE-SAC TO HEAD EAST ON WALTERS AVE TO TURN LEFT ON SANDERS RD

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

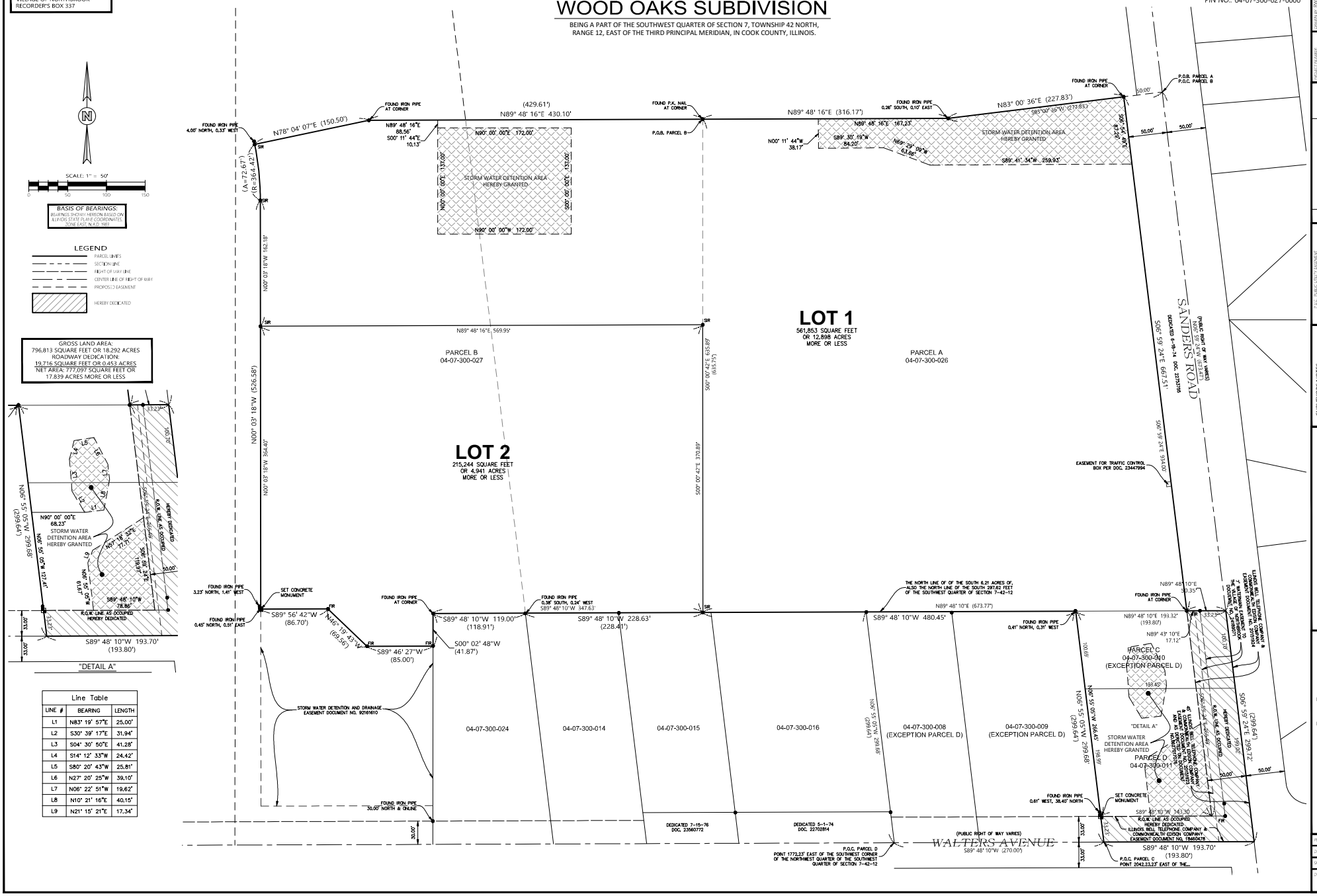
SHEET NUMBER
EX-5
1 OF 1

UPON RECORDING, RETURN TO:
VILLAGE OF NORTHBROOK
RECORDER'S BOX 337

FINAL PLAT OF SUBDIVISION
WOOD OAKS SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO.: 04-07-300-026-0000
PIN NO.: 04-07-300-027-0000



Line Table		
LINE #	BEARING	LENGTH
L1	N83° 19' 57"E	25.00'
L2	S30° 39' 17"E	31.94'
L3	S04° 30' 50"E	41.28'
L4	S14° 12' 33"W	24.42'
L5	S80° 20' 43"W	25.81'
L6	N27° 20' 25"W	39.10'
L7	N06° 22' 51"W	19.62'
L8	N10° 21' 16"E	40.15'
L9	N21° 15' 21"E	17.34'

SURVEYORS NOTES:
1) ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
2) BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, NAD83 (2011).
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR EASEMENTS, BUILDING LINES AND RESTRICTIONS NOT SHOWN HEREON.
4) DISTANCES ALONG CURVED LINES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION
PARCEL A:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN WOOD OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2025-00000000; THENCE SOUTH 06 DEGREES 59 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 667.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, 259.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 11 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, 38.17 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID WOOD OAKS SUBDIVISION; THENCE NORTH 89 DEGREES 48 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, 167.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, 137.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 48 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 316.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 83 DEGREES 00 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 227.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN WOOD OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2025-00000000; THENCE NORTH 78 DEGREES 04 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 150.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 48 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 430.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 11 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 10.13 FEET TO THE NORTHEAST CORNER OF LOT 2 IN SAID WOOD OAKS SUBDIVISION; THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, 88.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, 137.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 48 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, 88.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 11 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, 10.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 48 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 429.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 03 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 526.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, 947.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 03 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, 364.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CLIENT:
CAGE CIVIL ENGINEERING
330 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 598-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 220116
DATE: 04/27/2026
SHEET: 1 OF 2
DRAWING NUMBER: PLAT

REV'S	DESCRIPTION	DATE
0	ADD SURVEYORS NOTES	04/27/2026
1	ADD PROPOSED EASEMENT	03/19/2026
2	ADD PROPOSED EASEMENT	03/19/2026
3	ADD PROPOSED EASEMENT	03/19/2026
4	ADD PROPOSED EASEMENT	03/19/2026
5	ADD PROPOSED EASEMENT	03/19/2026
6	ADD PROPOSED EASEMENT	03/19/2026
7	ADD PROPOSED EASEMENT	03/19/2026
8	ADD PROPOSED EASEMENT	03/19/2026
9	ADD PROPOSED EASEMENT	03/19/2026
10	ADD PROPOSED EASEMENT	03/19/2026

PROJECT ADDRESS:
1250 SANDERS ROAD
NORTHBROOK, IL 60062

DRAWN BY: RWH
CHECKED BY: RPD
SCALE: 1" = 50'
FIELD WORK BY: MATT SCHLAMACHER
DATE: 12/12/2025
PROJECT NUMBER: 220116
DATE: 04/27/2026

FINAL PLAT OF SUBDIVISION
WOOD OAKS SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20____.

SIGNED: _____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____, A.D. 20____.

_____
VILLAGE TREASURER/COLLECTOR

COUNTY CLERK'S CERTIFICATE

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

_____
COOK COUNTY CLERK

DATE:_____

OWNERS CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF _____) SS

I,_____ HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH, I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN HEREON.

DATED THIS _____ DAY OF_____, AD 20____.

_____
OWNER

_____
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF_____) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____, OF THE _____,

_____,

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEALED THIS _____ DAY OF _____, A.D., 20_____

_____
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D. 20___.

_____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D. 20___.

_____
CHAIRMAN

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA:

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST-RATE MANNER BY OWNERS OF LOT 1 (THE "DETENTION AREA LOTS") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO , AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). EACH OWNER OF A DETENTION AREA LOT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF HIS LOT LOCATED WITHIN THE STORM WATER DETENTION AREA SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITIONS.

3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE DETENTION AREA LOTS, MAY BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE DETENTION AREA LOTS FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNERS OF THE DETENTION AREA LOTS AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNERS OF THE DETENTION AREA LOTS WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE DETENTION AREA LOTS AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE DETENTION ARE LOTS TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

"LEGAL DESCRIPTION"

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMIAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF NORTHBROOK AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF CONSOLIDATION WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED PURSUANT TO PARAGRAPH 2 OF THE PLAT ACT, ILLINOIS REVISED STATUTES, CHAPTER 19, SECTION 2, AS AMENDED.

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

VILLAGE STORM WATER DETENTION AREA EASEMENT BLOCK

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE OWNER ("OWNER") OF THE PARCELS CONSOLIDATED BY THIS PLAT OF CONSOLIDATION ("PROPERTY") FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE INCLUDING THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND DRAINS, VAULTS, PIPES, PUMPS AND OTHER APPURTENANT FACILITIES (COLLECTIVELY, THE "STORM WATER DETENTIONS FACILITIES").

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY OF THE STORM WATER DETENTION FACILITIES.

3. IN THE EVENT THE VILLAGE OF NORTHBROOK DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA OR THE STORM WATER DETENTION FACILITIES IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE PROPERTY FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA AND/OR THE STORM WATER DETENTION FACILITIES.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED, IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA, THE STORM WATER DETENTION FACILITIES OR OF THE PROPERTY TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST, NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE PROPERTY, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER, ITS SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER, ANY PERSON WITH AN INTEREST IN ANY OF THE PROPERTY, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

DRAINAGE STATEMENT

THE THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSOLIDATION OF THE PARCELS DEPICTED HEREUPON OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSOLIDATION OF THE PARCELS DEPICTED HEREUPON

_____ _____
OWNER ILLINOIS REGISTERED PROFESSIONAL ENGINEER

NAME:_____ NAME:_____

DATE:_____ FIRM:_____

DATE:_____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF OGLE) SS

I, RUDY P. DIXON, HEREBY CERTIFY THAT I AM AN ILLINOIS REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT OF THE FOLLOWING DESCRIBED PROPERTY REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 12, 2025:

SEE *"LEGAL DESCRIPTION"*

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND MATERIALS ARE ACCURATELY SHOWN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 0069J, COMMUNITY NUMBER 170131, EFFECTIVE DATE AUGUST 19, 2008, UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA).

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE
SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 2026, AT ROCHELLE, ILLINOIS.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

RUDY P. DIXON 035-003832 ROCHELLE ILLINOIS — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS

REV'S	DATE	DESCRIPTION
1	01/15/26	ADD 20' INGRESS/EGRESS EASEMENT
0	12/15/25	ISSUED

SURVEYOR'S NOTES:
1) ALL MONUMENTS SHOWN THUS ○ ARE IRON PIPES OF NOT LESS THAN 3/4" DIAMETER AND 24" LONG, UNLESS OTHERWISE NOTED.
2) BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011) EPOCH 2010.00.
3) REFER TO YOUR DEED, TITLE

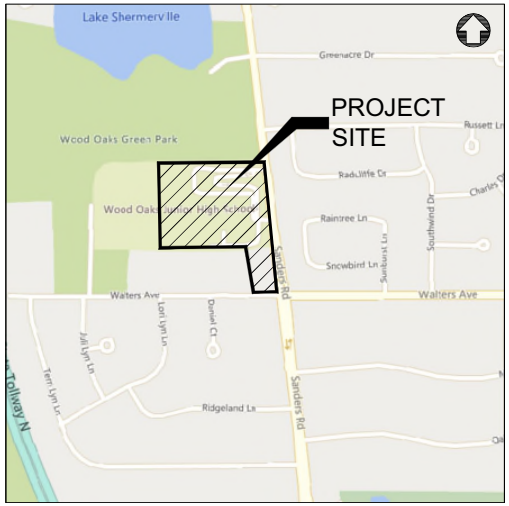
PRELIMINARY ENGINEERING FOR

WOOD OAKS JR. HIGH PARKING EXPANSION

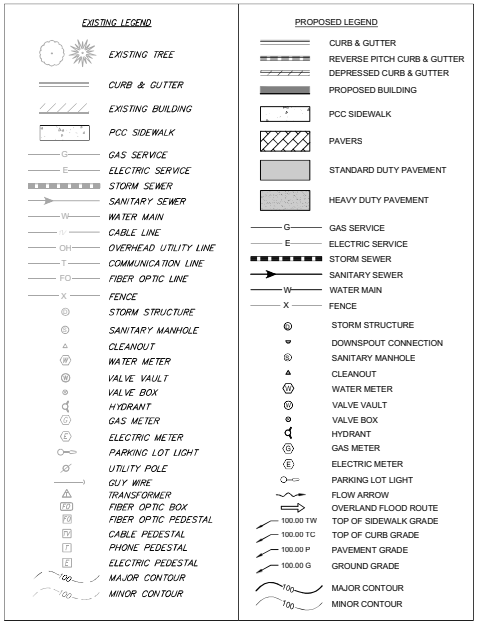
1250 SANDERS ROAD, NORTHBROOK, IL 60062

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 - OVERALL
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN - NORTH
C1.2	EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH
C2.0	SITE LAYOUT PLAN - OVERALL
C2.1	SITE LAYOUT PLAN - NORTH
C2.2	SITE LAYOUT PLAN - SOUTH
C3.0	SITE GRADING PLAN - OVERALL
C3.1	SITE GRADING PLAN - NORTHWEST
C3.2	SITE GRADING PLAN - NORTHEAST
C3.3	SITE GRADING PLAN - SOUTH
C4.0	SITE UTILITY PLAN - OVERALL
C4.1	SITE UTILITY PLAN - NORTHWEST
C4.2	SITE UTILITY PLAN - NORTHEAST
C4.3	SITE UTILITY PLAN - SOUTH

LOCATION MAP



SECTION 7, TOWNSHIP 42 N, RANGE 12 E



SITE BENCHMARK #401:
TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

VILLAGE PERMIT NUMBER

COOK STORMWATER MANAGEMENT APPLICATION NUMBER

PIN NUMBERS
04-07-300-026
04-07-300-027
04-07-300-010
04-07-300-011

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REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0
1 OF 16

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 BARRICADED IN PERFORMANCE 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-ADHERANCE 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 8" AT DRIVEWAYS OR AS REQUIRED BY THE VILLAGE OF GLEN ELLYN.
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:

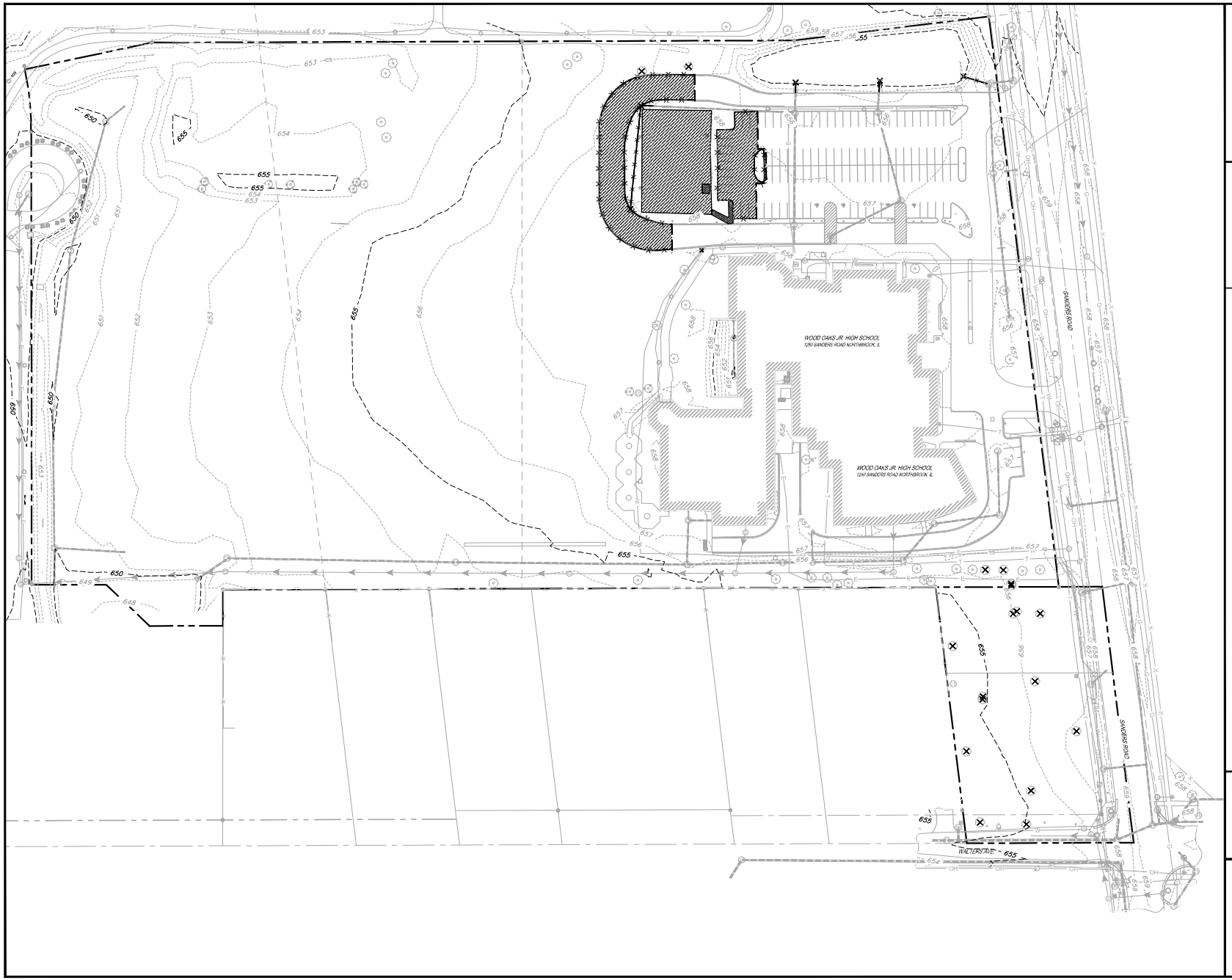
1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR 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 GLEN ELLYN 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 OF 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. SANITARY SEWER SHALL BE IN CONFORMANCE WIT



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:

SITE BENCHMARK #401:
TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

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1" = 50' (HORIZONTAL)

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REVISIONS
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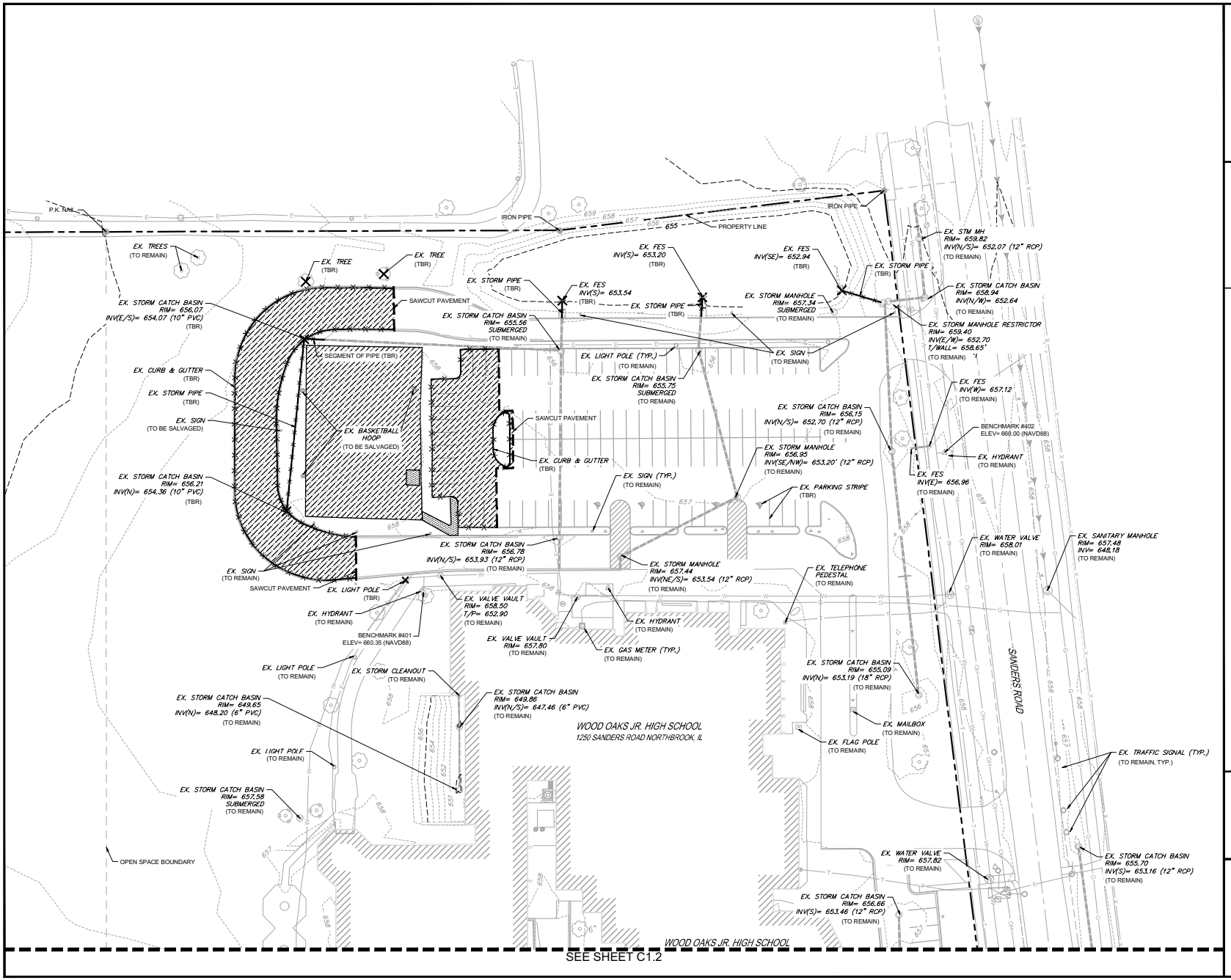
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL

SHEET NUMBER
C1.0
3 OF 16



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NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

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NORTHBROOK, IL

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EXISTING CONDITIONS & DEMOLITION PLAN - NORTH

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

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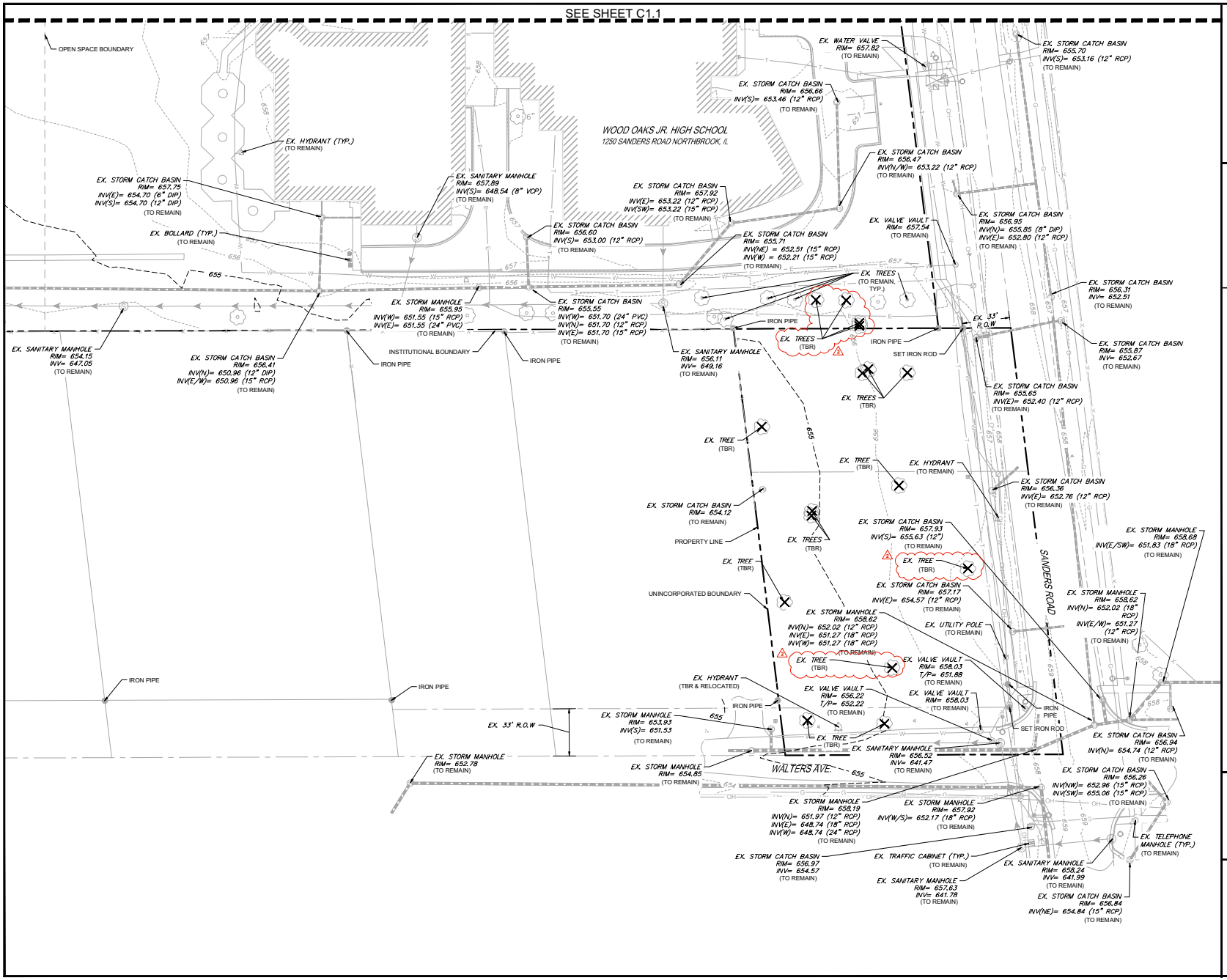
C1.1
4 OF 16



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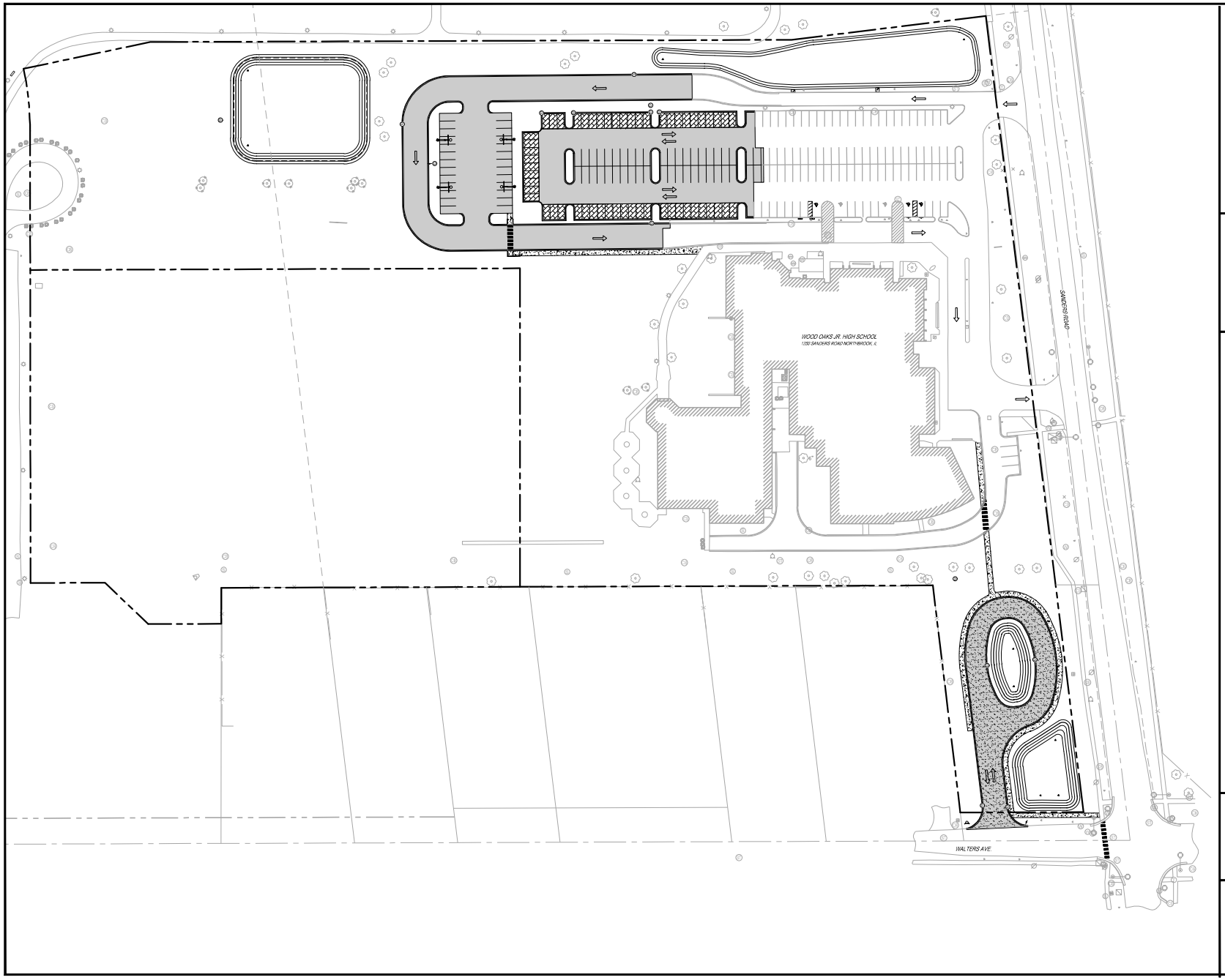
5 OF 16



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

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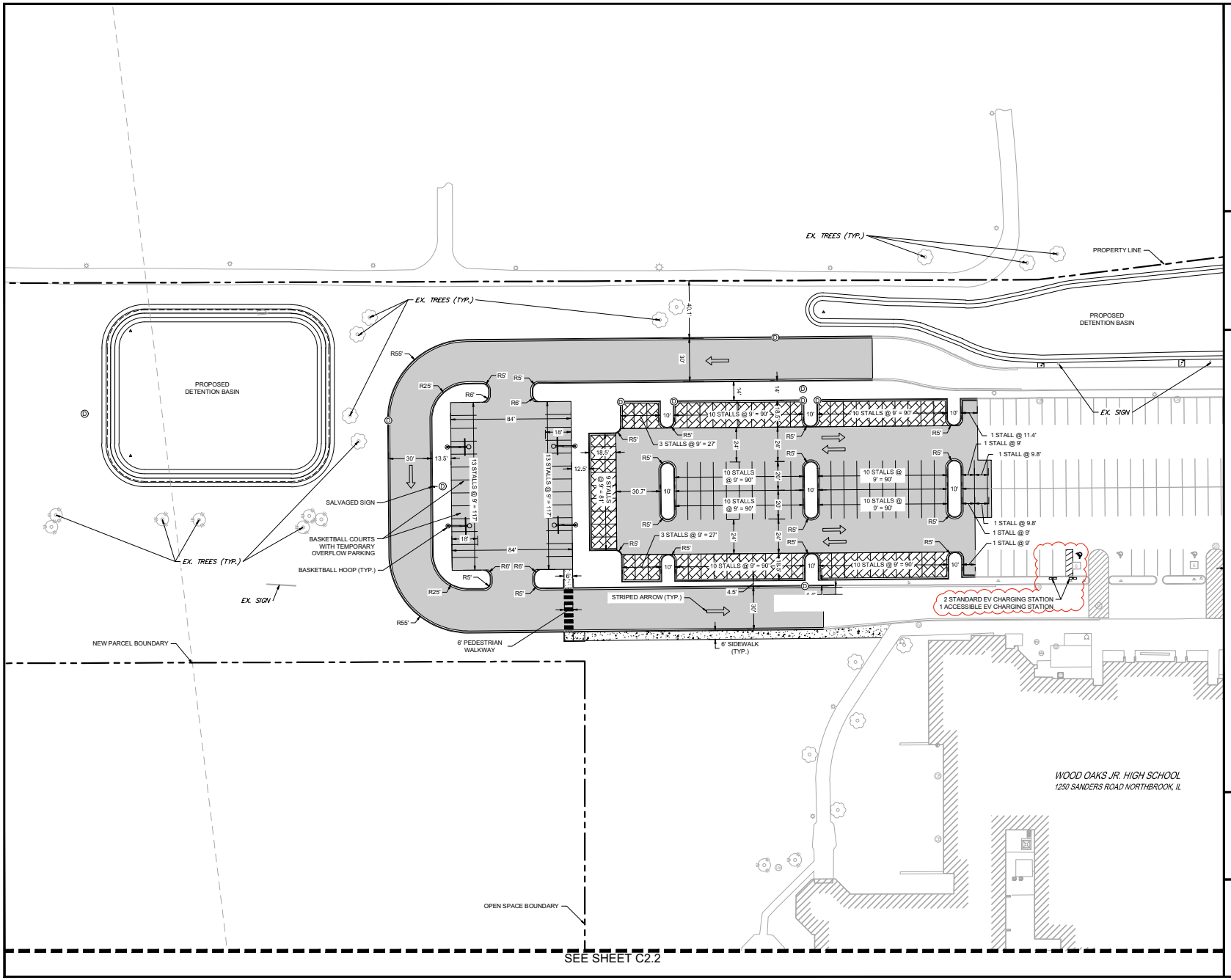

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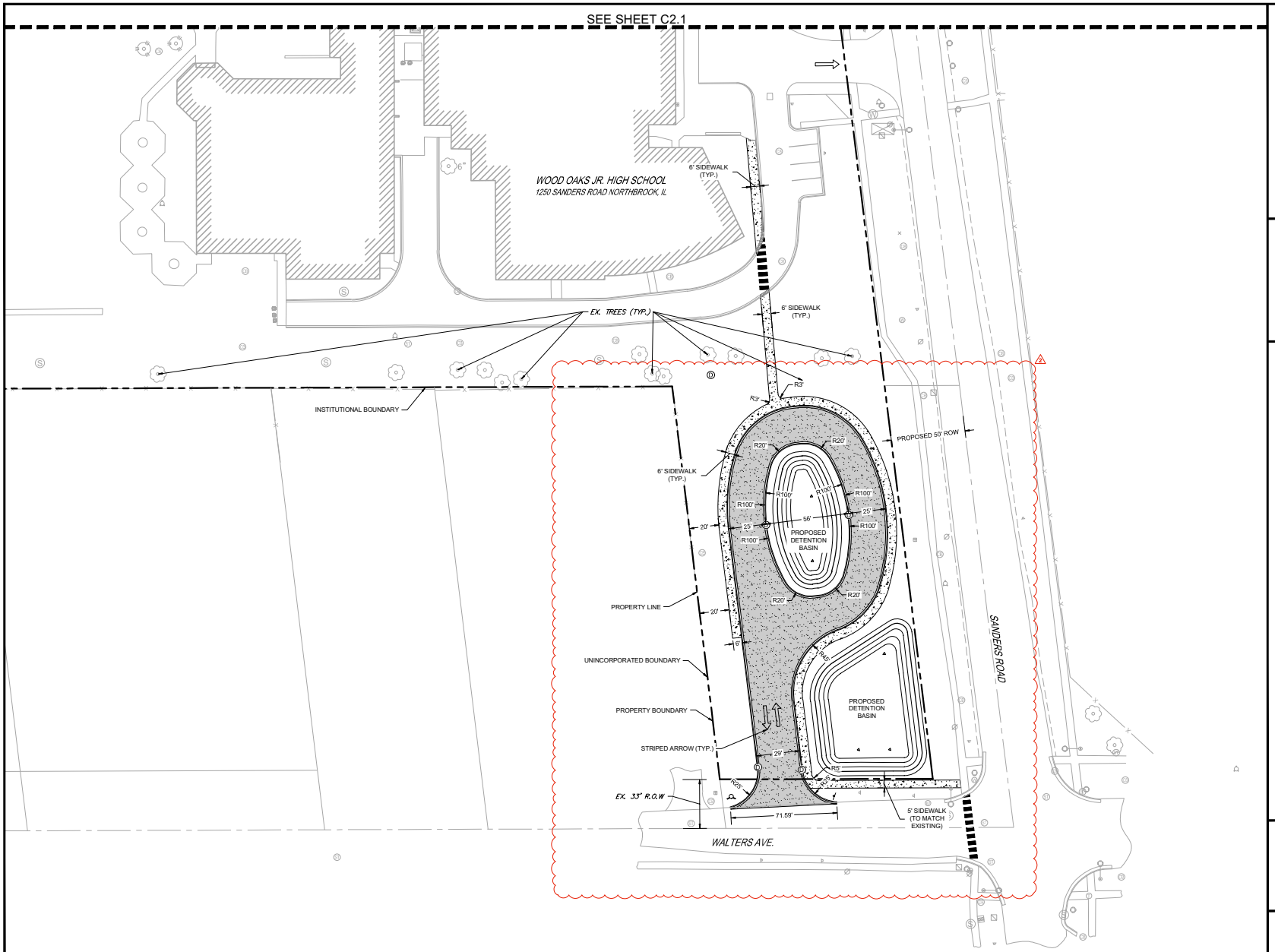

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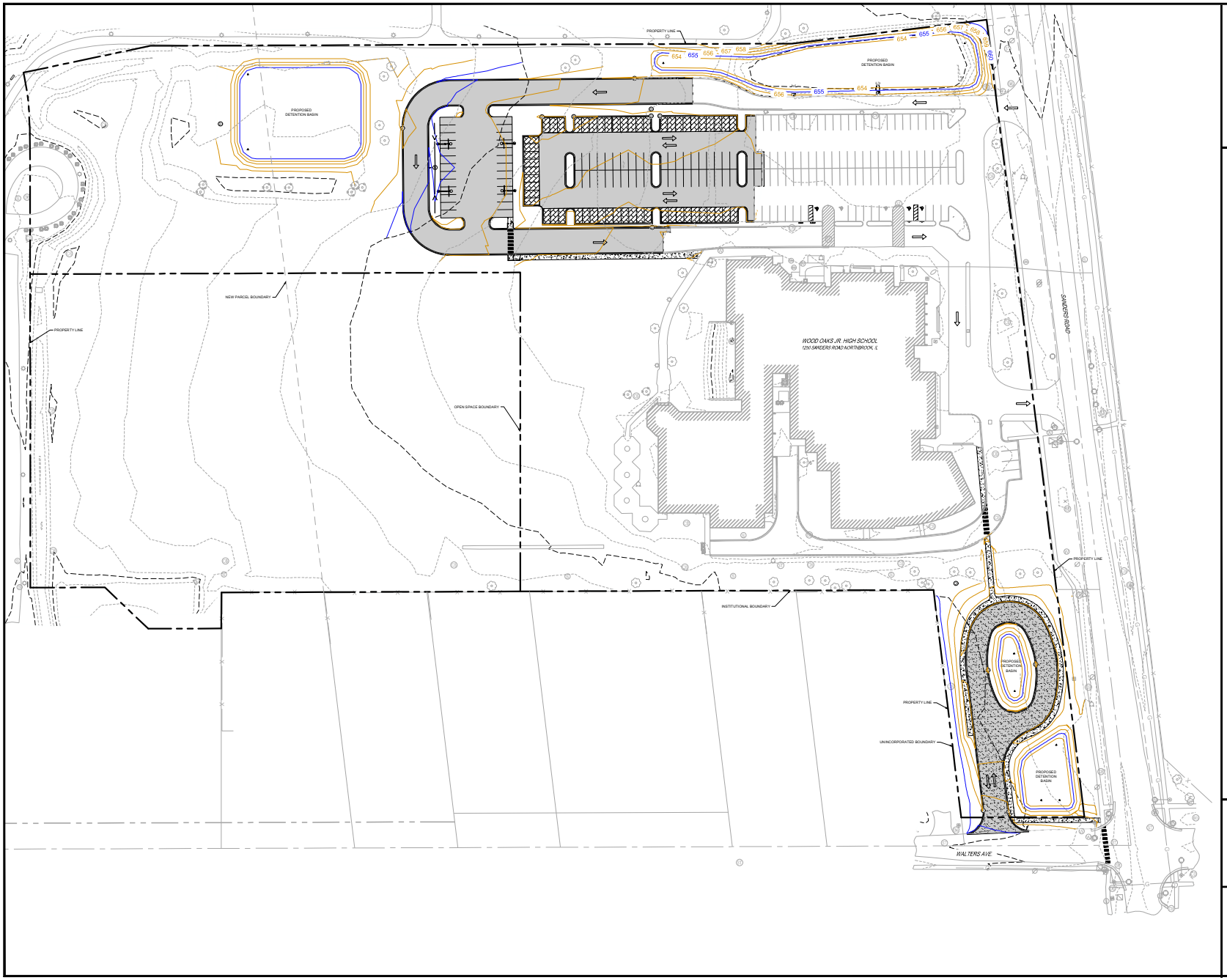

GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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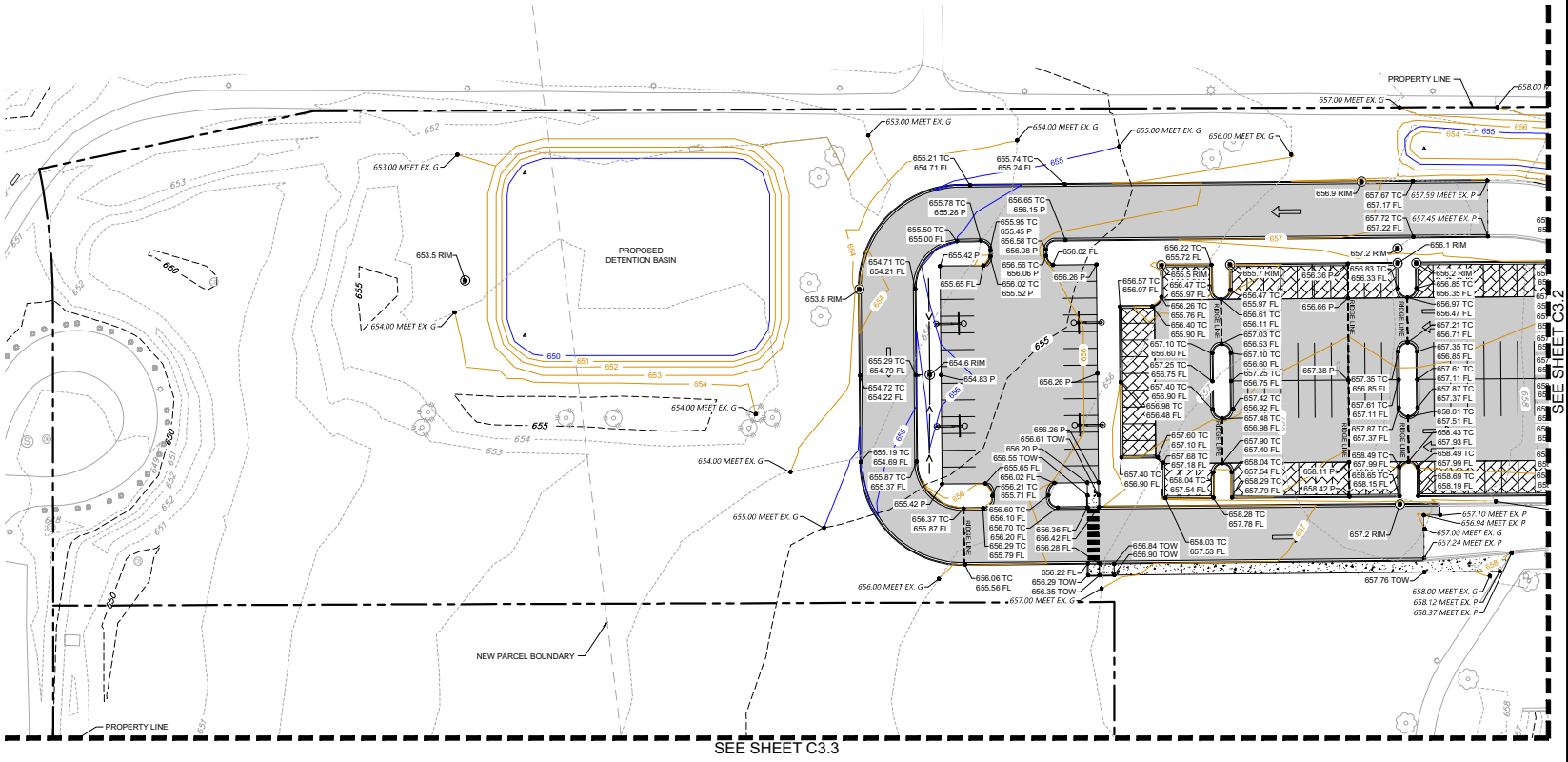

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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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P: 630.598.0007
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REVISIONS
1 01/21/2026 VILLAGE REVIEW
2 12/09/2025 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

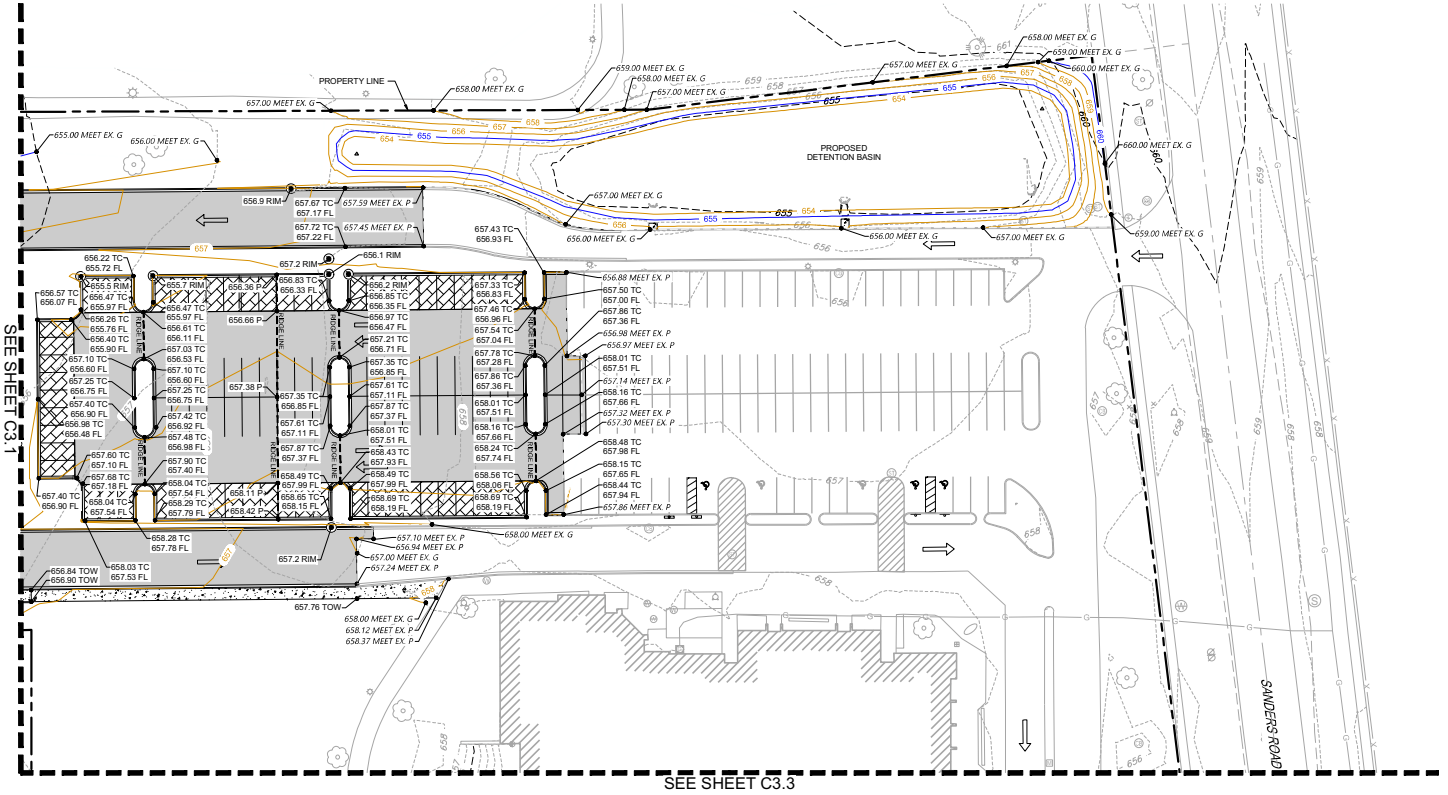
JULIE
CALL BEFORE
YOU DIG
811

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

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - NORTHWEST

SHEET NUMBER
C3.1
10 OF 16



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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NORTHBROOK, IL

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0 30' 60'
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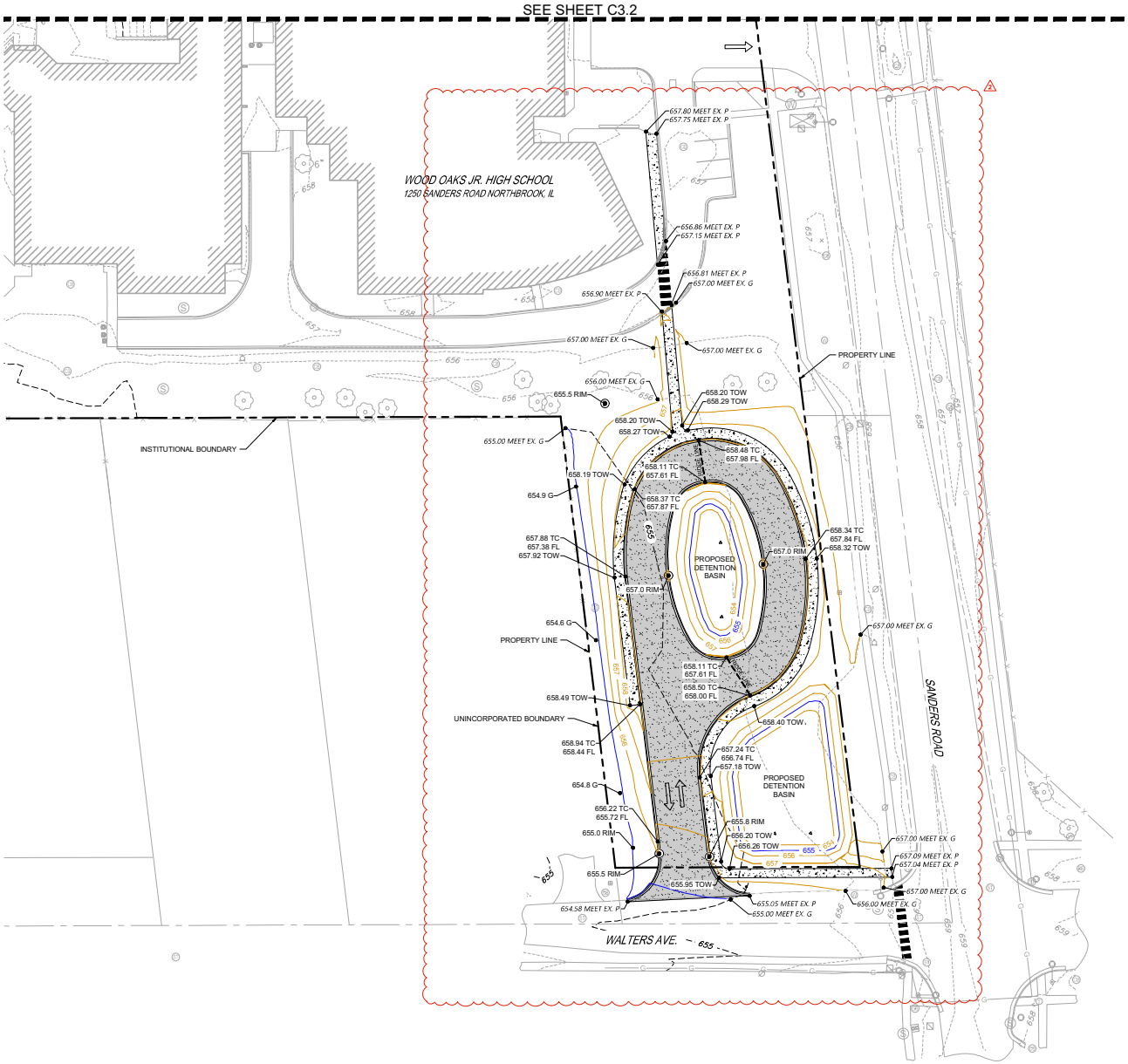
PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - NORTHEAST

SHEET NUMBER
C3.2
11 OF 16



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- DRAINAGE ARROW
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WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

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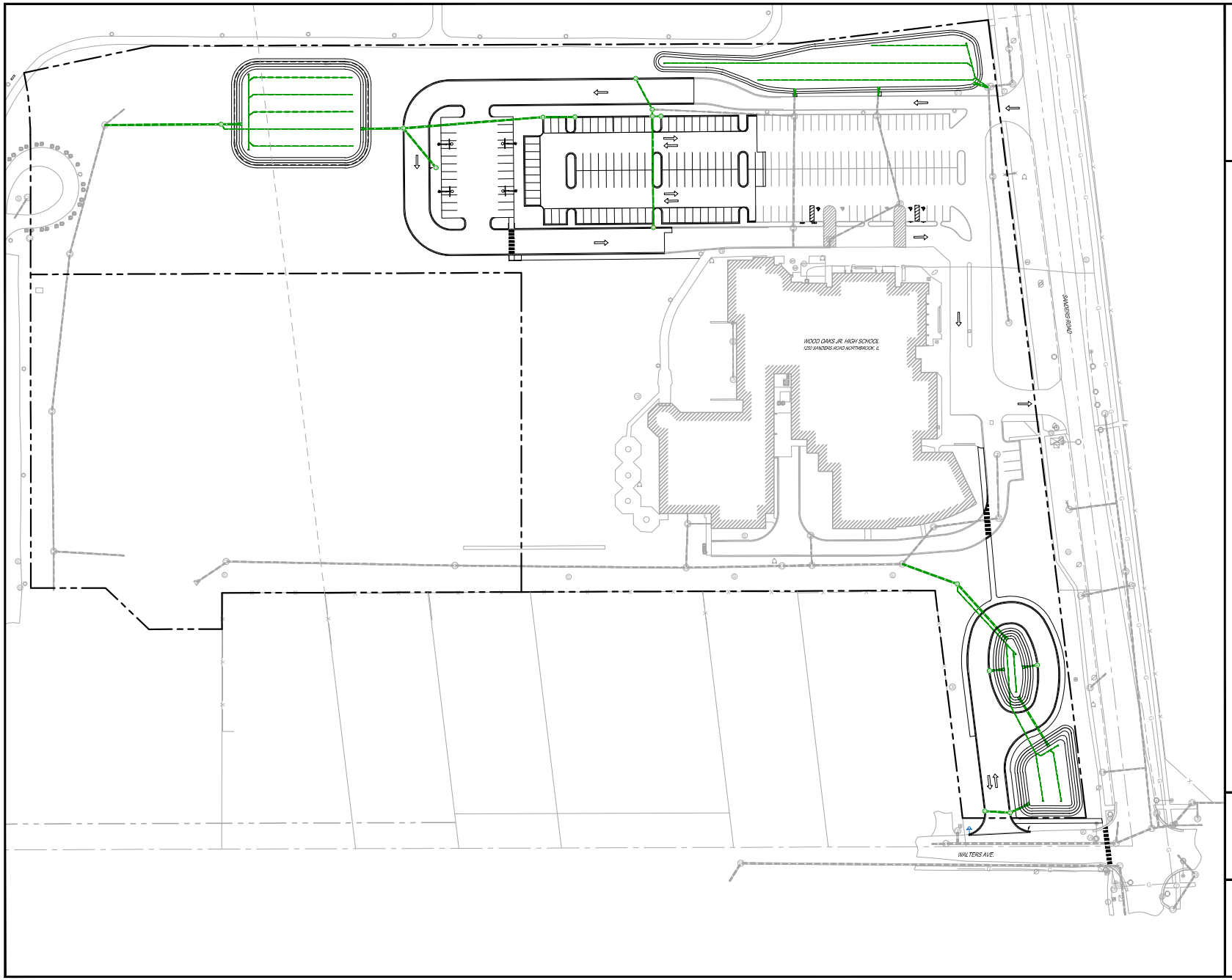
0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - SOUTH

SHEET NUMBER
C3.3
12 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
- 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

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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NORTHBROOK SCHOOL DISTRICT 27

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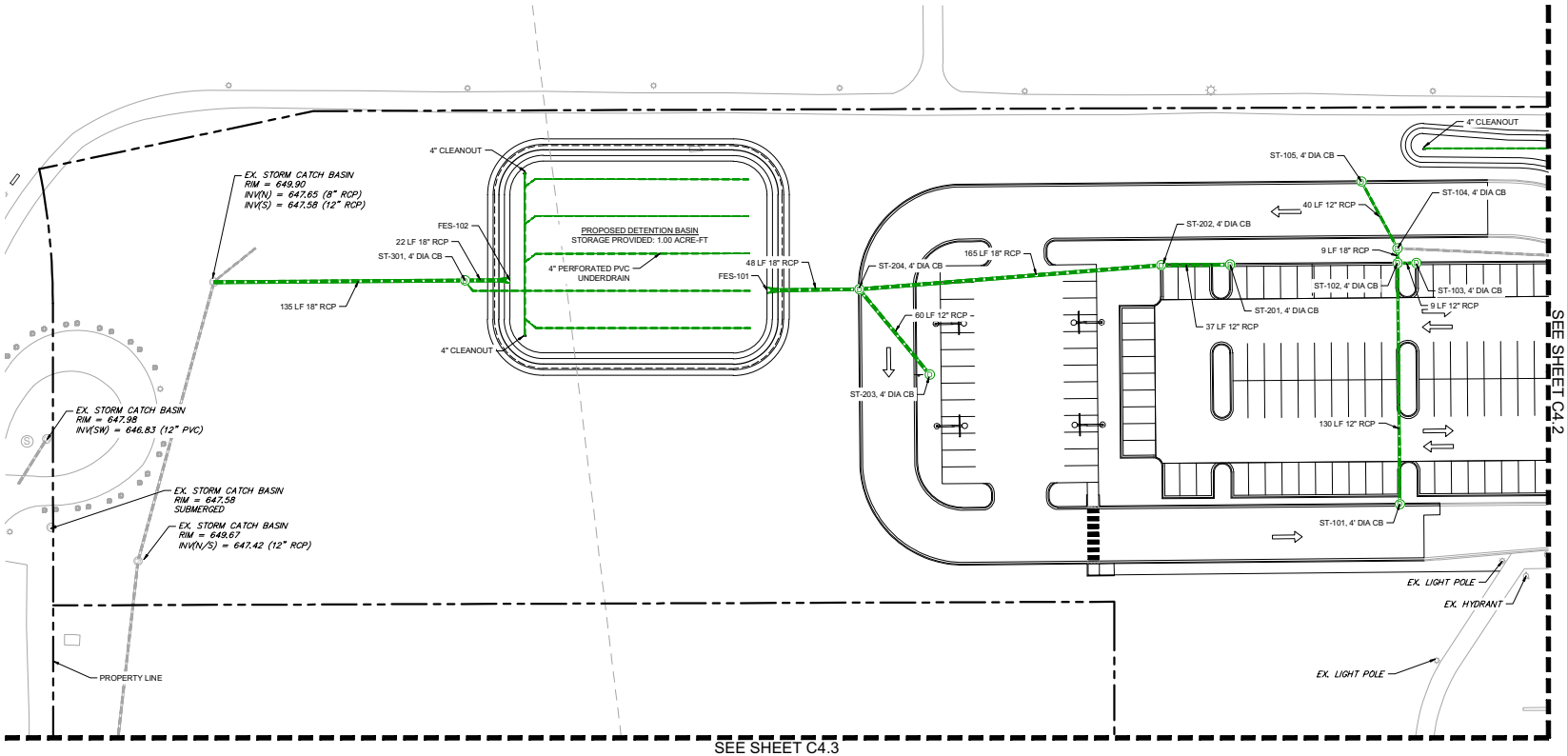
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - OVERALL

SHEET NUMBER
C4.0
13 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
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- EXISTING WATER VALVE
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1250 SANDERS ROAD
NORTHBROOK, IL

JULIE
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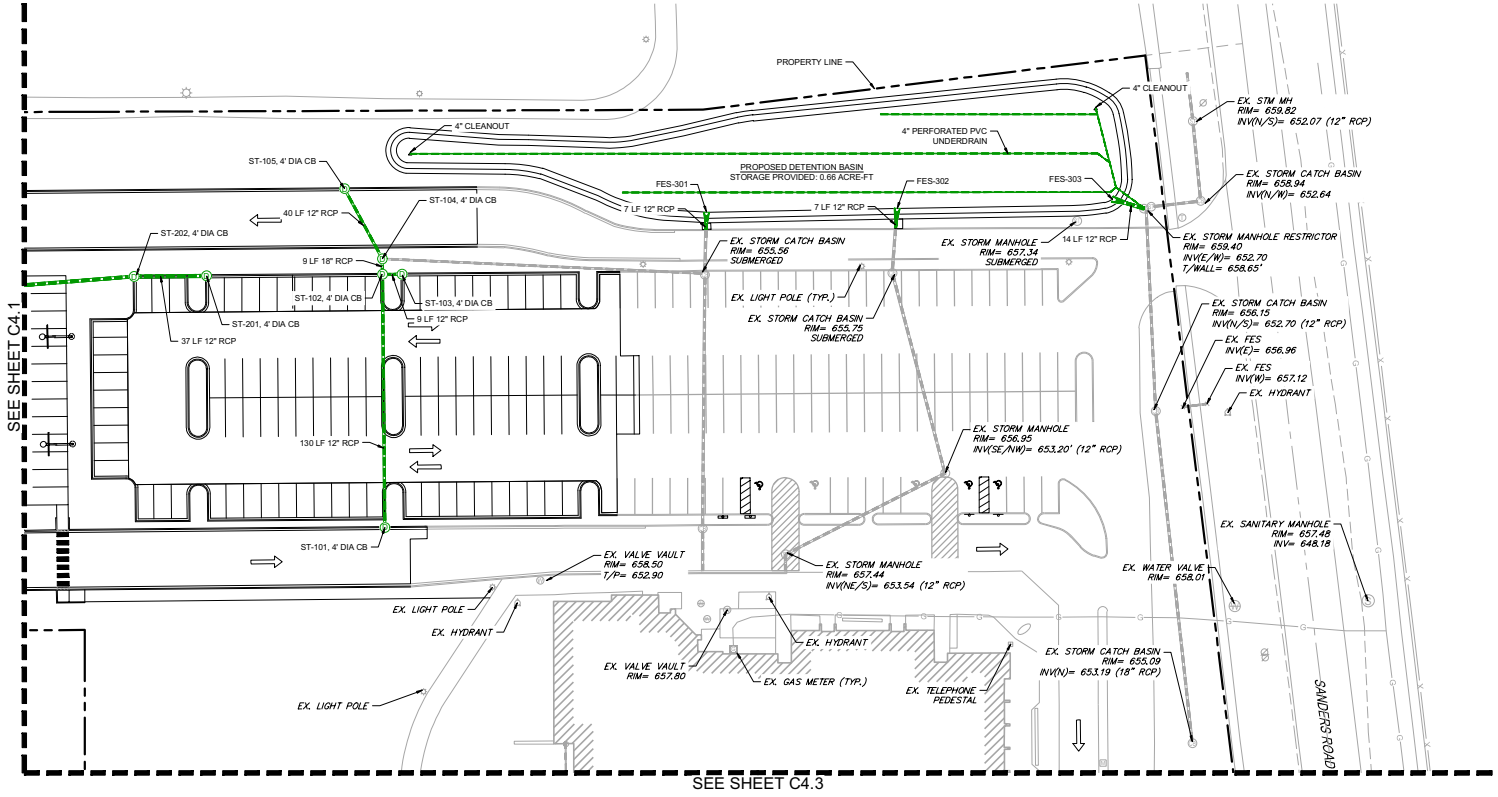
811

0 40' 80'
1" = 40' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - NORTHWEST

SHEET NUMBER
C4.1
14 OF 16



UTILITY LEGEND

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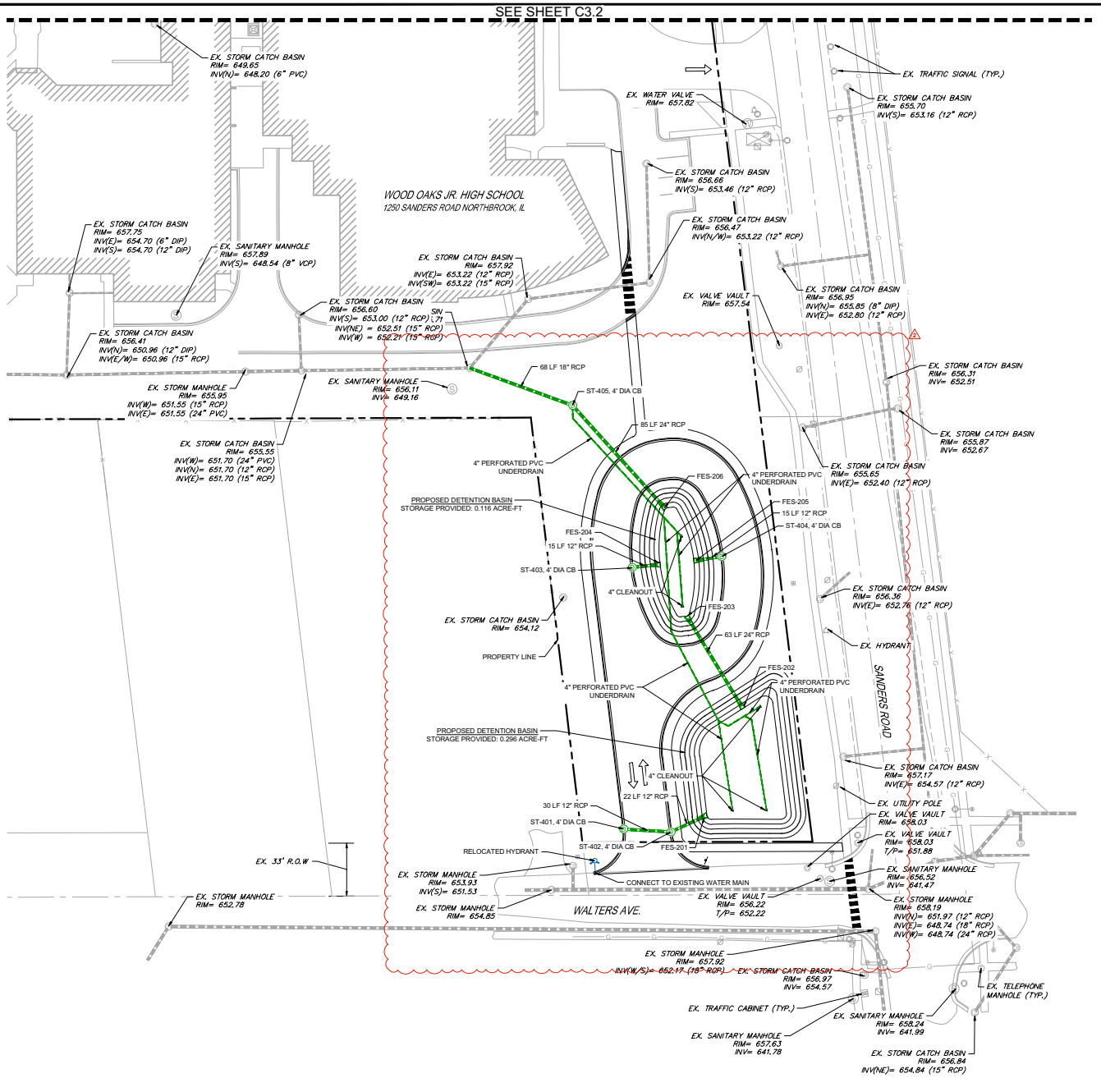
SHEET TITLE
SITE UTILITY PLAN - NORTHEAST

SHEET NUMBER
C4.2
15 OF 16



UTILITY LEGEND

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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
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PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - SOUTH

SHEET NUMBER
C4.3
16 OF 16

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0 30' 60'
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REVISIONS

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: ML
DATE: 01/21/2026

SHEET TITLE
QUEUING EXHIBIT - EXISTING CONDITIONS

SHEET NUMBER
EX-1
6 OF 1

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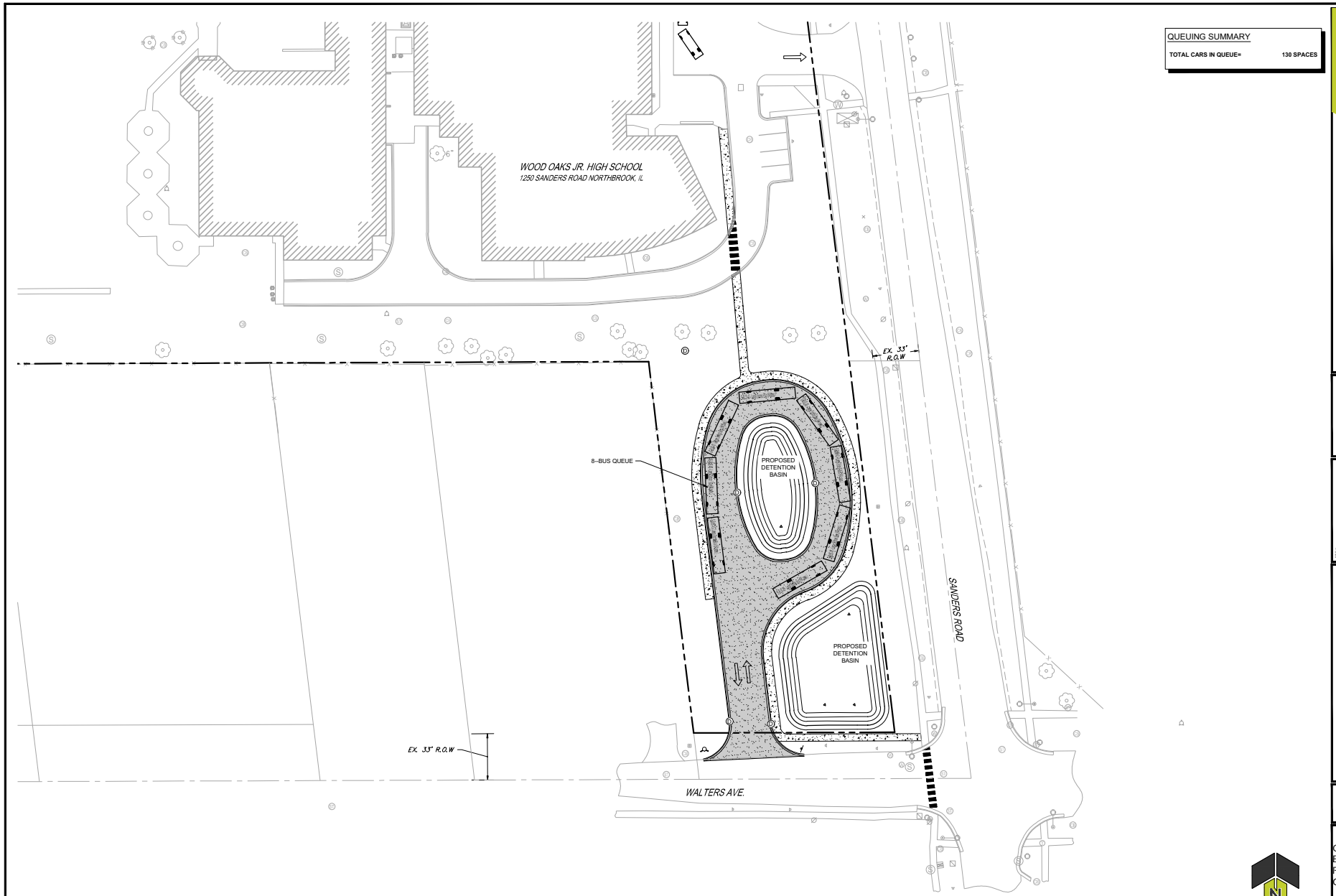
REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
1 OF 3



QUEUING SUMMARY

TOTAL CARS IN QUEUE= 130 SPACES

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

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NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
2 OF 3

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WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
3 OF 3

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF AN EXISTING SCHOOL. 19 MATURE TREES WITH 225 COMBINED CALIPER INCHES SHALL BE REMOVED AS PART OF THIS CONTRACT, ASSUMING 40% LANDMARK STATUS. 38 TREES ARE CURRENTLY PLANNED TO REMEDIATE LOSSES, BUT WE UNDERSTAND THIS WILL CHANGE AFTER TREE SURVEY IS COMPLETED. TREE SURVEY IS PLANNED FOR SPRING '26 TO FULLY ASSESS CONDITION OF EXISTING TREES ON-SITE.

TREE PROTECTION & REMOVAL NOTES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TREE PROTECTION IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN AND TREE PROTECTION DETAILS PROVIDED HEREIN AND IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS FOR ALL PARKWAY AND PRIVATE TREES ON THE SUBJECT LOT OR NEIGHBORING LOTS THAT WILL BE WITHIN THE LIMITS OF THE PROPOSED WORK, ACCESS TO THE SITE, STORAGE OF MATERIAL, ETC...

2. THE TREE PROTECTION SHALL REMAIN INTACT DURING THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT, THROUGH FINAL GRADING. NO WORK IS ALLOWED WITHIN A TREE PROTECTION AREA. GRADING, IF SHOWN ON THE APPROVED PLANS, IS WITHIN A TREE PROTECTION AREA IT SHALL BE DONE BY HAND. NO MACHINERY IS PERMITTED IN A TREE PROTECTION AREA. IF, FOR ANY REASON DURING THE PROJECT THE TREE PROTECTION NEEDS TO BE REMOVED OR MODIFIED, THE TREE PRESERVATION OFFICER IS TO BE CONTACTED AT 847/272-4711.

3. PROTECTIVE FENCING SHALL BE ERECTED IN ACCORDANCE WITH THE APPROVED PLANS. SMALLER TREE PROTECTION ZONES MAY BE PERMITTED BY THE TREE PRESERVATION OFFICER. THE FENCING MATERIAL SHALL BE CONTINUOUS CHAIN LINK OR WOODEN SLAT SNOW FENCING THAT IS SECURED TO METAL STAKES. ORANGE OR GREEN MESH FENCING IS NOT ALLOWED.

4. NO GRADE CHANGES + OR – 6 INCHES WILL BE ALLOWED WITHIN ANY ESTABLISHED TREE PROTECTION ZONE.

5. TRUNK PROTECTION, IF REQUIRED, SHALL BE NOMINAL 2X4 DIMENSION LUMBER SECURED WITH A ROPE BAND OR STRAP OF SUFFICIENT DURABILITY TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. PLANKS SHALL BE INSTALLED TO A HEIGHT OF TEN FEET (10) OR TO THE LOWEST MAJOR BRANCHES WHICHEVER IS LOWEST. UNDER NO CIRCUMSTANCES WILL NAILS, SCREWS, OR ANY OTHER DAMAGING ATTACHMENT BE USED.

6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AREA FREE OF TRASH AND GRASS/WEEDS IN EXCESS OF 10-INCHES TALL.

7. CONTRACTOR SHALL PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS AND ROOTS ACCORDING TO CERTIFIED ARBORIST'S WRITTEN INSTRUCTIONS. NO MECHANICAL EXCAVATING OR TRENCHING SHALL BE ALLOWED WITHIN TREE PROTECTION AREAS.

8. ALL UTILITIES, IF POSSIBLE, SHALL BE AUGER/BORED THROUGH ESTABLISHED TREE PROTECTION AREAS. IF THIS IS NOT POSSIBLE PLEASE CONTACT THE TREE PRESERVATION OFFICER.

9. BEFORE PERFORMING WORK ON ANY VILLAGE OWNED RIGHT-OF-WAY, CONTACT THE VILLAGE FORESTER AT PUBLIC WORKS, 847/272-4711 TO DETERMINE IF YOU WILL BE REQUIRED TO POST MONIES FOR ANY PARKWAY TREES THAT MAY BE AFFECTED BY THE PROPOSED WORK. IF A TREE WILL NEED TO BE REMOVED ALL APPLICABLE FEES AND REPLACEMENTS SET FORTH BY PUBLIC WORKS WILL APPLY.

10. NO SURVEY NAILS OR LATHE/SCREWS ARE TO BE INSTALLED ON ANY TREE ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT OF WAY. IF SURVEY NAILS ARE FOUND TO BE INSTALLED ON A TREE, FINES AND ANY APPLICABLE COSTS RELATED TO THE REMOVAL OF THE NAIL AND REPAIR OF THE TREE WILL BE ASSESSED.

11. ALL PRIVATE TREE REMOVALS OF SINGLE TRUNK TREES GREATER THAN 6 INCHES IN DIAMETER OR MULTIPLE TRUNK TREES WITH A COMBINED DIAMETER OF 12 INCHES IN DIAMETER MUST BE APPROVED BY THE TREE PRESERVATION OFFICER. A SEPARATE PERMIT WILL BE ISSUED FOR ANY TREE REMOVALS.



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'

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

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASCOCK JR.
STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS RD.
NORTHBROOK, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025
2.	Rev's per Comments	01/20/2026
3.	Rev's per Comments	03/30/2026

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1

TREE SURVEY

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
100						
101						
102						
103						
104						
105						
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TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
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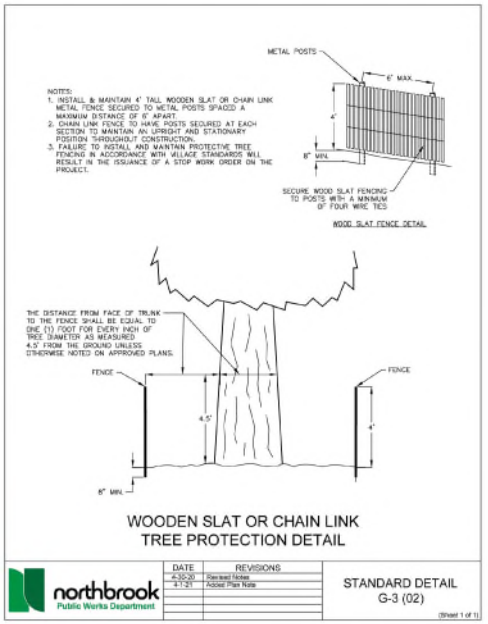
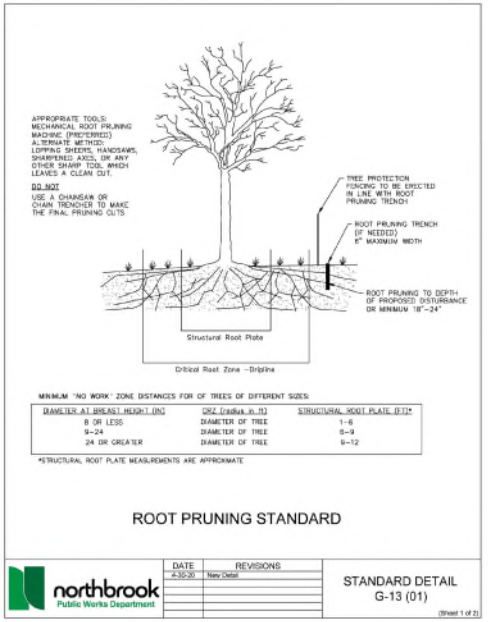
200						

DATE CONDUCTED:
BY:

1) Trees measured at 4.5' above the ground - DBH (diameter Breast Height)
2) All trees 6" DBH and above tagged. Shrubs, and cedar were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defectsLess than
2	Good to Fair	20% dead wood, minor defects, sound structure, no decayLess than
3	Fair	30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disase evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay





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PARKING EXPANSION

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SET TYPE
LANDSCAPE PLANS

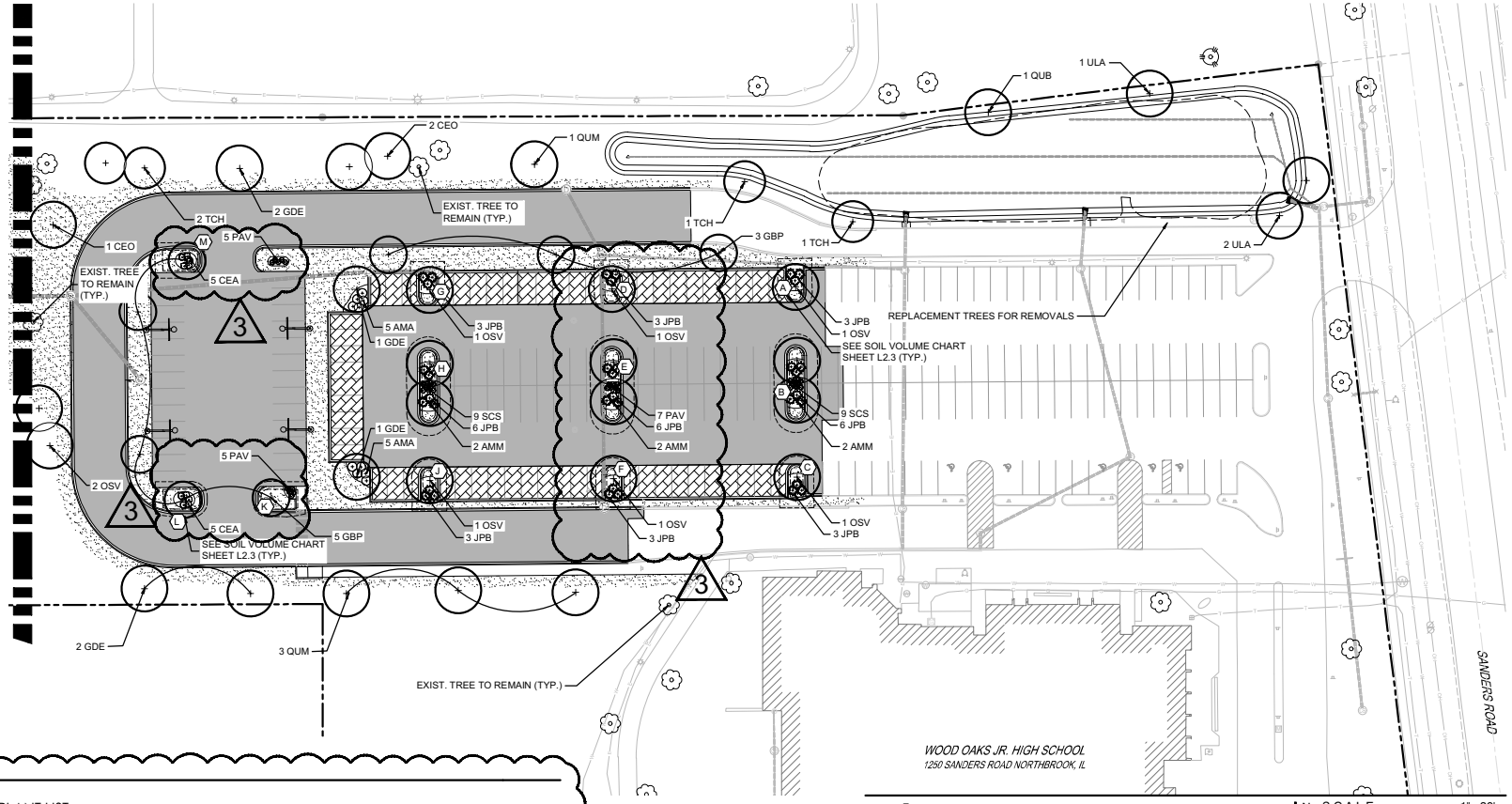
PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE SURVEY / TREE PROTECTION DETAILS

SHEET NUMBER
L1.2



1 LANDSCAPE PLAN

N SCALE 1"=30'
0' 15' 30' 60' 90'

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	MAX H X W
DECIDUOUS SHADE TREES						
AMM	2.5" cal.	6	Acer miyabei 'Morton'	State Street Miyabe maple	B&B	35' X 30'
CBF	2.5" cal.	4	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	B&B	50' X 30'
CEO	2.5" cal.	5	Celtis occidentalis	Common Hackberry	B&B	60' X 50'
GBP	2.5" cal.	10	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	50' X 30'
GDE	2.5" cal.	8	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B	60' X 40
OSV	2.5" cal.	8	Ostrya virginiana	American Hophornbeam	B&B	35' X 25'
QUB	2.5" cal.	5	Quercus bicolor	Swamp White Oak	B&B	70' X 60'
QUM	2.5" cal.	6	Quercus muehlenbergii	Chinkapin Oak	B&B	70' X 60'
TCH	2.5" cal.	8	Tilia cordata x mongolica 'Harvest Gold'	Harvest Gold Linden	B&B	40' X 30'
ULA	2.5" cal.	8	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B	60' X 40'
EVERGREEN TREES						
PGD	8' ht.	11	Picea glauca 'Densata'	Black Hills Spruce	B&B	50' X 25'
ORNAMENTAL TREES						
AMG	8' multi..	7	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B	25' X 20'
CEC	8' multi.	5	Cercis canadensis	Eastern Redbud	B&B	30' X 30'
DECIDUOUS SHRUBS						
AMA	24" ht.	10	Aronia melanocarpa	Black Chokeberry	B&B	6' X 6'
CAE	30" ht.	25	Cornus alba 'Elata'	Variegated Dogwood	B&B	8' X 8'
CEA	24" ht.	22	Ceanothus americanus	New Jersey Tea	B&B	3' X 5'
CEP	30" ht.	13	Cephalanthus occidentalis	Buttonbush	B&B	10' X 7'
HYQ	30" ht.	13	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B	8' X 8'
VNB	30" ht.	7	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	B&B	6' X 6'
EVERGREEN SHRUBS						
JCS	24" ht.	7	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	5' X8'
JPB	18" w.	36	Juniperus procumbens 'Greenmound'	Greenmound Japanese Juniper	B&B	1' X 5'
TMT	24" ht.	19	Taxus media 'Tauntonii'	Taunton Intermediate Yew	B&B	4' X 7'
ORNAMENTAL GRASSES						
ERS	#1 cont.	11	Eragrostis spectabilis	Purple Love Grass		2.5' X 2'
PAV	#1 cont.	32	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass		3' X 3'
SCS	#1 cont.	18	Schizachyrium scop.'Standing Ovation'	Blue Stem Standing Ovation		4' X 2'
GROUNDCOVER / PERENNIALS						
SOD	sq. yd.	7,228	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

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

SEAL

LICENSED LANDSCAPE ARCHITECT LARRY C GLASSCOCK JR 001.0001838 STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS RD.
NORTHBROOK, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025
2.	Rev's per Comments	01/20/2026
3.	Rev's per Comments	03/30/2026

SET TYPE
LANDSCAPE PLANS

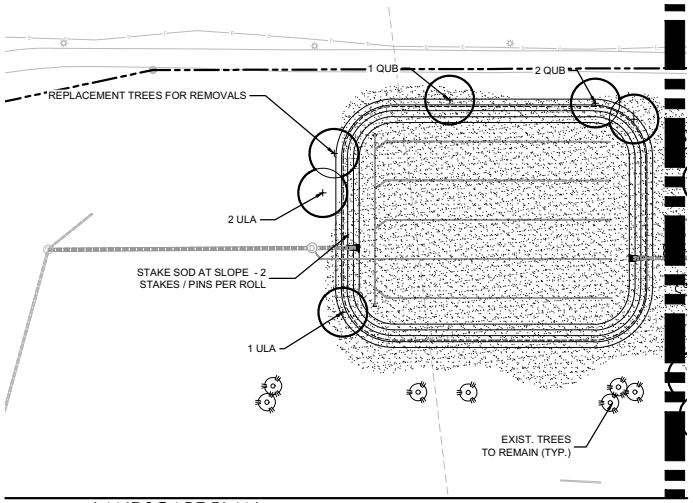
PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

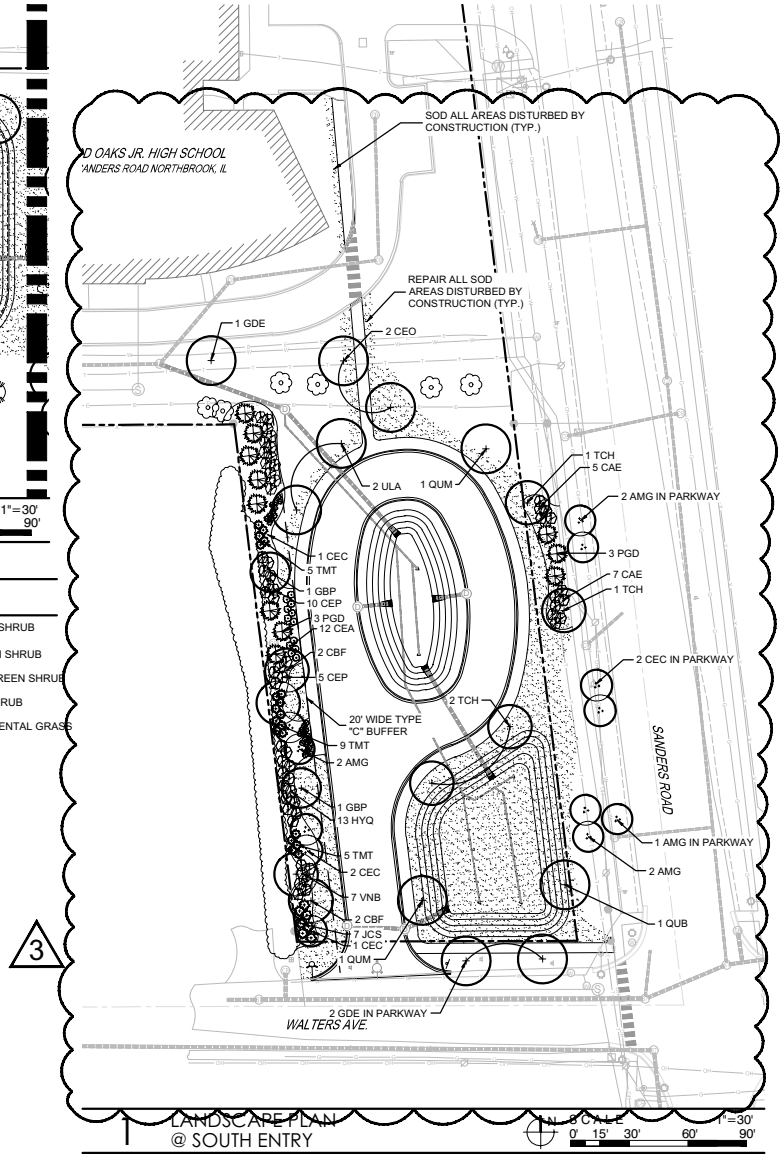
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L2.1



2 LANDSCAPE PLAN @ DETENTION AREA

N SCALE 0' 15' 30' 60' 90' 1"=30'



3

1 LANDSCAPE PLAN @ SOUTH ENTRY

N SCALE 0' 15' 30' 60' 90' 1"=30'

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

LANDSCAPE CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED / DETAILS
Total site		796,813 SQ. FT.	
Total building	Existing Building	73,555 SQ. FT.	
Total parking	Square Footage of Exist. Parking Area Expanded Parking Area	97,412 SQ. FT. 51,391 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. 940 L. F. / 40 = 23.5 TREES N/A - NO ROW	39,419 SQ. FT. 4 EXISTING TREES 20 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.	 4 END CAPS 10 ISLANDS 14 TREES 42 SHRUBS	 12 ISLANDS 14 TREES 69 SHRUBS
Transition Landscape Area	**I-B / R-4 west - Type C.** **Type C.** The intent of the Type C transition landscape area is to create a semi-opaque buffer, having only seasonal horizontal openings, not to exceed 25 percent of the total width, from the ground to a height of six feet within two years of planting. **Option 1:** 20' + No Optional Fence or Berm **Per 100' of Length:** Evergreen Trees = 3 Canopy Trees = 2 Understory Tree = 1 Shrubs /Grasses = 36	39,419 SQ. FT. 300 L. F. / 100 = 3 X 3 = 9 3 X 2 = 6 3 X 1 = 3 3 X 36= 108	39,419 SQ. FT. Existing dense- 12' ht. everg. hedge adjacent 8 Evergreen Trees 6 Columnar Shade Trees 3 Understory 110 Shrubs / Grasses
Tree replacement for removals	Tree replacement formula. a. Protected, landmark, or heritage trees shall be replaced by trees in such number and of appropriate species such that the sum of the caliper of the new trees that are to be planted... b. Nuisance trees larger than six (6) inches DBH shall be replaced by on a tree-for-tree basis with a new tree that has a caliper of two and one-half (2½) inches.	Protected / Landmark / Heritage Trees - 3 Total 54 Cal. Inches Nuisance Trees - 16 Total 162 Cal. Inches	NOTE: Survey is currently being performed. All replacements are estimates and will updated based on actual removals. 22 - 2.5" Cal. Trees 16 - 2.5" Cal. Trees 38 - 2.5" Cal. Trees

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SHEET NUMBER
L2.2

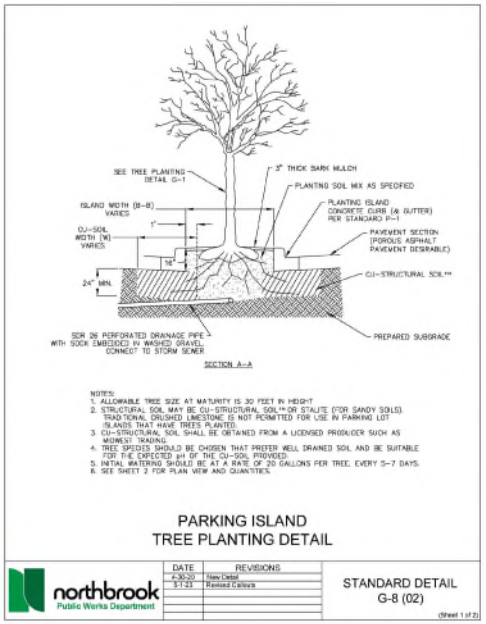
LANDSCAPE NOTES

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.
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.
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.

3

ISLAND SOIL VOLUME CHART

ISLAND	TOTAL SOIL VOLUME	PLANTING SOIL MIX VOLUME	CU-SOIL VOLUME	CU-SOIL WIDTH (W)
A	980 CF	234 CF	746 CF	5'-10"
B	2824 CF	498 CF	2326 CF	8'-6"
C	980 CF	234 CF	746 CF	5'-10"
D	980 CF	234 CF	746 CF	5'-10"
E	2824 CF	498 CF	2326 CF	8'-6"
F	980 CF	234 CF	746 CF	5'-10"
G	980 CF	234 CF	746 CF	5'-10"
H	2824 CF	498 CF	2326 CF	8'-6"
J	980 CF	234 CF	746 CF	5'-10"
K	1414 CF	412 CF	1002 CF	4'-2"
L	1414 CF	412 CF	1002 CF	4'-2"
M	1414 CF	412 CF	1002 CF	4'-2"



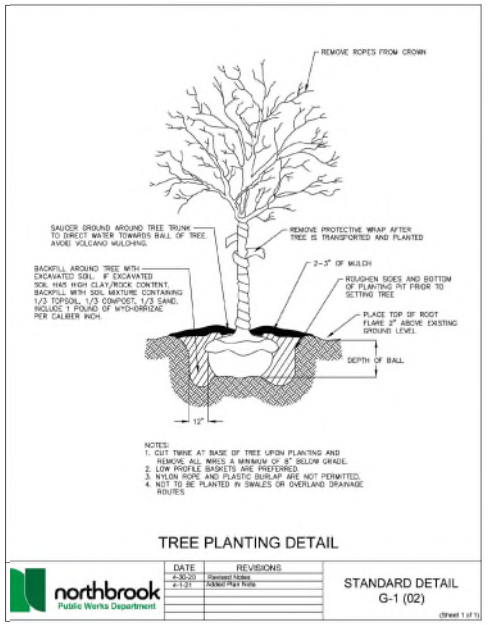
PARKING ISLAND TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	New Detail
5-1-23	Revised Callouts

STANDARD DETAIL G-8 (02)

(Sheet 1 of 2)



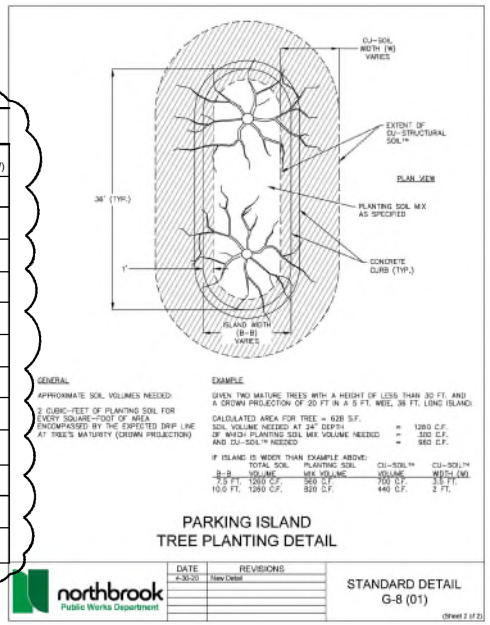
TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-1 (02)

(Sheet 1 of 1)



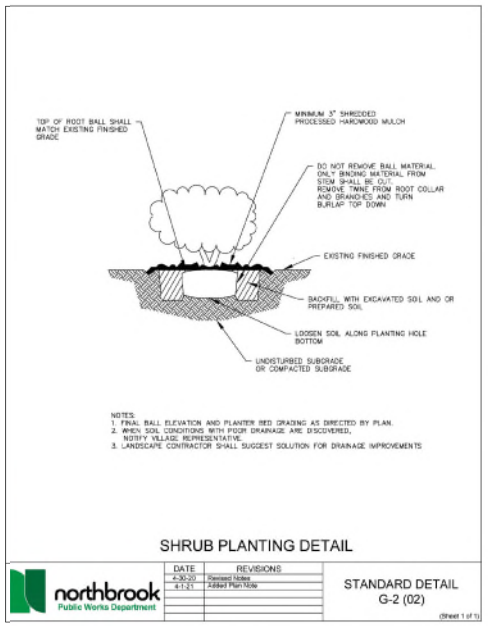
PARKING ISLAND TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	New Detail

STANDARD DETAIL G-8 (01)

(Sheet 2 of 2)



SHRUB PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-2 (02)

(Sheet 1 of 1)

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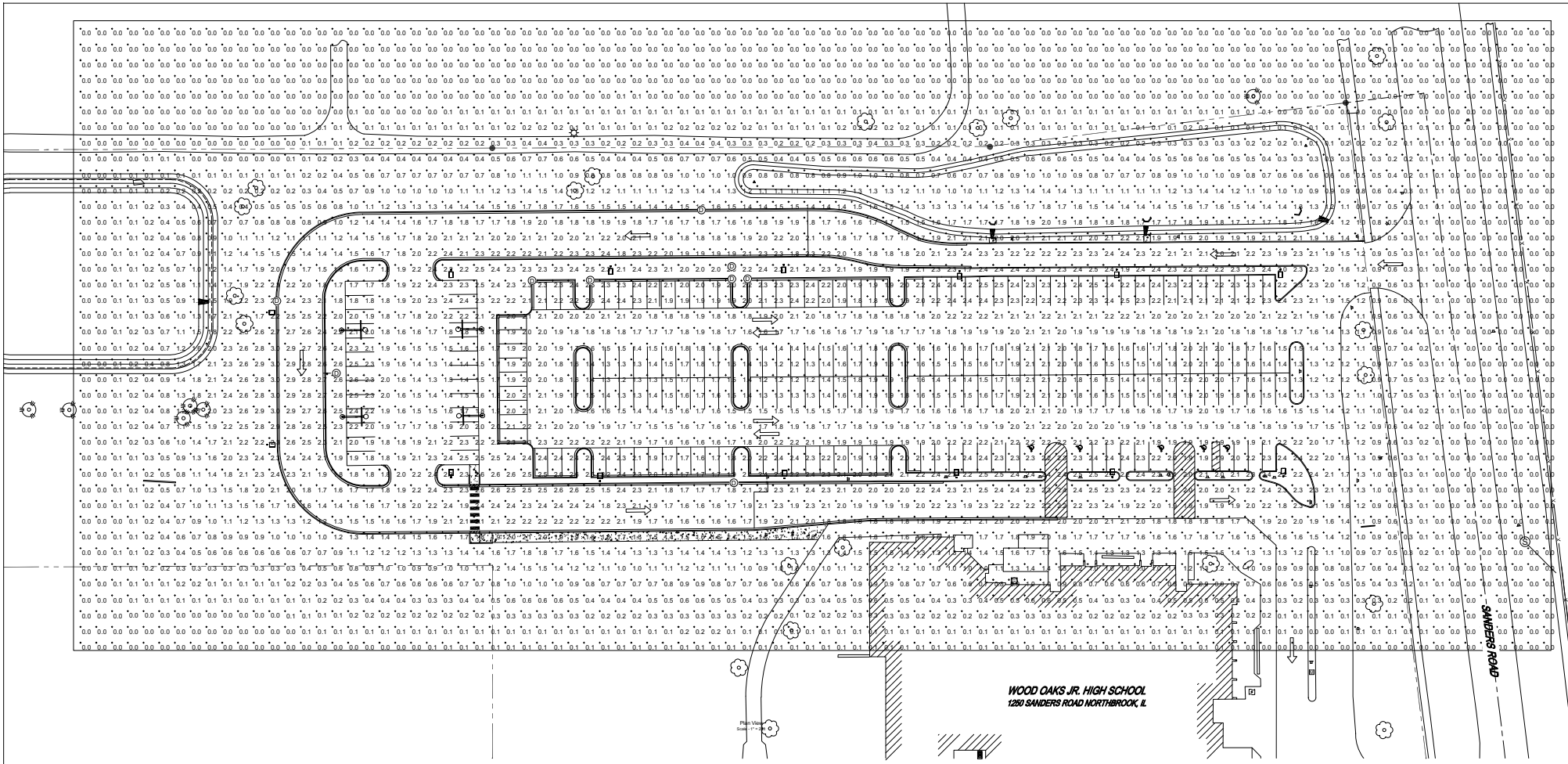
LANDSCAPE DETAILS / NOTES

SHEET NUMBER
L2.3



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		14	DSX2 LED P3 30K 70CRI T5M	D-Series Size 2 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 5 Medium	Full Cut-Off	1	29479	0.9	219.4	Max: 15408cd

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	1107161.00	1990239.00	25.00	25.00	180.00	0.00	1107161.00	1990237.00	0.00
2	A	1107057.00	1990239.00	25.00	25.00	180.00	0.00	1107057.00	1990237.00	0.00
3	A	1106957.00	1990238.00	25.00	25.00	180.00	0.00	1106957.00	1990236.00	0.00
4	A	1106845.00	1990242.00	25.00	25.00	180.00	0.00	1106845.00	1990240.00	0.00
5	A	1106735.00	1990241.00	25.00	25.00	180.00	0.00	1106735.00	1990239.00	0.00
6	A	1106634.00	1990239.00	25.00	25.00	180.00	0.00	1106634.00	1990237.00	0.00
7	A	1106634.00	1990107.00	25.00	25.00	0.00	0.00	1106634.00	1990109.00	0.00
8	A	1106729.00	1990105.00	25.00	25.00	0.00	0.00	1106729.00	1990106.00	0.00
9	A	1106846.00	1990106.00	25.00	25.00	0.00	0.00	1106846.00	1990108.00	0.00
10	A	1106955.00	1990107.00	25.00	25.00	0.00	0.00	1106955.00	1990109.00	0.00
11	A	1107054.00	1990107.00	25.00	25.00	0.00	0.00	1107054.00	1990109.00	0.00
12	A	1107163.00	1990108.00	25.00	25.00	0.00	0.00	1107163.00	1990109.00	0.00
13	A	1106517.00	1990212.00	25.00	25.00	90.00	0.00	1106519.00	1990212.00	0.00
14	A	1106517.00	1990128.00	25.00	25.00	90.00	0.00	1106519.00	1990128.00	0.00

Statistics

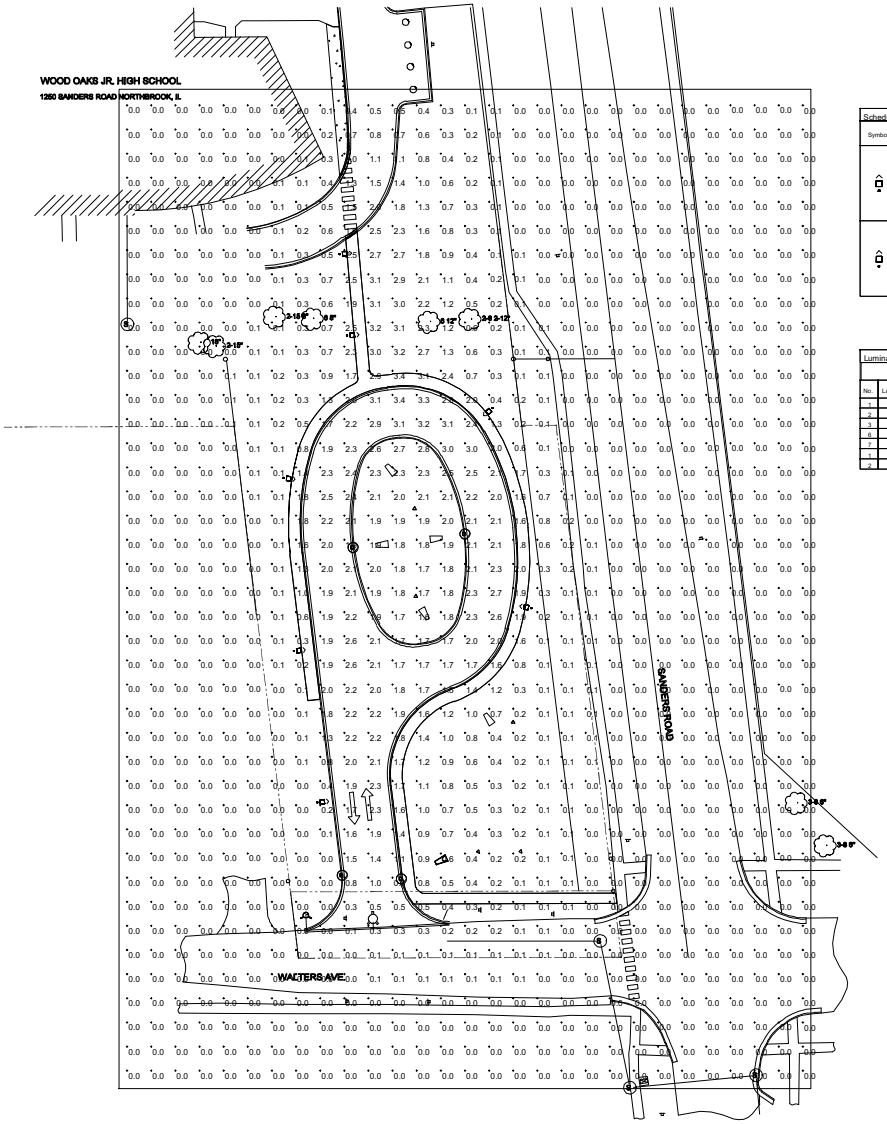
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	3.0 fc	0.0 fc	N/A	N/A

Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-1
Summary
Main Lot Lighting

WOOD OAKS JR. HIGH SCHOOL

1250 SANDERS ROAD NORTHBROOK, IL



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		5	DSX1 LED P5 30K 70CRI BLC4 EGS	D-Series Size 1 Area Luminaire P5 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control External Glare Shield		1	11685	0.9	138.16	
	B		2	DSX1 LED P3 30K 70CRI T2M HS	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 2 Medium Houseside Shield		1	11327	1	102.1727	

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	1110145.00	1989613.00	25.00	25.00	97.00	0.00	1110147.00	1989613.00	0.00
2	A	1110162.00	1989451.00	25.00	25.00	83.39	0.00	1110163.00	1989452.00	0.00
3	A	1110151.00	1989527.00	25.00	25.00	83.39	0.00	1110152.00	1989527.00	0.00
6	A	1110269.00	1989548.00	25.00	25.00	280.00	0.00	1110267.00	1989549.00	0.00
7	A	1110249.00	1989648.00	25.00	25.00	290.00	0.00	1110248.00	1989647.00	0.00
1	B	1110173.00	1989724.00	25.00	25.00	84.88	0.00	1110175.00	1989724.00	0.00
2	B	1110177.00	1989684.00	25.00	25.00	84.86	0.00	1110178.00	1989684.00	0.00

Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-2
Summary
Bus Turnaround Lighting

Traffic Planning Study

Wood Oaks Junior High School
1250 Sanders Road
Northbrook, Illinois



January 20, 2026

Prepared for:

27 School District NORTHBROOK

CAGE CIVIL ENGINEERING

Prepared by:

Gewalt Hamilton Associates, Inc.

GHA

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a traffic planning study for the proposed site improvements to Wood Oaks Junior High School at 1250 Sanders Road in Northbrook, Illinois. The school is located along the west side of Sanders Road, south of Wood Oaks Green Park. The existing junior high school serves approximately 470 students as part of Northbrook School District 27. It is our understanding that approximately half of the current student population takes one of the eight school buses that serve the school, while the other students walk, bike, or are privately driven.

Access to the site is currently provided via two driveways from Sanders Road. The northern unsignalized driveway functions as enter only, while the southern signalized driveway functions as exit only. A "loop" drive aisle is provided on site, which allows for vehicles to queue up during the student drop-off and pick-up periods. The school district is proposing site improvements to address existing issues regarding on-site parking supply, on-site traffic circulation, and off-site traffic circulation along Sanders Road.

The following summarizes our approach, methodology, and findings, and provides various recommendations for your consideration. *Appendices* referenced are located in the Technical Addendum at the end of this document.

Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a site location map and ***Exhibit 2*** illustrates the existing traffic operations in the site area. ***Appendix A*** provides a photo inventory of the site vicinity. Pertinent comments regarding land uses in the site vicinity and transportation components, both vehicular and non-auto mobility, include:

Area Land Uses

- The site is located along the west side of Sanders Road, approximately 350 feet north of Walters Avenue. The eastern portion of the site contains the school building and parking lot, while the western portion contains a large open area with three soccer fields.
- The land uses within the site vicinity consist primarily of single-family residential neighborhoods.
- Wood Oaks Green Park is located north of the site, along the west side of Sanders Road. Vehicular access to the park is provided from Sanders Road and Walters Avenue.

Roadway Inventory

Sanders Road

- Sanders Road is a north-south roadway under the jurisdiction of the Cook County Department of Transportation and Highways (CCDOTH) and is designated as County Highway W24.
- Sanders Road is functionally classified by the Illinois Department of Transportation (IDOT) as a "Minor Arterial" roadway. It serves as a thoroughfare for traffic traveling between Lake Cook Road to the north and Milwaukee Avenue (IL Route 21) to the south.
- Adjacent to the site, Sanders Road provides a two-lane undivided cross section with one travel lane in each direction and aggregate (unpaved) shoulders.
- At its signalized intersection with Walters Avenue, Sanders Road provides one left-turn lane and one shared through/right-turn lane on both approaches.
- Sanders Road has a posted regular speed limit of 35 miles per hour (mph). A 20-mph school zone speed limit (on school days when children are present) is posted adjacent to the site.



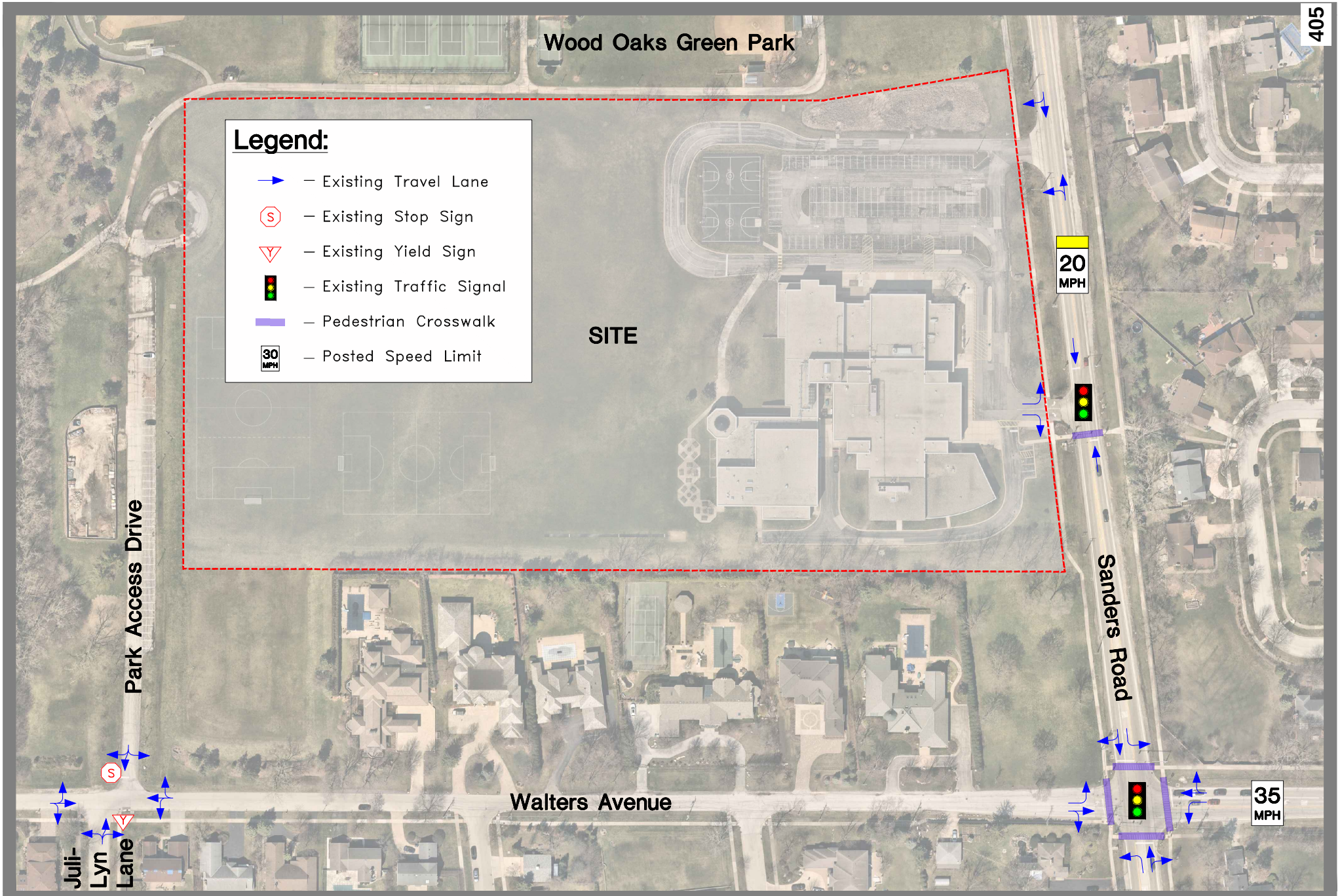
N

1 inch = 1,000 Feet

Exhibit 1 - Location Map

Wood Oaks Junior High School
1250 Sanders Road
Northbrook, Illinois

Map Center: 87.87837°W 42.12978°N



GEWALT HAMILTON ASSOCIATES, INC.

N

Not to Scale

Exhibit 2
Existing Traffic Operations

North Site Access Drive

- The northern site access drive, located approximately 850 feet north of Walters Avenue, is unsignalized and functions as enter only with 'Do Not Enter' signage posted at the driveway egress.
- 'Do Not Block Driveway' signage is posted along both directions of Sanders Road at the driveway.
- 'No Driving on Shoulder' signage is posted for northbound Sanders Road traffic approaching the driveway.

South Site Access Drive

- The southern site access drive, located approximately 500 feet north of Walters Avenue, is signalized and functions as exit only with 'Do Not Enter' signage posted at the driveway ingress.
- 'No Left Turn' signage is posted for northbound Sanders Road traffic at the driveway.
- 'No Right Turn' signage is posted for southbound Sanders Road traffic at the driveway.
- The signal faces along Sanders Road utilize straight-through green arrows in lieu of circular green indications.

Walters Avenue

- Walters Avenue is an overall east-west roadway that provides one travel lane in each direction. Its western terminus occurs approximately 1,850 feet west of Sanders Road.
- West of Sanders Road, Walters Avenue is under the jurisdiction of the Village of Northbrook and is functionally classified by IDOT as a "Local" street.
- East of Sanders Road, Walters Avenue is under the jurisdiction of CCDOTH, is designated as County Highway A72, is functionally classified by IDOT as a "Major Collector" roadway, and has a posted speed limit of 35 mph.
- At its signalized intersection with Sanders Road, Walters Avenue provides one left-turn lane and one shared through/right-turn lane on both approaches.

Non-Auto Mobility

- Within the site vicinity, sidewalks are generally provided along both sides of Sanders Road. Adjacent to Wood Oaks Green Park, a sidepath is provided instead on the west side of the roadway.
- Along Walters Avenue, a sidewalk is provided on the south side of the roadway. A sidewalk is also provided on the north side of the roadway east of Sanders Road.
- High-visibility (continental) crosswalks are striped on each approach of the Sanders Road and Walters Avenue signalized intersection. Pedestrian-actuated signals are provided at each crossing.
- A high-visibility (continental) crosswalk is striped on the south leg of the Sanders Road and South Site Access Drive intersection. Pedestrian-actuated signals are provided at the crossing. The signal operates with a leading pedestrian interval, where pedestrians are given a buffer period to cross while all vehicular approaches at the intersection have a red signal indication.
- There is an unsignalized pedestrian crossing on Sanders Road approximately 200 feet north of the site, near Russett Lane. A high-visibility (continental) crosswalk is striped at the crossing with standard non-flashing signage posted.

Existing School Characteristics

Wood Oaks Junior High School serves sixth through eighth grade with a current enrollment of approximately 470 total students. The school day officially starts with first bell at 8:15 AM and ends with last bell at 3:30 PM. However, the school offers several clubs and sports throughout the year where some students are required to arrive earlier or stay later certain days.

Given the residential area, many students walk or bike to school. A bike rack is provided on-site along the east side of the school building. Other students are driven, either privately or through one of the eight school buses offered by the school district. Students are typically required to register before the school year in order to take bus transportation. Per the school district, approximately 240 students are currently registered to take a bus.

As previously noted, all vehicular traffic is required to enter the site via the northern driveway along Sanders Road and exit the site via the southern driveway. There is an internal "loop" drive where vehicles can queue during the student drop-off and pick-up periods. School parking for staff and visitors is separated from the "loop" drive.

During the morning, all students are required to enter the school via the main doors on the east side of the building. Students that are privately driven are generally dropped off between 7:45 AM and 8:15 AM, but some students may arrive earlier. Buses arrive at the school at approximately 7:45 AM and unload students on the north side of the building in the same lane as the private vehicle student drop-off traffic. Staff arrive sporadically and are let in through doors on the north side of the building.

During the afternoon, students are released on the north and east sides of the building at 3:30 PM. Buses arrive at the school at approximately 3:45 PM, 15 minutes after school ends, and load students on the north side of the building. Like the morning operations, bus traffic is not separated from private vehicle student pick-up traffic. To minimize impacts during peak student pick-up activity, buses are told by the school not to arrive until 3:45 PM.

Existing Operational Observations

GHA conducted observations at the Wood Oaks Junior High School on Wednesday, May 3rd, 2023, during the morning student drop-off and afternoon student pick-up periods. Some of the key observations, which are depicted on ***Exhibit 3A*** and ***Exhibit 3B,*** are summarized below.

Morning Drop-Off Period (see *Exhibit 3A*)

- Students arrived as early as 7:04 AM. Early drop-offs typically cut across the school lot instead of circling around the "loop."
- All students entered the school building via the main doors on the east side.
- Three staff members helped oversee and facilitate student drop-off operations.
- A crossing guard was stationed at the crosswalk on Sanders Road from 7:15 AM to 8:15 AM.
- School faculty arrived sporadically in the hour before 8:15 AM and entered the school building through the doors on the north side.
- School faculty had to be let into the building via a staff member with a key.
- Students were not dropped off on the north side of the building, even if the vehicle drop-off queues extended that far.
- Buses arrived between 7:32 AM to 7:44 AM. Buses remained parked and waited for a school staff member before students were let off. Other drop-off vehicles could not pass the buses and were required to wait.
- Only one drive aisle was used for queueing during drop-off operations. The maximum vehicular queue was contained on site (i.e., did not extend onto Sanders Road).
- Student drop-off activity quieted at about 8:15 AM. Few students were dropped off after this time.

Afternoon Pick-Up Period (see *Exhibit 3B*)

- Earliest vehicles were queuing up along east side of building before 2:30 PM.
- Outdoor classes and/or activities occurred on school grounds up until 3:30 PM.
- Vehicles queued up using all three lanes in the "loop" drive. The maximum vehicular queue was contained on site (i.e., did not extend onto Sanders Road).
- All students were released at 3:30 PM and exited the school building through both the north and east doors.
- Four-to-five staff members helped oversee and facilitate student pick-up operations.
- A crossing guard was stationed at the crosswalk on Sanders Road from 3:20 PM to 4:00 PM.
- School faculty left the building sporadically as students were released.
- Some parents/guardians parked in the parking lot and walked inside the school building.
- Students waited along the sidewalk, adjacent to the school building, to be picked up.
- Some vehicles used the other lane to bypass the queue if a student was picked up along the north side of the building.
- First bus arrived at 3:38 PM, after most of the pick-up queues cleared. Buses loaded students gradually until the final bus departed around 4:00 PM.
- Few students still waited outside at 4:00 PM to be picked up.

Legend:

- School Crossing Guard
- School Staff
- Traffic Cone
- Student Drop-Off Circulation
- Parent/Guardian Student Drop-Off Zone
- Bus Student Drop-Off Zone

Notes:

- (A) Student Entrance
- (B) Faculty/Staff Entrance
- (1) Earliest students were dropped off around 7:04 AM.
- (2) Early drop-offs typically cut across instead of circling around the "loop".
- (3) Crossing guard active from 7:15 AM to 8:15 AM.
- (4) Faculty arrived sporadically before 8:15 AM.
- (5) Students were not allowed to exit vehicles past this point.
- (6) Only one drive-aisle was used for queuing.
- (7) Buses arrived between 7:32 AM to 7:44 AM. Buses had to wait for a staff member before students could be let off.
- (8) Vehicles were not allowed to pass buses.

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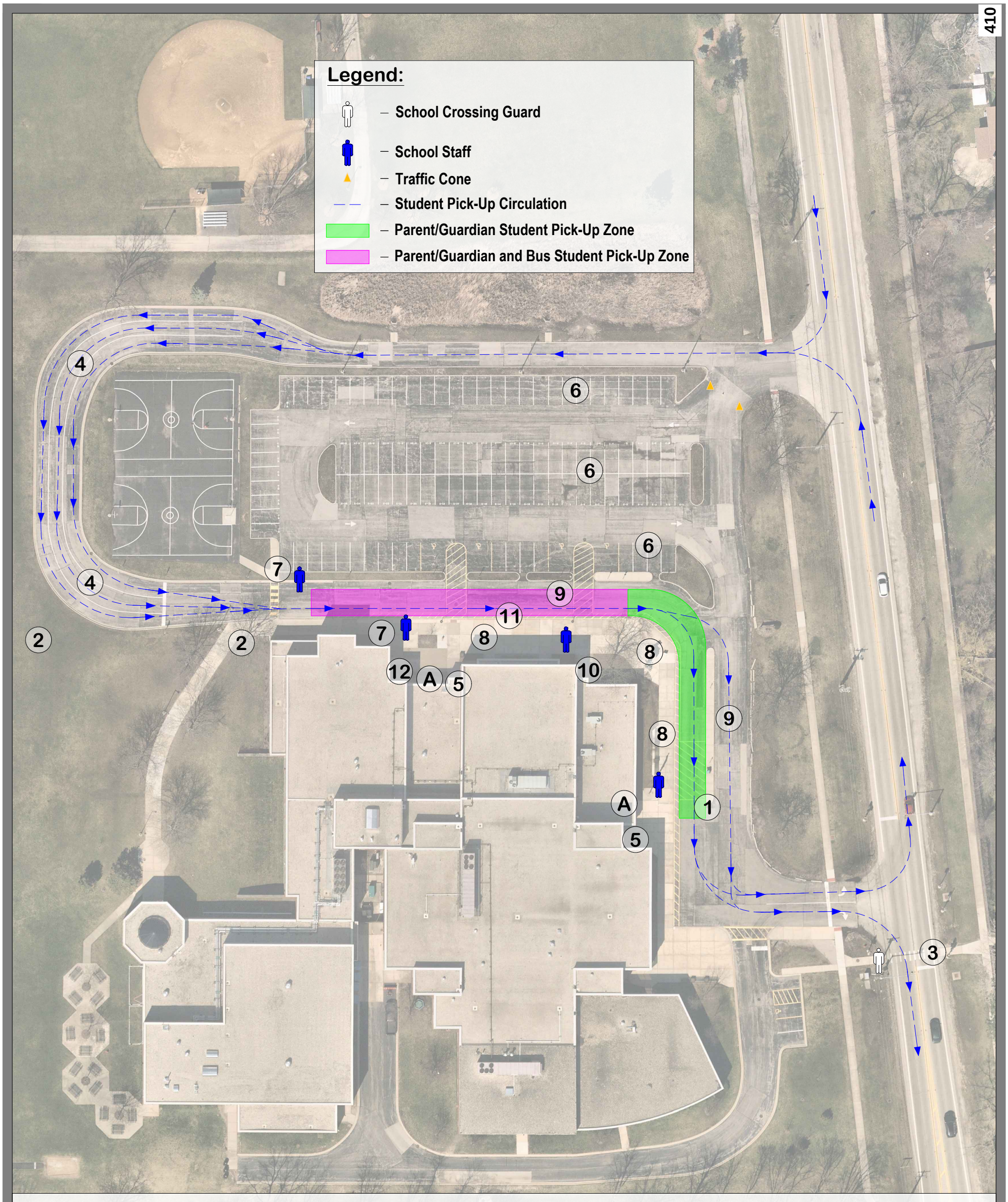
Exhibit 3A
Morning Student Drop-Off Observations
Wednesday, May 3, 2023



Notes:

- (A) Student Release Door
- (1) Earliest vehicles queued up before 2:30 PM.
- (2) Outdoor class activities occured during last period prior to 3:30 PM.
- (3) Crossing guard active from 3:20 PM to 4:00 PM.
- (4) Vehicles queued up using all three lanes.
- (5) Students were released all at once around 3:30 PM.
- (6) Some parents/guardians parked and walked inside school.
- (7) School staff helped facilitate student pick-up operations.
- (8) Students waited along sidewalk to be picked up.
- (9) Vehicles used left lane to bypass queue if student was picked up along north side.
- (10) Faculty left sporadically as students were released.
- (11) First bus arrived at 3:38 PM. Buses gradually loaded students until final bus departed around 4:00 PM.
- (12) Few students still waited to be picked up after 4:00 PM.

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Exhibit 3B
Afternoon Student Pick-Up Observations
Wednesday, May 3, 2023

Sanders Road Observations

GHA conducted additional observations along Sanders Road near both site access drives on Tuesday, May 2nd, 2023, through Thursday, May 4th, 2023, during the morning student drop-off and afternoon student pick-up periods. Further observations were conducted on Monday, May 8th, 2023, when rain showers occurred throughout the day. Some of the key issues identified during the student drop-off and pick-up periods are documented on ***Exhibit 4***, as captured using *Miovision Scout* cameras, and summarized below.

North Site Access Drive (see pages 1 & 2 of *Exhibit 4)*

- Despite 'No Passing' signage, several northbound through vehicles along Sanders Road were observed passing northbound left-turning vehicles on the right-hand side. The existing shoulder along Sanders Road is a rough unpaved surface. As a result, northbound vehicles often encroached closely to one another as drivers attempted to stay on the paved lane.
- Southbound queues along Sanders Road were observed to be lengthy at occasional times, extending as far back as Yorkshire Lane. The long southbound queues occasionally made it difficult for northbound vehicles, especially buses, to find an adequate gap in traffic to turn left.
    - Southbound vehicles generally adhered to the 'Do Not Block Driveway' signage.
    - There were occasions when a southbound vehicle stopped in traffic, under free-flowing conditions, to allow an opposing northbound vehicle to turn left.
- During the afternoon student pick-up period on Thursday, May 4th, 2023, on-site vehicle queues nearly extended onto Sanders Road.
- During the morning student drop-off period on Monday, May 8th, 2023, on-site vehicle queues extended onto Sanders Road, which resulted in back-ups in both directions along Sanders Road. Several through vehicles, in both directions, were observed disregarding lane lanes and passed vehicles waiting to turn into the school.

South Site Access Drive (see page 3 of *Exhibit 4)*

- As northbound vehicles along Sanders Road waited to turn left at the North Site Access Drive, there were several instances of northbound queues extending into the South Site Access Drive intersection. On some occasions, vehicles became trapped in the intersection when the signal turned red. There were a few observed instances of drivers backing up their vehicles, when already past the crosswalk, to move out of the intersection.
- There is perceived confusion on the west leg of the intersection regarding where vehicles are meant to stop. The existing stop bar is set back a considerable distance from the intersection (more than 30 feet), and the existing turn arrows are striped past the stop bar. Furthermore, despite being a pedestrian crossing, there is no crosswalk striped, and vehicles were often observed blocking the crosswalk. Pedestrians, especially students, were required to navigate between vehicles to cross the driveway.



Northbound through vehicle passing northbound left-turning vehicle



Northbound through vehicle passing northbound left-turning bus



Southbound vehicle stopping to allow northbound vehicle to turn left



Southbound vehicle stopping to allow northbound bus to turn left



On-site vehicle queues extending near Sanders Road



On-site vehicle queues extending onto Sanders Road



On-site vehicle queues extending onto Sanders Road



On-site vehicle queues extending onto Sanders Road



Queues from north driveway extending to south driveway



Queues from north driveway extending to south driveway



Students having to cross crosswalk between vehicles



Students having to cross crosswalk between vehicles

Existing Traffic

GHA conducted weekday turning movement traffic counts, including pedestrians, from 7:00 AM to 9:00 AM, and from 2:00 PM to 5:00 PM, on Thursday, May 4th, 2023, at both site access drives along Sanders Road. An additional count was also conducted on Monday, May 8th, 2023, during the same timeframes.

Student drop-off and pick-up activity often fluctuates based on the weather. Typically, more students are driven on rainy, snowy, and/or cold-weather days. The May 4th, 2023 counts occurred on a clear day with no rain, whereas the May 8th, 2023 counts occurred on a rainy day where more students were expected to be driven to/from school. Recall, on-site vehicular queues extended onto Sanders Road during the morning field observations on May 8th, 2023 (see *Exhibit 4*).

Overall, site traffic volumes were slightly higher on the day with rain showers (May 8th, 2023). ***Exhibit 5*** illustrates the weekday morning and weekday afternoon peak hour traffic volumes that occurred from 7:30 AM to 8:30 AM and 3:00 PM to 4:00 PM, respectively. These time periods reflect the peak hour volumes of traffic entering/exiting the site. Although the site traffic volumes were higher during the May 8th, 2023, counts, through traffic volumes along Sanders Road were slightly lower. Thus, to provide a conservative analysis, the volumes on *Exhibit 5* illustrate the site traffic volumes that occurred on Monday, May 8th, 2023, and the Sanders Road through volumes that occurred on Thursday, May 4th, 2023.

Exhibit 5 also provides the available Annual Average Daily Traffic (AADT) volume from 2022 along Sanders Road, as published by IDOT on their website: www.gettingaroundillinois.com.

The GHA traffic count summary sheets are included in ***Appendix B***.

Legend:

- XX — School AM Peak Hour (7:30–8:30 AM) Vehicle Volumes
- (XX) — School PM Peak Hour (3:00–4:00 PM) Vehicle Volumes
- XX — School AM Peak Hour (7:30–8:30 AM) Pedestrian Volumes
- (XX) — School PM Peak Hour (3:00–4:00 PM) Pedestrian Volumes
- XX — Annual Average Daily Traffic (AADT)
- — Existing Traffic Signal

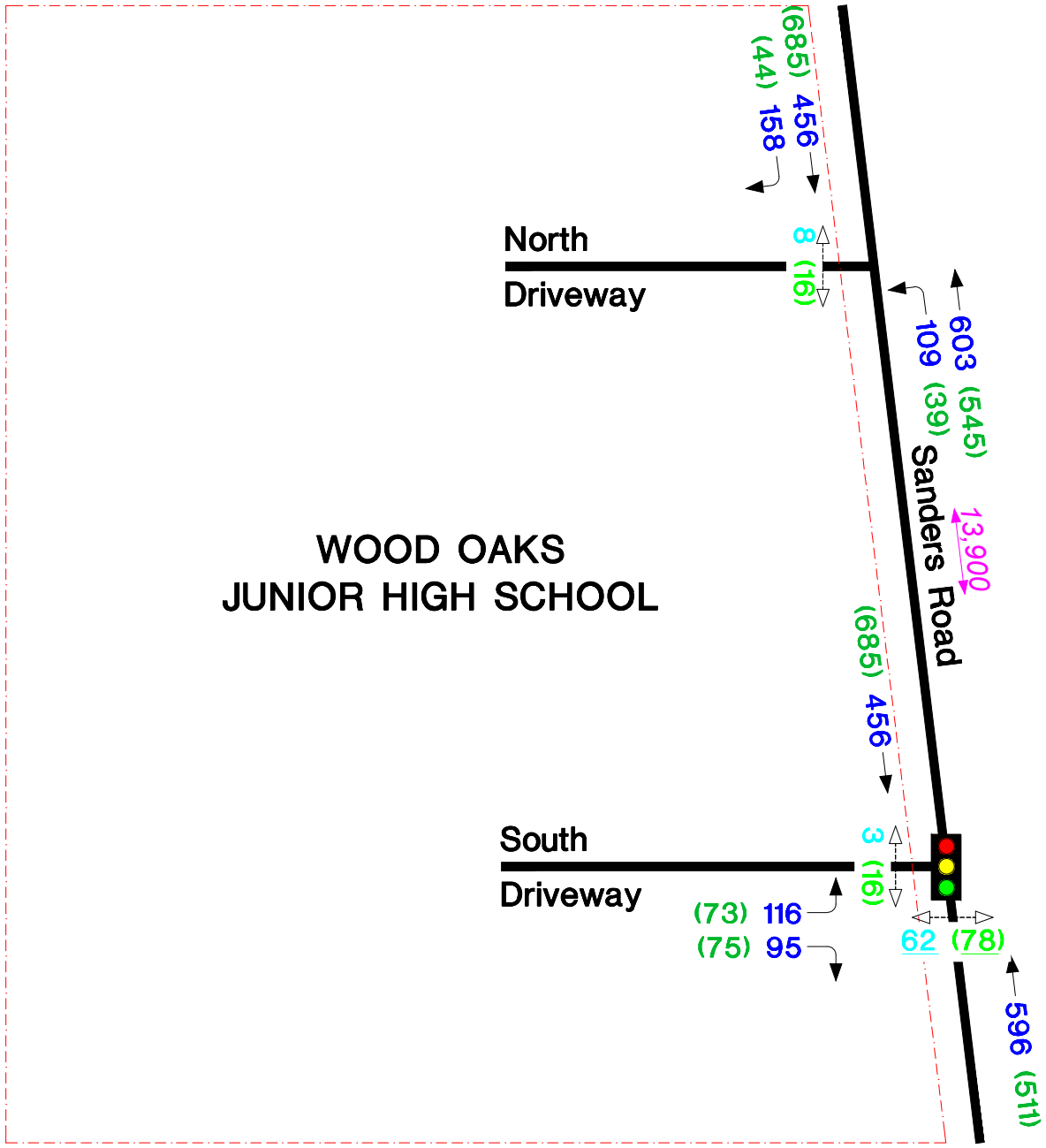

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Exhibit 5
Existing Traffic

Sources: 1) GHA May 2023 2) IDOT 2022 AADT

Crash Analysis

Crash data was obtained from the IDOT Bureau of Data Collection and reviewed for the last five available calendar years, 2017 through 2021. A summary of the crash data is provided in ***Table 1*** with the locations mapped on the exhibit contained in ***Appendix C***.

Table 1: Crash Summary (2017-2021) [A]

Location	No. of Crashes	Severity [B]					Crash Type [D]		Percent During Wet/Icy Conditions
		PD	PI [C]			F	FO	FTR	
			A	B	C				
Intersection - Crashes within 250' of intersection									
Sanders Road at North Site Access Drive	1	1	0	0	0	0	0	1	0%
Sanders Road at South Site Access Drive	5	2	0	1	2	0	1	4	0%
Total (2017-2021)	**6**	**3**	**0**	**1**	**2**	**0**	**1**	**5**	**0%**

[A] Source: IDOT Division of Transportation and Safety for the 2017-2021 calendar years

[B] PD = property damage only; PI = personal injury; F = fatality

[C] Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury)

[D] FO = Fixed Object; FTR = Front To Rear

As shown in *Table 1*, there were six (6) total crashes reported along Sanders Road adjacent to the site during the five-year analysis period. One (1) crash occurred near the North Site Access Drive, while five (5) crashes occurred near the South Site Access Drive. Five (5) crashes involved a front-to-rear collision, while one (1) crash involved a fixed object collision. Two (2) of the front-to-rear crashes resulted in type-C (reported/not-evident) injuries, while the fixed objected crash resulted in a type-B (incapacitating) injury.

There were no reported bicyclist or pedestrian crashes within the site vicinity.

Future Roadway Improvements

The Village of Northbrook's Master Bicycle and Pedestrian Plan, adopted July 24th, 2018, recommended that a sidepath be constructed along Sanders Road between Lake Cook Road and Willow Road. Funding for this improvement is not included in the Village's current five-year Capital Improvement Plan (2024-2028).

The Village of Northbrook also identified the potential widening of Sanders Road between Dundee Road (IL Route 68) and Walters Avenue in their current Transportation Improvements Plan adopted December 14th, 2010. No specific projects or studies are currently being undertaken by CCDOTH for this section of Sanders Road. The County has a separate ongoing project for improvements to Sanders Road between Milwaukee Avenue (IL Route 21) and Techny Road in nearby Glenview and Prospect Heights.

Future Traffic

Exhibit 6 illustrates the peak hour traffic volumes for the year 2029, representing a build-out plus five-year analysis. Through traffic volumes along Sanders Road were increased per traffic projections provided by the Chicago Metropolitan Agency for Planning (see ***Appendix D***). Because student enrollment numbers are not expected to change as part of the proposed site improvements, site traffic volumes were not adjusted.

Legend:

XX – School AM Peak Hour (7:30–8:30 AM) Vehicle Volumes

(XX) – School PM Peak Hour (3:00–4:00 PM) Vehicle Volumes

XX – School AM Peak Hour (7:30–8:30 AM) Pedestrian Volumes

(XX) – School PM Peak Hour (3:00–4:00 PM) Pedestrian Volumes

– Existing Traffic Signal

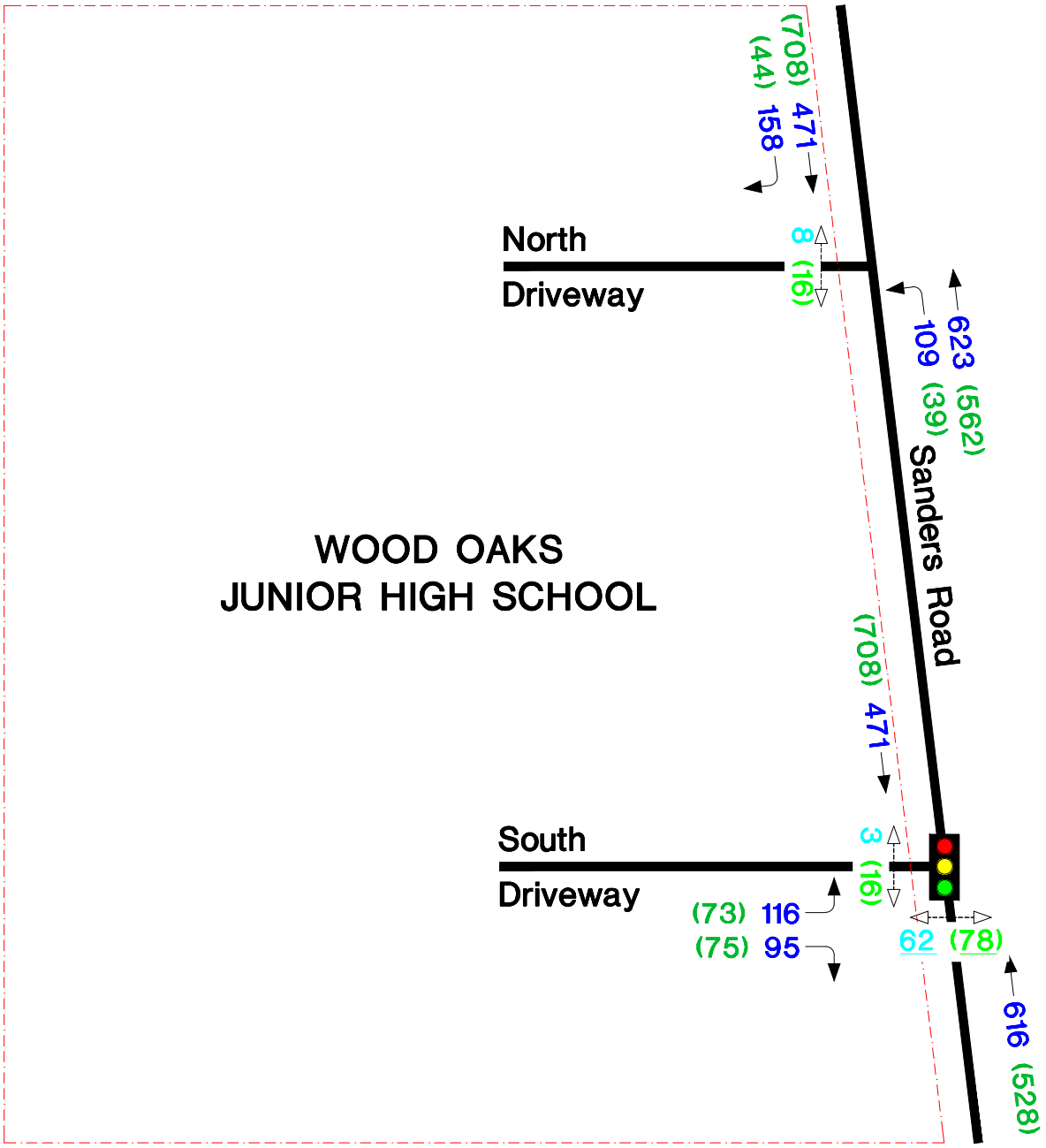

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Exhibit 6
Year 2029 Traffic

Part III. Traffic Evaluation

Proposed Site Plan

As proposed, the existing on-site "loop" drive will be extended to provide longer staging for drop-off and pick-up queueing. The existing parking lot will be expanded, and the overall on-site parking supply will increase from 113 total spaces to 199 total spaces. The relocated basketball courts will be temporarily marked for an additional 26 spaces. Southeast of the building, a new circulation drive is proposed that will be accessed only via Walters Avenue. This new drive will be exclusively for bus operations. A new sidewalk is proposed linking the new bus loop to the existing entrance at the southeast corner of the building.

The January 21, 2026, Site Layout Plan prepared by CAGE Civil Engineering is included in ***Appendix E***.

Queuing Analysis

Based on the existing site configuration, there is potential for on-site vehicular queues to extend onto Sanders Road, as documented during GHA's field observations. Assuming a 22-foot vehicle length, the existing queueing lane(s) allow a maximum total of around 77 vehicles to queue up before impacting on or off-site traffic circulation. If only one queueing lane is used, such as during the morning operations, the maximum total is approximately 50 vehicles.

Based on the proposed site plan, the queueing lane(s) will allow a maximum total of approximately 130 vehicles to queue up before impacting on or off-site traffic circulation, assuming all three lanes are utilized. This allows for 53 additional vehicles to queue compared to the existing configuration.

During the May 8th, 2023, GHA traffic counts, a total of 114 vehicles entered the site between 2:00 PM and 3:45 PM. Not all vehicles were part of the student pick-up queue, as some vehicles parked in the parking lot. Additionally, some vehicles entered the pick-up queue after other vehicles had already left. Excluding the buses and the vehicles that parked, there were around 93 vehicles that entered the pick-up queue before 3:45 PM.

As previously noted, more students are driven on days with inclement weather, such as snowy or cold-weather days. Per discussion with the school, this increase can range from up to 25 to 30 percent. However, even assuming a 30 percent increase, there will still be sufficient stacking space to accommodate all vehicles without impacting on or off-site traffic circulation. Thus, the proposed site improvements will adequately accommodate typical queueing demands for student drop-off/pick-up with flexibility to allow for more queueing on high-volume days.

Bus Loop Operations

Buses typically arrive to drop students off from 7:35am until 7:50am. Buses arrive as they complete their respective routes, typically 2-3 buses drop off students simultaneously. Buses typically arrive at Wood Oaks Jr. High from 3:35pm until 3:50pm to pick students up. Buses would remain within the proposed bus loop until students complete boarding and would be released en masse. As previously noted, Wood Oaks Jr. High has eight (8) buses for the AM drop-off and eight (8) buses for the PM pick-up. It is possible the school may use the bus loop for the 4pm activity bus (single) depending on ridership.

Walter Avenue Impacts

Upon arrival, buses will enter the loop and depart immediately after all students disembark. As only 2-3 buses were generally observed dropping of students at once, the proposed loop provides adequate space to minimize any impacts to or queuing on Walters Avenue.

Prior to student dismissal, buses would arrive and stage in the bus loop. Once all students have been loaded, buses would depart en masse. Buses would then exit the site, primarily to the east and while the timing of the signal at Sanders should generally be sufficient clear the buses, it may take more than one cycle depending on when in the signal cycle the buses are released. Signage will be placed notifying bus drivers to avoid blocking the westbound Walters Avenue. Approximately 2-3 buses can be queued at the signal between the bus loop access and Sanders Road.

Turn Lane Analysis

The IDOT *Bureau of Design and Environment* (BDE) Manual was referenced in order to determine if auxiliary turn lanes are warranted at the North Site Access Drive off Sanders Road. An exclusive right-turn lane shall be considered at any unsignalized intersection on a two-lane highway that satisfies the criteria in Figure 36-3.A of the IDOT BDE. Based on the existing traffic volumes (see *Exhibit 5*), an exclusive right-turn lane is warranted along southbound Sanders Road at the North Site Access Drive.

An exclusive left-turn lane shall be considered at any unsignalized intersection on a two-lane highway with a 40-mph design speed (35 mph posted speed) that satisfies the criteria in Figure 36-3.G of the IDOT BDE. Based on the existing traffic volumes (see *Exhibit 5*), an exclusive left-turn lane is warranted along northbound Sanders Road at the North Site Access Drive.

The IDOT BDE figures previously referenced are included in ***Appendix F***, with the respective peak hour volumes charted on each figure.

Capacity Analysis

Capacity analyses are a standard measurement that identifies how an intersection operates. They are measured in terms of Level of Service (LOS). The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels of Service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. LOS C is often considered acceptable for design purposes and LOS D is usually considered as providing the lower threshold of acceptable operations. Since the Level of Service is a function of the traffic flows placed upon it, the facility may operate at a wide range of Levels of Service, depending on the time of day, day of week, or period of year. A description of the operating condition under each level of service, based on the analysis parameters as published in the Transportation Research Board's (TRB) Highway Capacity Manual (HCM), Sixth Edition, is provided in ***Table 2***.

Table 2: Level of Service (LOS) Summary

LOS	Description	Delay (sec/vehicle)	
		Traffic Signal	Stop Sign
A	Describes conditions with little to no delay to motorists.	<10	< 10
B	Represents a desirable level with relatively low delay to motorists.	>10 and < 20	>10 and < 15
C	Describes conditions with average delays to motorists.	>20 and < 35	>15 and < 25
D	Describes operations where the influence of congestion becomes more noticeable. Delays are still within an acceptable range.	>35 and < 55	>25 and < 35
E	Represents operating conditions with high delay values. This level is often considered within urban settings or for minor streets intersecting major arterial roadways to be the limit of acceptable delay.	>55 and < 80	>35 and < 50
F	Is unacceptable to most drivers with high delay values that often occur when arrival flow rates exceed the capacity of the intersection.	>80	>50

Capacity analyses were performed using the methodologies outlined in the HCM and modeled using Version 11 of Trafficware's *SYNCHRO* analysis software under existing (year 2023) and future (year 2029) traffic conditions. The Synchro capacity analysis summary printouts are provided in ***Appendix G***.

Table 3 summarizes the intersection capacity and queue analysis results at the Sanders Road and South Site Access Drive signalized intersection. As shown in *Table 3*, all movements at the intersection operate at acceptable Levels of Service under existing and future (year 2029) traffic conditions during both peak hours analyzed. However, the 95th percentile queue lengths indicate that northbound queues at the signal frequently extend into the Walters Avenue intersection to the south. Similarly, the 95th percentile queue lengths indicate that southbound queues at the signal frequently extend into the North Site Access Drive intersection to the north.

Table 3: Intersection Capacity and Queue Analysis Results

Intersection / Timeframe		Roadway Conditions	Movement Group By Approach > = Shared Lane - = Non Critical or not Allowed Movement												Overall Intersection
			Eastbound			Westbound			Northbound			Southbound			
Sanders Road at South Site Access Drive		**Traffic Signal**	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	-
AM Peak	**A. Existing Traffic (see *Exhibit 5*)**	• LOS	**D**	**-**	**A**	**-**	**-**	**-**	**-**	**B**	**-**	**-**	**B**	**-**	**B**
		• Delay	36.3	-	7.4	-	-	-	-	15.4	-	-	13.9	-	17.2
		• 95th Queue Length (ft)	111	-	28	-	-	-	-	518	-	-	354	-	-
		• Approach LOS (Delay)		**C (26.0)**			**-**			**B (15.4)**			**B (13.9)**		-
	B. Future Traffic (see *Exhibit 6*)	• LOS	**D**	**-**	**A**	**-**	**-**	**-**	**-**	**B**	**-**	**-**	**C**	**-**	**B**
		• Delay	36.3	-	7.4	-	-	-	-	15.8	-	-	20.1	-	19.6
		• 95th Queue Length (ft)	111	-	28	-	-	-	-	543	-	-	719	-	-
		• Approach LOS (Delay)		**C (26.0)**			**-**			**B (15.8)**			**C (20.1)**		-
PM Peak	**A. Existing Traffic (see *Exhibit 5*)**	• LOS	**D**	**-**	**A**	**-**	**-**	**-**	**-**	**B**	**-**	**-**	**B**	**-**	**B**
		• Delay	35.3	-	7.1	-	-	-	-	13.3	-	-	18.3	-	17.3
		• 95th Queue Length (ft)	69	-	0	-	-	-	-	388	-	-	630	-	-
		• Approach LOS (Delay)		**C (20.6)**			**-**			**B (13.3)**			**B (13.8)**		-
	B. Future Traffic (see *Exhibit 6*)	• LOS	**D**	**-**	**A**	**-**	**-**	**-**	**-**	**B**	**-**	**-**	**B**	**-**	**B**
		• Delay	35.3	-	7.1	-	-	-	-	13.5	-	-	19.0	-	17.7
		• 95th Queue Length (ft)	69	-	0	-	-	-	-	404	-	-	709	-	-
		• Approach LOS (Delay)		**C (20.6)**			**-**			**B (13.5)**			**B (19.0)**		-

Part IV. Recommendations and Conclusions

A traffic planning study was performed for Wood Oaks Junior High School in Northbrook, Illinois. Overall, the proposed site improvements are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods. We offer the following recommendations for your consideration:

- Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.

- Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.

- At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.

- A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.

Legend:

– Parent/Guardian Drop-Off/Pick-Up Circulation

– Bus Drop-Off/Pick-Up Circulation

– Parent/Guardian Drop-Off/Pick-Up Zone

– Bus Drop-Off/Pick-Up Zone

Notes:

(A) Post 'Authorized Vehicles Only' signage

(B) Construct sidewalk to provide walkway for students

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Exhibit 7

Recommended Student Drop-Off / Pick-Up Operations

Part V. Technical Addendum

The following *Appendices* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

Appendices

A. Photo Inventory
B. Traffic Count Summary Sheets
C. Crash Map (2017-2021)
D. CMAP Correspondence
E. Site Layout Plan
F. IDOT BDE Turn Lane Figures
G. Synchro Summary Sheets

2823.932 Wood Oaks Jr High Traffic Study 011926.docx

TECHNICAL ADDENDUM

GHA GEWALT HAMILTON ASSOCIATES, INC.

APPENDIX A
Photo Inventory



Looking North along Sanders Road approaching North Site Access Drive



Looking East at Sanders Road from North Site Access Drive



Looking North along Sanders Road approaching South Site Access Drive



Looking South along Sanders Road approaching South Site Access Drive



Looking West along Site Drive Aisle



Looking West along Site Drive Aisle



Looking West adjacent to School Building



Looking South adjacent to School Building



Bus Student Drop-Off Zone (5/3/23 7:38 AM)



Parent/Guardian Student Drop-Off Zone (5/3/23 8:02 AM)



Morning Student Drop-Off Operations (5/3/23 8:08 AM)



Morning Student Drop-Off Operations (5/3/23 8:09 AM)



Afternoon Student Pick-Up Operations (5/3/23 3:30 PM)



Afternoon Student Pick-Up Operations (5/3/23 3:37 PM)



Afternoon Student Pick-Up Operations (5/3/23 3:37 PM)



Bus Student Pick-Up Zone (5/3/23 3:47 PM)



Looking North along Juli-Lyn Lane approaching Walters Avenue



Looking South along Park Access Drive approaching Walters Avenue



Looking East along Walters Avenue approaching
Park Access Drive / Juli-Lyn Lane



Looking West along Walters Avenue approaching
Park Access Drive / Juli-Lyn Lane

APPENDIX B

Traffic Count Summary Sheets

Sanders Road North Driveway - Thursday May 4th
2823.931
7:00AM - 9:00AM;2:00PM - 5:00PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: 1 - Sanders Road North Driveway - Thursday May 4th
Site Code:
Start Date: 05/04/2023
Page No: 1

Turning Movement Data

Start Time	Sanders Southbound					Sanders Northbound					Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	79	16	0	95	0	19	101	0	120	0	0	0	2	0	215
7:15 AM	0	124	16	0	140	0	13	132	0	145	0	0	0	1	0	285
7:30 AM	0	118	24	0	142	0	12	133	0	145	0	0	0	0	0	287
7:45 AM	0	111	51	0	162	0	36	144	0	180	0	0	0	4	0	342
Hourly Total	0	432	107	0	539	0	80	510	0	590	0	0	0	7	0	1129
8:00 AM	0	110	63	0	173	0	36	173	0	209	0	0	0	9	0	382
8:15 AM	0	116	4	0	120	0	6	139	0	145	0	0	0	0	0	265
8:30 AM	0	130	1	0	131	0	0	178	0	178	0	1	0	1	1	310
8:45 AM	0	133	1	0	134	0	2	150	0	152	0	0	0	0	0	286
Hourly Total	0	489	69	0	558	0	44	640	0	684	0	1	0	10	1	1243
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	125	0	0	125	0	2	138	0	140	0	0	0	0	0	265
2:15 PM	0	142	2	0	144	0	1	110	0	111	0	0	0	1	0	255
2:30 PM	0	162	6	0	168	0	4	137	0	141	0	1	0	0	1	310
2:45 PM	0	143	12	0	155	0	8	121	0	129	0	0	1	1	1	285
Hourly Total	0	572	20	0	592	0	15	506	0	521	0	1	1	2	2	1115
3:00 PM	0	161	11	0	172	0	9	109	0	118	0	0	0	0	0	290
3:15 PM	0	182	15	0	197	0	13	123	0	136	0	0	0	1	0	333
3:30 PM	0	147	14	0	161	0	10	152	0	162	0	0	0	26	0	323
3:45 PM	0	195	4	0	199	0	4	161	0	165	0	0	0	3	0	364
Hourly Total	0	685	44	0	729	0	36	545	0	581	0	0	0	30	0	1310
4:00 PM	0	195	1	0	196	0	4	158	0	162	0	0	0	2	0	358
4:15 PM	0	235	6	0	241	0	7	137	0	144	0	0	0	2	0	385
4:30 PM	0	211	2	0	213	0	1	171	0	172	0	0	0	1	0	385
4:45 PM	0	232	6	0	238	0	10	145	0	155	0	0	0	5	0	393
Hourly Total	0	873	15	0	888	0	22	611	0	633	0	0	0	10	0	1521
Grand Total	0	3051	255	0	3306	0	197	2812	0	3009	0	2	1	59	3	6318
Approach %	0.0	92.3	7.7	-	-	0.0	6.5	93.5	-	-	0.0	66.7	33.3	-	-	-
Total %	0.0	48.3	4.0	-	52.3	0.0	3.1	44.5	-	47.6	0.0	0.0	0.0	-	0.0	-
Lights	0	2995	244	-	3239	0	188	2740	-	2928	0	2	1	-	3	6170
% Lights	-	98.2	95.7	-	98.0	-	95.4	97.4	-	97.3	-	100.0	100.0	-	100.0	97.7
Mediums	0	34	11	-	45	0	9	53	-	62	0	0	0	-	0	107
% Mediums	-	1.1	4.3	-	1.4	-	4.6	1.9	-	2.1	-	0.0	0.0	-	0.0	1.7
Articulated Trucks	0	17	0	-	17	0	0	16	-	16	0	0	0	-	0	33
% Articulated Trucks	-	0.6	0.0	-	0.5	-	0.0	0.6	-	0.5	-	0.0	0.0	-	0.0	0.5
Bicycles on Road	0	5	0	-	5	0	0	3	-	3	0	0	0	-	0	8
% Bicycles on Road	-	0.2	0.0	-	0.2	-	0.0	0.1	-	0.1	-	0.0	0.0	-	0.0	0.1
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	27	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	45.8	-	-

Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	32	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	54.2	-	-

Sanders Road North Driveway
2823.931 Northbrook Woods Oaks School
7:00AM - 9:00AM;2:00PM - 5:00PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Sanders Road North Driveway
Site Code:
Start Date: 05/08/2023
Page No: 1

Turning Movement Data

Start Time	Sanders Southbound					Sanders Northbound					Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	75	13	0	88	0	9	82	0	91	0	0	0	1	0	179
7:15 AM	0	109	23	0	132	0	17	122	0	139	0	0	0	1	0	271
7:30 AM	0	123	20	0	143	0	17	114	0	131	0	0	0	1	0	274
7:45 AM	0	105	50	0	155	0	39	137	0	176	0	0	0	3	0	331
Hourly Total	0	412	106	0	518	0	82	455	0	537	0	0	0	6	0	1055
8:00 AM	0	81	79	0	160	0	40	167	0	207	0	0	0	2	0	367
8:15 AM	0	132	9	0	141	0	13	161	0	174	0	0	0	2	0	315
8:30 AM	0	103	2	0	105	0	2	154	0	156	0	0	0	0	0	261
8:45 AM	0	121	0	0	121	0	1	142	0	143	0	0	0	0	0	264
Hourly Total	0	437	90	0	527	0	56	624	0	680	0	0	0	4	0	1207
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	102	0	0	102	0	1	105	0	106	0	0	0	0	0	208
2:15 PM	0	108	4	0	112	0	5	106	0	111	0	0	0	0	0	223
2:30 PM	0	164	6	0	170	0	5	116	0	121	0	0	0	0	0	291
2:45 PM	0	107	7	0	114	0	9	109	0	118	0	0	0	0	0	232
Hourly Total	0	481	17	0	498	0	20	436	0	456	0	0	0	0	0	954
3:00 PM	0	140	14	0	154	0	10	121	0	131	0	0	0	0	0	285
3:15 PM	0	149	16	0	165	0	17	109	0	126	0	0	0	0	0	291
3:30 PM	0	141	12	0	153	0	8	149	0	157	0	0	0	16	0	310
3:45 PM	0	174	2	0	176	0	4	139	0	143	0	0	0	0	0	319
Hourly Total	0	604	44	0	648	0	39	518	0	557	0	0	0	16	0	1205
4:00 PM	0	162	1	0	163	0	3	140	0	143	0	0	0	0	0	306
4:15 PM	0	175	11	0	186	0	11	116	0	127	0	0	0	0	0	313
4:30 PM	0	175	8	0	183	0	7	186	0	193	0	0	0	1	0	376
4:45 PM	0	194	2	0	196	0	1	140	0	141	0	0	0	2	0	337
Hourly Total	0	706	22	0	728	0	22	582	0	604	0	0	0	3	0	1332
Grand Total	0	2640	279	0	2919	0	219	2615	0	2834	0	0	0	29	0	5753
Approach %	0.0	90.4	9.6	-	-	0.0	7.7	92.3	-	-	0.0	0.0	0.0	-	-	-
Total %	0.0	45.9	4.8	-	50.7	0.0	3.8	45.5	-	49.3	0.0	0.0	0.0	-	0.0	-
Lights	0	2581	270	-	2851	0	210	2543	-	2753	0	0	0	-	0	5604
% Lights	-	97.8	96.8	-	97.7	-	95.9	97.2	-	97.1	-	-	-	-	-	97.4
Mediums	0	42	9	-	51	0	9	56	-	65	0	0	0	-	0	116
% Mediums	-	1.6	3.2	-	1.7	-	4.1	2.1	-	2.3	-	-	-	-	-	2.0
Articulated Trucks	0	17	0	-	17	0	0	16	-	16	0	0	0	-	0	33
% Articulated Trucks	-	0.6	0.0	-	0.6	-	0.0	0.6	-	0.6	-	-	-	-	-	0.6
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	-	-	-	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	5	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	17.2	-	-

Pedestrians	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	24	-	-	-	-	-	-	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	82.8	-	-	-	-	-	-	-	-

Sanders Road South Driveway - Thursday May 4th
2823.931 Northbrook Wood Oaks School
7:00AM - 9:00AM;2:00PM - 5:00PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: 2 - Sanders Road South Driveway - Thursday May 4th
Site Code:
Start Date: 05/04/2023

Turning Movement Data

Start Time	Sanders Southbound					Sanders Northbound					Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	79	0	0	79	0	0	109	4	109	0	5	15	0	20	208
7:15 AM	0	124	0	0	124	0	0	129	1	129	0	15	4	0	19	272
7:30 AM	0	118	0	0	118	0	0	138	2	138	0	11	9	0	20	276
7:45 AM	0	110	0	0	110	0	0	157	23	157	0	25	31	4	56	323
Hourly Total	0	431	0	0	431	0	0	533	30	533	0	56	59	4	115	1079
8:00 AM	0	106	0	0	106	0	1	159	36	160	0	59	42	2	101	367
8:15 AM	0	122	0	0	122	0	0	142	2	142	0	6	6	0	12	276
8:30 AM	0	128	0	0	128	0	0	185	0	185	0	0	0	0	0	313
8:45 AM	0	138	0	0	138	0	0	151	0	151	0	1	1	0	2	291
Hourly Total	0	494	0	0	494	0	1	637	38	638	0	66	49	2	115	1247
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	124	0	0	124	0	0	138	0	138	0	2	2	0	4	266
2:15 PM	0	145	0	0	145	0	0	109	0	109	0	0	0	0	0	254
2:30 PM	0	160	0	0	160	0	0	141	0	141	0	2	0	0	2	303
2:45 PM	0	145	0	0	145	0	0	122	0	122	0	4	3	1	7	274
Hourly Total	0	574	0	0	574	0	0	510	0	510	0	8	5	1	13	1097
3:00 PM	0	161	0	0	161	0	0	114	0	114	0	4	2	0	6	281
3:15 PM	0	183	0	0	183	0	0	136	0	136	0	0	0	0	0	319
3:30 PM	0	136	0	0	136	0	0	107	101	107	0	54	43	17	97	340
3:45 PM	0	199	0	0	199	0	0	151	1	151	0	14	13	3	27	377
Hourly Total	0	679	0	0	679	0	0	508	102	508	0	72	58	20	130	1317
4:00 PM	0	202	0	0	202	0	0	155	4	155	0	10	9	1	19	376
4:15 PM	0	234	0	0	234	0	0	136	0	136	0	4	7	1	11	381
4:30 PM	0	210	0	0	210	0	0	167	3	167	0	7	9	1	16	393
4:45 PM	0	231	0	0	231	0	0	152	2	152	0	3	6	5	9	392
Hourly Total	0	877	0	0	877	0	0	610	9	610	0	24	31	8	55	1542
Grand Total	0	3055	0	0	3055	0	1	2798	179	2799	0	226	202	35	428	6282
Approach %	0.0	100.0	0.0	-	-	0.0	0.0	100.0	-	-	0.0	52.8	47.2	-	-	-
Total %	0.0	48.6	0.0	-	48.6	0.0	0.0	44.5	-	44.6	0.0	3.6	3.2	-	6.8	-
Lights	0	2999	0	-	2999	0	1	2740	-	2741	0	213	196	-	409	6149
% Lights	-	98.2	-	-	98.2	-	100.0	97.9	-	97.9	-	94.2	97.0	-	95.6	97.9
Mediums	0	35	0	-	35	0	0	43	-	43	0	13	6	-	19	97
% Mediums	-	1.1	-	-	1.1	-	0.0	1.5	-	1.5	-	5.8	3.0	-	4.4	1.5
Articulated Trucks	0	16	0	-	16	0	0	12	-	12	0	0	0	-	0	28
% Articulated Trucks	-	0.5	-	-	0.5	-	0.0	0.4	-	0.4	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	5	0	-	5	0	0	3	-	3	0	0	0	-	0	8
% Bicycles on Road	-	0.2	-	-	0.2	-	0.0	0.1	-	0.1	-	0.0	0.0	-	0.0	0.1
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	24	-	-	-	-	10	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	13.4	-	-	-	-	28.6	-	-

Pedestrians	-	-	-	0	-	-	-	-	155	-	-	-	-	25	-	-
% Pedestrians	-	-	-	-	-	-	-	-	86.6	-	-	-	-	71.4	-	-

Sanders Road South Driveway
2823.931 Northbrook Woods Oaks School
7:00AM - 9:00AM;2:00PM - 5:00PM
GHA Mio

Gewalt Hamilton Associates Inc.
625 Forest Edge Drive

Vernon Hills, Illinois, United States 60061
(847) 478-9700 poster@gha-engineers.com

Count Name: Sanders Road South Driveway
Site Code:
Start Date: 05/08/2023

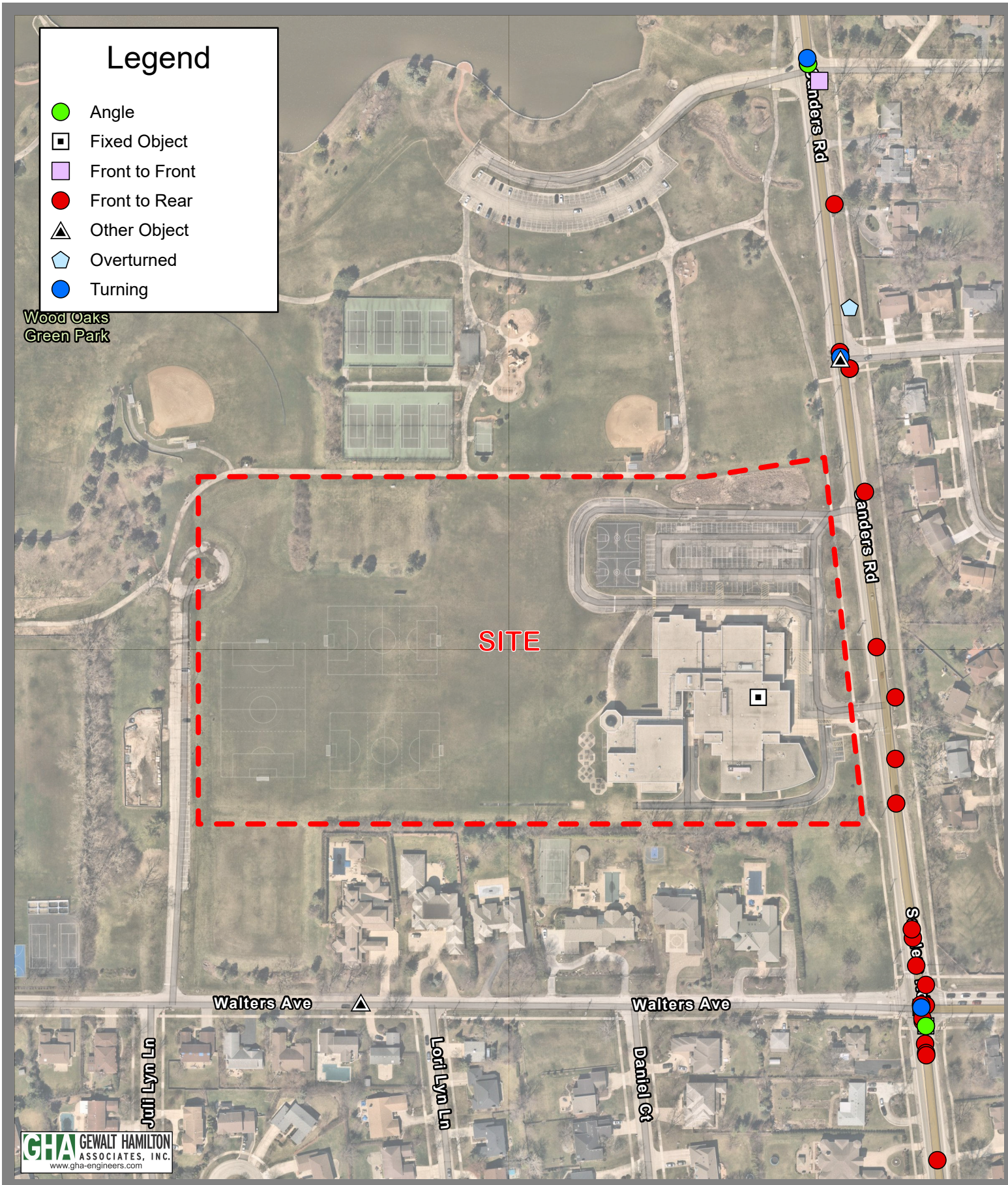
Turning Movement Data

Start Time	Sanders Southbound					Sanders Northbound					Access Eastbound					
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	74	0	0	74	0	0	88	0	88	0	3	8	1	11	173
7:15 AM	0	111	0	0	111	0	0	132	0	132	0	7	8	1	15	258
7:30 AM	0	116	0	0	116	0	0	122	3	122	0	8	12	0	20	258
7:45 AM	0	111	0	0	111	0	0	147	12	147	0	33	31	1	64	322
Hourly Total	0	412	0	0	412	0	0	489	15	489	0	51	59	3	110	1011
8:00 AM	0	79	0	0	79	0	0	155	44	155	1	56	31	1	88	322
8:15 AM	0	134	0	0	134	0	0	135	3	135	0	19	21	1	40	309
8:30 AM	0	104	0	0	104	0	0	155	0	155	0	1	0	0	1	260
8:45 AM	0	122	0	0	122	0	0	139	0	139	0	1	3	0	4	265
Hourly Total	0	439	0	0	439	0	0	584	47	584	1	77	55	2	133	1156
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	100	0	0	100	0	0	105	0	105	0	1	1	0	2	207
2:15 PM	0	108	0	0	108	0	0	110	0	110	0	1	0	0	1	219
2:30 PM	0	165	0	0	165	0	0	121	0	121	0	1	5	0	6	292
2:45 PM	0	107	0	0	107	0	0	116	0	116	0	1	0	0	1	224
Hourly Total	0	480	0	0	480	0	0	452	0	452	0	4	6	0	10	942
3:00 PM	0	142	0	0	142	0	0	131	0	131	0	1	1	0	2	275
3:15 PM	0	149	0	0	149	0	0	128	0	128	0	1	0	0	1	278
3:30 PM	0	134	0	0	134	0	0	107	76	107	0	51	56	16	107	348
3:45 PM	0	181	0	0	181	0	0	124	2	124	0	20	18	0	38	343
Hourly Total	0	606	0	0	606	0	0	490	78	490	0	73	75	16	148	1244
4:00 PM	0	161	0	0	161	0	0	140	0	140	0	3	8	0	11	312
4:15 PM	0	175	0	0	175	0	0	129	0	129	0	4	4	0	8	312
4:30 PM	0	173	0	0	173	0	0	168	3	168	0	23	25	1	48	389
4:45 PM	0	194	0	0	194	0	0	136	1	136	0	6	6	2	12	342
Hourly Total	0	703	0	0	703	0	0	573	4	573	0	36	43	3	79	1355
Grand Total	0	2640	0	0	2640	0	0	2588	144	2588	1	241	238	24	480	5708
Approach %	0.0	100.0	0.0	-	-	0.0	0.0	100.0	-	-	0.2	50.2	49.6	-	-	-
Total %	0.0	46.3	0.0	-	46.3	0.0	0.0	45.3	-	45.3	0.0	4.2	4.2	-	8.4	-
Lights	0	2584	0	-	2584	0	0	2514	-	2514	0	227	233	-	460	5558
% Lights	-	97.9	-	-	97.9	-	-	97.1	-	97.1	0.0	94.2	97.9	-	95.8	97.4
Mediums	0	42	0	-	42	0	0	58	-	58	0	14	5	-	19	119
% Mediums	-	1.6	-	-	1.6	-	-	2.2	-	2.2	0.0	5.8	2.1	-	4.0	2.1
Articulated Trucks	0	14	0	-	14	0	0	16	-	16	0	0	0	-	0	30
% Articulated Trucks	-	0.5	-	-	0.5	-	-	0.6	-	0.6	0.0	0.0	0.0	-	0.0	0.5
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	1	0	0	-	1	1
% Bicycles on Road	-	0.0	-	-	0.0	-	-	0.0	-	0.0	100.0	0.0	0.0	-	0.2	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	3	-	-	-	-	4	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	2.1	-	-	-	-	16.7	-	-

Pedestrians	-	-	-	0	-	-	-	-	141	-	-	-	-	20	-	-
% Pedestrians	-	-	-	-	-	-	-	-	97.9	-	-	-	-	83.3	-	-

APPENDIX C

Crash Map (2017-2021)



N

1 inch = 300 Feet

Appendix C - IDOT Crash Data (2017-2021)

Wood Oaks Junior High School
1250 Sanders Road
Northbrook, Illinois

Map Center: 87.88214°W 42.12924°N

APPENDIX D
CMAP Correspondence

TRAFFIC FORECAST RECORD

Record Number: ck-65-23
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization requesting forecast: Gewalt Hamilton Associates
Contact: Antonio Maravillas
Email or Phone amaravillas@gha-engineers.com
Sponsor: Northbrook School District 27
Date request was received: April 26, 2023
Date that response was emailed: April 26, 2023
Facility Location: Sanders Road from Dundee Road to Walters Avenue
Municipality: Northbrook

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

April 26, 2023

Antonio Maravillas
Traffic Engineer
Gewalt Hamilton Associates
625 Forest Edge Drive
Vernon Hills, IL 60025

Subject: Sanders Road from Dundee Road to Walters Avenue
Northbrook School District 27

Dear Mr. Maravillas:

In response to a request made on your behalf and dated April 26, 2023, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Harley Rd @ Union Pacific RR	13,900	16,200

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area.

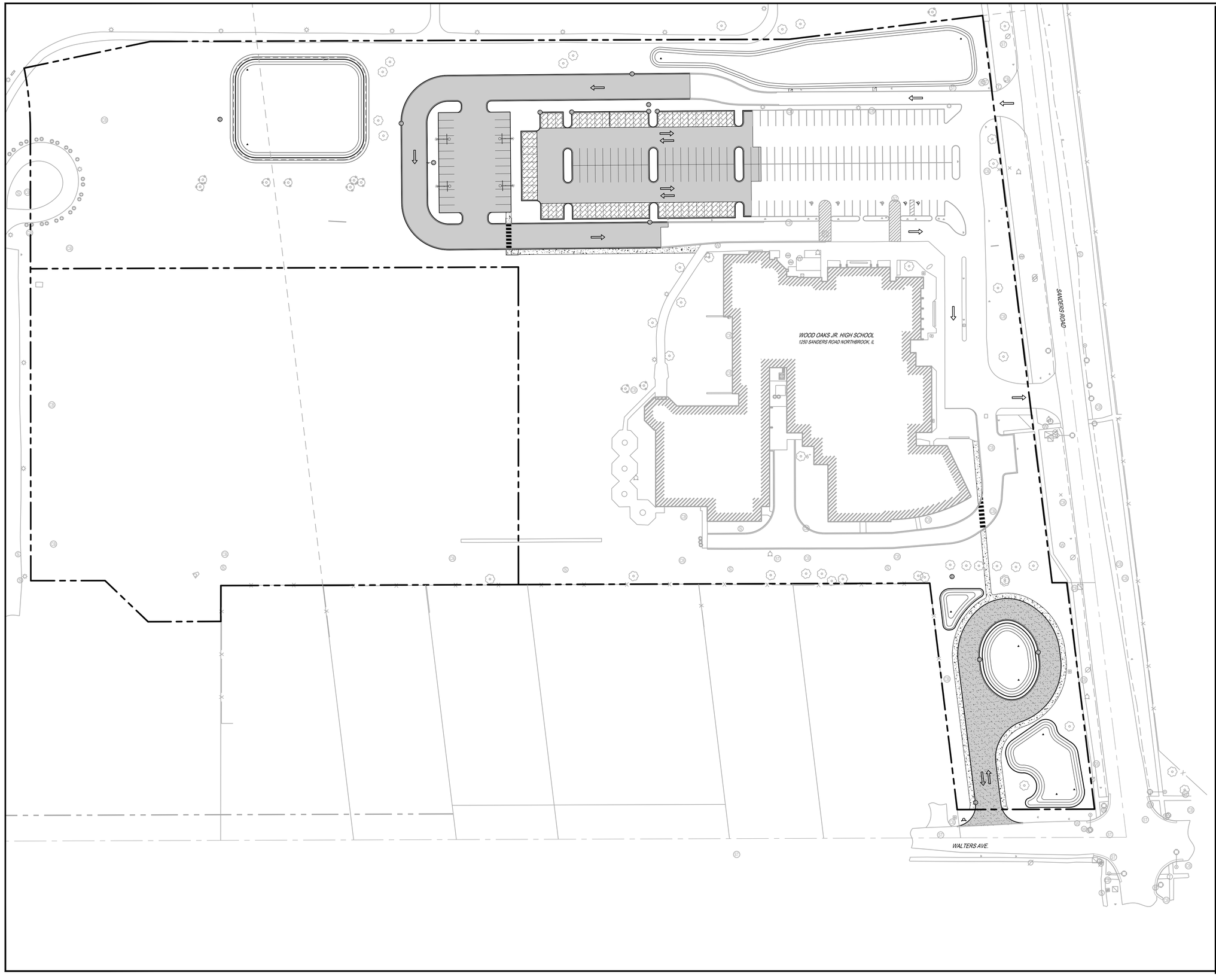
If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Northbrook SD 27; Rios (IDOT); Killens (Cook County DOTH)
2023_TrafficForecasts\Northbrook\ck-65-23\ck-65-23.docx

APPENDIX E
Conceptual Site Plan



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

811 JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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

REVISIONS
1 01/21/2026 VILLAGE REVIEW

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NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

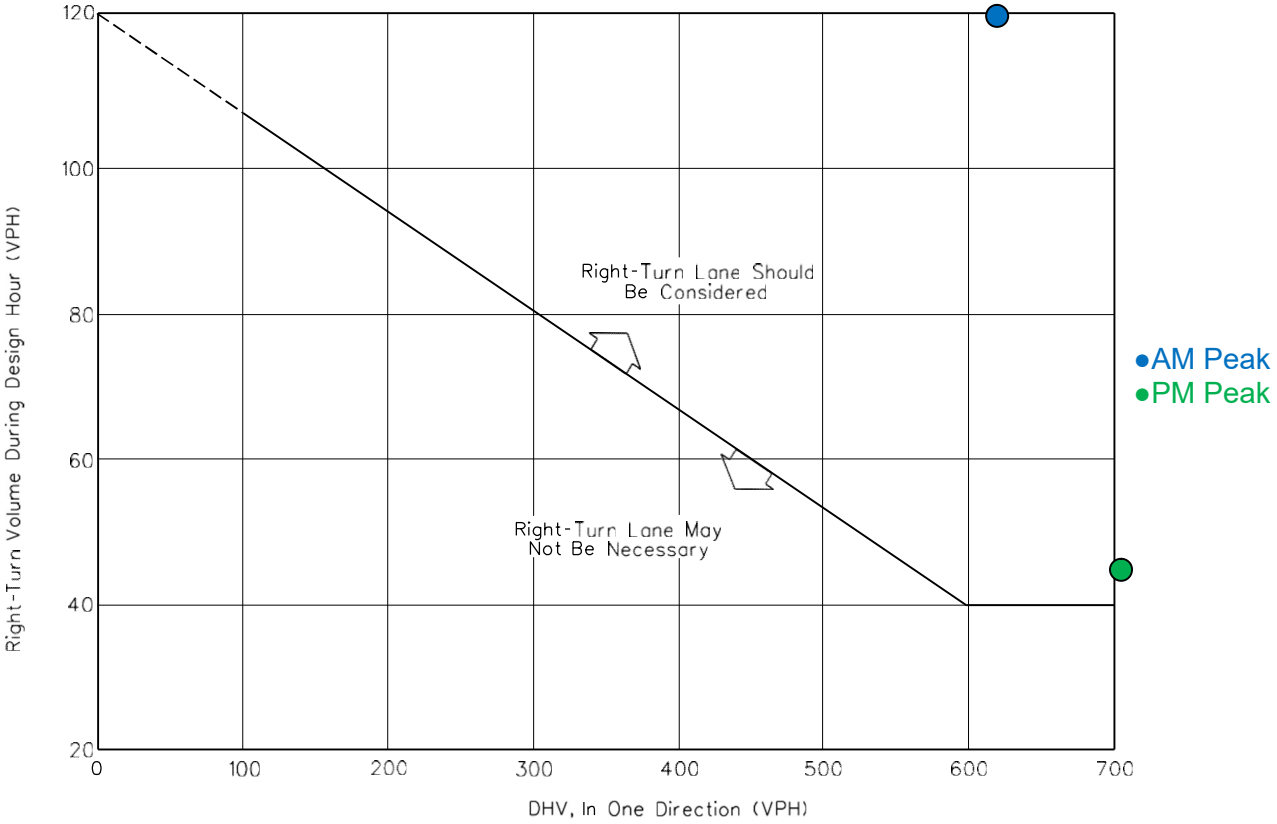
PROJ NO: 210270
ENG : CW / LES
DATE : 01/21/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16

APPENDIX F

IDOT BDE Turn Lane Figures



Note: For highways with a design speed below 50 mph (80 km/hr), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given:	Design Speed	=	35 mph (60 km/hr)
	DHV (in one direction)	=	250 vph
	Right Turns	=	100 vph

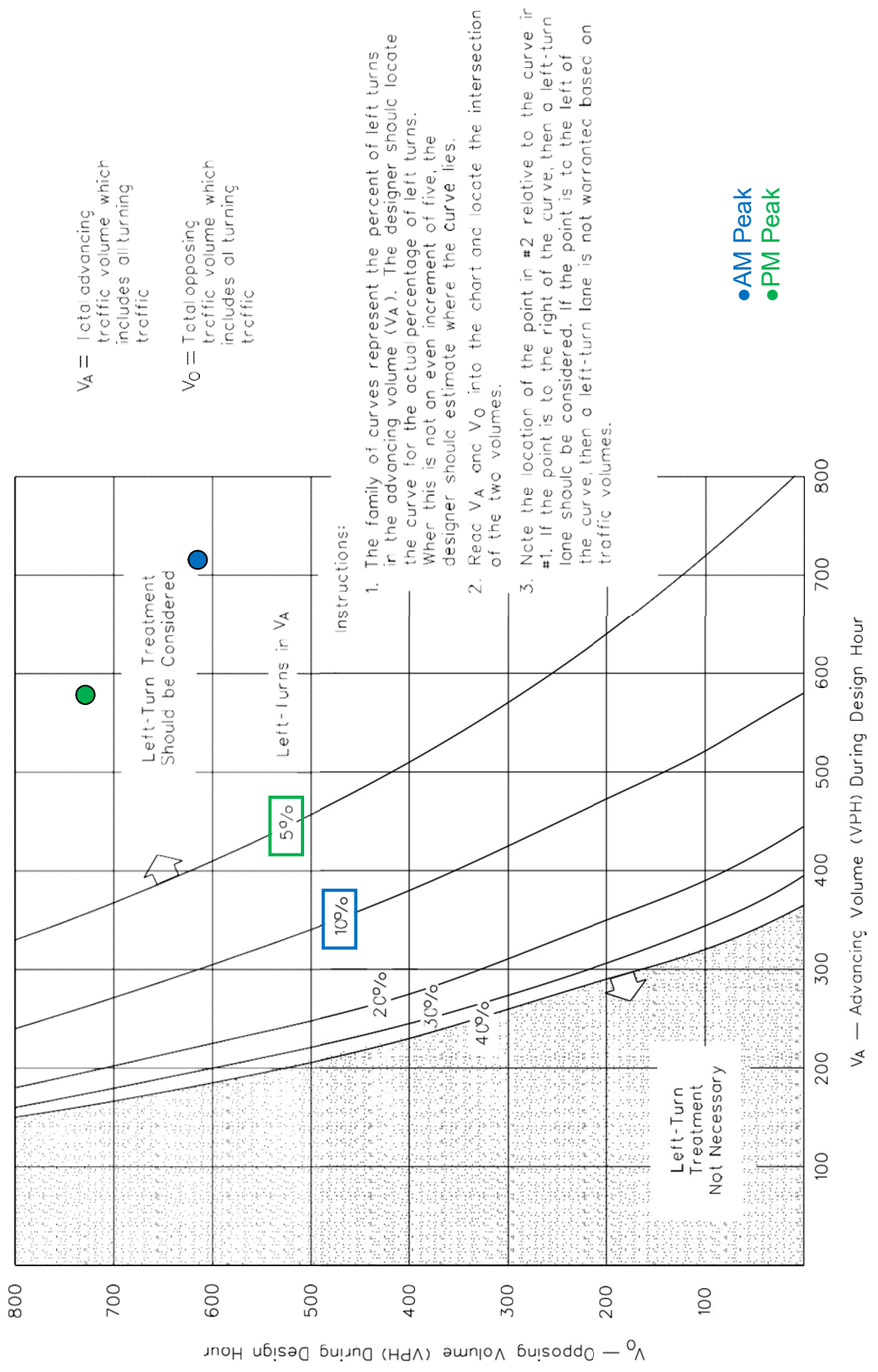
Problem: Determine if a right-turn lane is warranted.

Solution: To read the vertical axis, use 100 - 20 = 80 vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A

HARD COPIES UNCONTROLLED



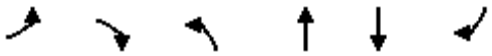
VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph Design Speed)

Figure 36-3.G

APPENDIX G
Synchro Summary Sheets

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

Existing AM Peak Hour
Year 2023



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Lane Configurations							
Traffic Volume (vph)	116	95	0	596	456	0	
Future Volume (vph)	116	95	0	596	456	0	
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850					
Flt Protected	0.950						
Satd. Flow (prot)	1805	1615	0	1980	1961	0	
Flt Permitted	0.950						
Satd. Flow (perm)	1805	1615	0	1980	1961	0	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		123					
Link Speed (mph)	15			35	35		
Link Distance (ft)	166			1079	352		
Travel Time (s)	7.5			21.0	6.9		
Peak Hour Factor	0.52	0.77	0.90	0.90	0.82	0.82	
Heavy Vehicles (%)	0%	0%	0%	1%	2%	0%	
Adj. Flow (vph)	223	123	0	662	556	0	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	223	123	0	662	556	0	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	12			0	0		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	0.94	0.94	1.00	
Turning Speed (mph)	15	9	15			9	
Turn Type	Prot	Perm		NA	NA		
Protected Phases	4			2	6		9
Permitted Phases		4					
Detector Phase	4	4		2	6		
Switch Phase							
Minimum Initial (s)	8.0	8.0		5.0	5.0		14.0
Minimum Split (s)	27.0	27.0		24.0	24.0		20.0
Total Split (s)	56.0	56.0		56.0	56.0		20.0
Total Split (%)	42.4%	42.4%		42.4%	42.4%		15%
Maximum Green (s)	50.0	50.0		50.0	50.0		14.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		
Total Lost Time (s)	6.0	6.0		6.0	6.0		
Lead/Lag							
Lead-Lag Optimize?							
Vehicle Extension (s)	5.0	5.0		3.0	3.0		3.0
Recall Mode	None	None		Max	Max		None
Walk Time (s)							5.0
Flash Dont Walk (s)							6.0
Pedestrian Calls (#/hr)							15

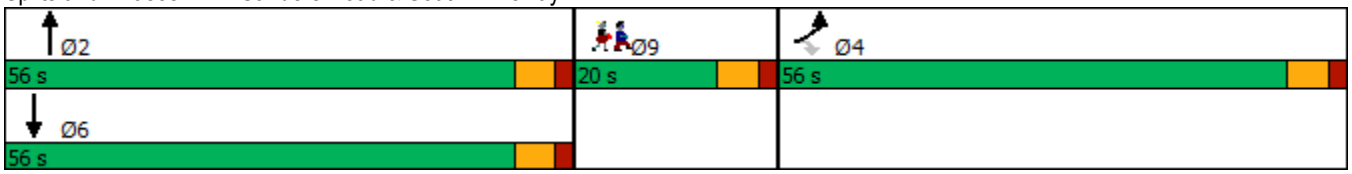
Lanes, Volumes, Timings
1: Sanders Road & South Driveway

Existing AM Peak Hour
Year 2023

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Act Effct Green (s)	18.5	18.5		51.0	51.0		
Actuated g/C Ratio	0.22	0.22		0.60	0.60		
v/c Ratio	0.57	0.27		0.56	0.47		
Control Delay	36.3	7.4		15.4	13.9		
Queue Delay	0.0	0.0		0.0	0.0		
Total Delay	36.3	7.4		15.4	13.9		
LOS	D	A		B	B		
Approach Delay	26.0			15.4	13.9		
Approach LOS	C			B	B		
Queue Length 50th (ft)	99	0		156	121		
Queue Length 95th (ft)	111	28		518	354		
Internal Link Dist (ft)	86			999	272		
Turn Bay Length (ft)							
Base Capacity (vph)	1085	1020		1190	1179		
Starvation Cap Reductn	0	0		0	0		
Spillback Cap Reductn	0	0		0	0		
Storage Cap Reductn	0	0		0	0		
Reduced v/c Ratio	0.21	0.12		0.56	0.47		

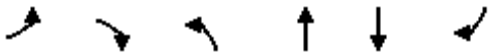
Intersection Summary			
Area Type:	Other		
Cycle Length: 132			
Actuated Cycle Length: 84.8			
Natural Cycle: 80			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.57			
Intersection Signal Delay: 17.2		Intersection LOS: B	
Intersection Capacity Utilization 46.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 1: Sanders Road & South Driveway



Lanes, Volumes, Timings
1: Sanders Road & South Driveway

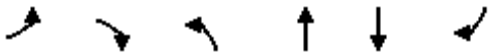
Future AM Peak Hour
Year 2029



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Lane Configurations							
Traffic Volume (vph)	116	95	0	616	708	0	
Future Volume (vph)	116	95	0	616	708	0	
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850					
Flt Protected	0.950						
Satd. Flow (prot)	1805	1615	0	1980	1961	0	
Flt Permitted	0.950						
Satd. Flow (perm)	1805	1615	0	1980	1961	0	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		123					
Link Speed (mph)	15			35	35		
Link Distance (ft)	166			1079	352		
Travel Time (s)	7.5			21.0	6.9		
Peak Hour Factor	0.52	0.77	0.90	0.90	0.82	0.82	
Heavy Vehicles (%)	0%	0%	0%	1%	2%	0%	
Adj. Flow (vph)	223	123	0	684	863	0	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	223	123	0	684	863	0	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	12			0	0		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	0.94	0.94	1.00	
Turning Speed (mph)	15	9	15			9	
Turn Type	Prot	Perm		NA	NA		
Protected Phases	4			2	6		9
Permitted Phases		4					
Detector Phase	4	4		2	6		
Switch Phase							
Minimum Initial (s)	8.0	8.0		5.0	5.0		14.0
Minimum Split (s)	27.0	27.0		24.0	24.0		20.0
Total Split (s)	56.0	56.0		56.0	56.0		20.0
Total Split (%)	42.4%	42.4%		42.4%	42.4%		15%
Maximum Green (s)	50.0	50.0		50.0	50.0		14.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		
Total Lost Time (s)	6.0	6.0		6.0	6.0		
Lead/Lag							
Lead-Lag Optimize?							
Vehicle Extension (s)	5.0	5.0		3.0	3.0		3.0
Recall Mode	None	None		Max	Max		None
Walk Time (s)							5.0
Flash Dont Walk (s)							6.0
Pedestrian Calls (#/hr)							15

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

Future AM Peak Hour
Year 2029

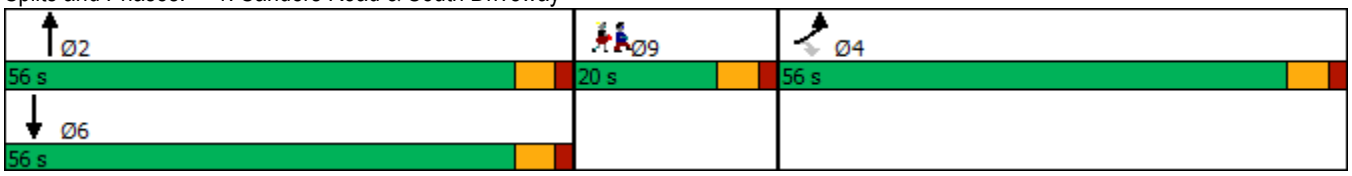


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Act Effct Green (s)	18.5	18.5		51.0	51.0		
Actuated g/C Ratio	0.22	0.22		0.60	0.60		
v/c Ratio	0.57	0.27		0.57	0.73		
Control Delay	36.3	7.4		15.8	20.1		
Queue Delay	0.0	0.0		0.0	0.0		
Total Delay	36.3	7.4		15.8	20.1		
LOS	D	A		B	C		
Approach Delay	26.0			15.8	20.1		
Approach LOS	C			B	C		
Queue Length 50th (ft)	99	0		164	241		
Queue Length 95th (ft)	111	28		543	#719		
Internal Link Dist (ft)	86			999	272		
Turn Bay Length (ft)							
Base Capacity (vph)	1085	1020		1190	1179		
Starvation Cap Reductn	0	0		0	0		
Spillback Cap Reductn	0	0		0	0		
Storage Cap Reductn	0	0		0	0		
Reduced v/c Ratio	0.21	0.12		0.57	0.73		

Intersection Summary			
Area Type:	Other		
Cycle Length: 132			
Actuated Cycle Length: 84.8			
Natural Cycle: 90			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 19.6		Intersection LOS: B	
Intersection Capacity Utilization 52.1%		ICU Level of Service A	
Analysis Period (min) 15			

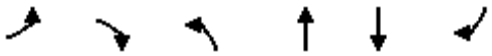
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sanders Road & South Driveway



Lanes, Volumes, Timings
1: Sanders Road & South Driveway

Existing PM Peak Hour
Year 2023



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Lane Configurations							
Traffic Volume (vph)	73	75	0	511	685	0	
Future Volume (vph)	73	75	0	511	685	0	
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850					
Flt Protected	0.950						
Satd. Flow (prot)	1805	1615	0	2000	1980	0	
Flt Permitted	0.950						
Satd. Flow (perm)	1805	1615	0	2000	1980	0	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		221					
Link Speed (mph)	15			35	35		
Link Distance (ft)	166			1079	352		
Travel Time (s)	7.5			21.0	6.9		
Peak Hour Factor	0.36	0.34	0.94	0.94	0.84	0.84	
Heavy Vehicles (%)	0%	0%	0%	0%	1%	0%	
Adj. Flow (vph)	203	221	0	544	815	0	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	203	221	0	544	815	0	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	12			0	0		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	0.94	0.94	1.00	
Turning Speed (mph)	15	9	15			9	
Turn Type	Prot	Perm		NA	NA		
Protected Phases	4			2	6		9
Permitted Phases		4					
Detector Phase	4	4		2	6		
Switch Phase							
Minimum Initial (s)	8.0	8.0		5.0	5.0		14.0
Minimum Split (s)	27.0	27.0		24.0	24.0		20.0
Total Split (s)	56.0	56.0		56.0	56.0		20.0
Total Split (%)	42.4%	42.4%		42.4%	42.4%		15%
Maximum Green (s)	50.0	50.0		50.0	50.0		14.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		
Total Lost Time (s)	6.0	6.0		6.0	6.0		
Lead/Lag							
Lead-Lag Optimize?							
Vehicle Extension (s)	5.0	5.0		3.0	3.0		3.0
Recall Mode	None	None		Max	Max		None
Walk Time (s)							5.0
Flash Dont Walk (s)							6.0
Pedestrian Calls (#/hr)							15

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

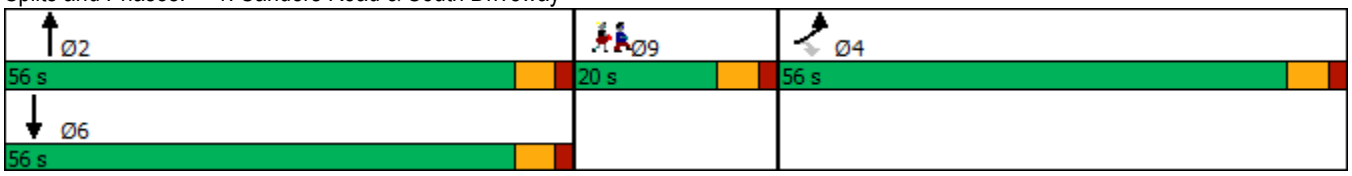
Existing PM Peak Hour
Year 2023

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Act Effct Green (s)	18.0	18.0		51.0	51.0		
Actuated g/C Ratio	0.21	0.21		0.60	0.60		
v/c Ratio	0.53	0.43		0.45	0.68		
Control Delay	35.3	7.1		13.3	18.3		
Queue Delay	0.0	0.0		0.0	0.0		
Total Delay	35.3	7.1		13.3	18.3		
LOS	D	A		B	B		
Approach Delay	20.6			13.3	18.3		
Approach LOS	C			B	B		
Queue Length 50th (ft)	89	0		117	218		
Queue Length 95th (ft)	69	0		388	#630		
Internal Link Dist (ft)	86			999	272		
Turn Bay Length (ft)							
Base Capacity (vph)	1091	1064		1209	1197		
Starvation Cap Reductn	0	0		0	0		
Spillback Cap Reductn	0	0		0	0		
Storage Cap Reductn	0	0		0	0		
Reduced v/c Ratio	0.19	0.21		0.45	0.68		

Intersection Summary			
Area Type:	Other		
Cycle Length: 132			
Actuated Cycle Length: 84.4			
Natural Cycle: 90			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay: 17.3		Intersection LOS: B	
Intersection Capacity Utilization 50.9%		ICU Level of Service A	
Analysis Period (min) 15			

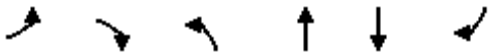
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sanders Road & South Driveway



Lanes, Volumes, Timings
1: Sanders Road & South Driveway

Future PM Peak Hour
Year 2029



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Lane Configurations							
Traffic Volume (vph)	73	75	0	528	708	0	
Future Volume (vph)	73	75	0	528	708	0	
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Frt		0.850					
Flt Protected	0.950						
Satd. Flow (prot)	1805	1615	0	2000	1980	0	
Flt Permitted	0.950						
Satd. Flow (perm)	1805	1615	0	2000	1980	0	
Right Turn on Red		Yes				Yes	
Satd. Flow (RTOR)		221					
Link Speed (mph)	15			35	35		
Link Distance (ft)	166			1079	352		
Travel Time (s)	7.5			21.0	6.9		
Peak Hour Factor	0.36	0.34	0.94	0.94	0.84	0.84	
Heavy Vehicles (%)	0%	0%	0%	0%	1%	0%	
Adj. Flow (vph)	203	221	0	562	843	0	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	203	221	0	562	843	0	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Left	Left	Right	
Median Width(ft)	12			0	0		
Link Offset(ft)	0			0	0		
Crosswalk Width(ft)	16			16	16		
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	0.94	0.94	1.00	
Turning Speed (mph)	15	9	15			9	
Turn Type	Prot	Perm		NA	NA		
Protected Phases	4			2	6		9
Permitted Phases		4					
Detector Phase	4	4		2	6		
Switch Phase							
Minimum Initial (s)	8.0	8.0		5.0	5.0		14.0
Minimum Split (s)	27.0	27.0		24.0	24.0		20.0
Total Split (s)	56.0	56.0		56.0	56.0		20.0
Total Split (%)	42.4%	42.4%		42.4%	42.4%		15%
Maximum Green (s)	50.0	50.0		50.0	50.0		14.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		
Total Lost Time (s)	6.0	6.0		6.0	6.0		
Lead/Lag							
Lead-Lag Optimize?							
Vehicle Extension (s)	5.0	5.0		3.0	3.0		3.0
Recall Mode	None	None		Max	Max		None
Walk Time (s)							5.0
Flash Dont Walk (s)							6.0
Pedestrian Calls (#/hr)							15

Lanes, Volumes, Timings
1: Sanders Road & South Driveway

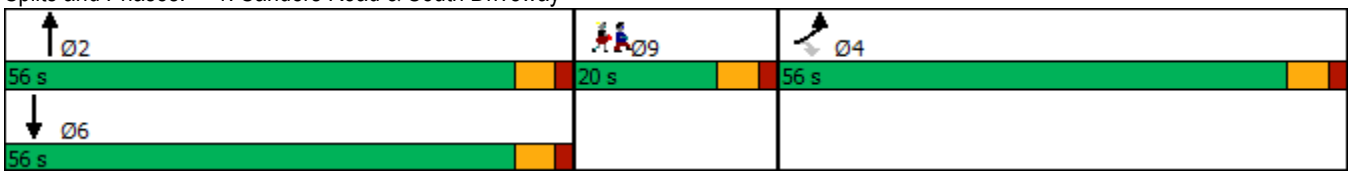
Future PM Peak Hour
Year 2029

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR	Ø9
Act Effct Green (s)	18.0	18.0		51.0	51.0		
Actuated g/C Ratio	0.21	0.21		0.60	0.60		
v/c Ratio	0.53	0.43		0.46	0.70		
Control Delay	35.3	7.1		13.5	19.0		
Queue Delay	0.0	0.0		0.0	0.0		
Total Delay	35.3	7.1		13.5	19.0		
LOS	D	A		B	B		
Approach Delay	20.6			13.5	19.0		
Approach LOS	C			B	B		
Queue Length 50th (ft)	89	0		123	231		
Queue Length 95th (ft)	69	0		404	#709		
Internal Link Dist (ft)	86			999	272		
Turn Bay Length (ft)							
Base Capacity (vph)	1091	1064		1209	1197		
Starvation Cap Reductn	0	0		0	0		
Spillback Cap Reductn	0	0		0	0		
Storage Cap Reductn	0	0		0	0		
Reduced v/c Ratio	0.19	0.21		0.46	0.70		

Intersection Summary			
Area Type:	Other		
Cycle Length: 132			
Actuated Cycle Length: 84.4			
Natural Cycle: 90			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.70			
Intersection Signal Delay: 17.7		Intersection LOS: B	
Intersection Capacity Utilization 52.1%		ICU Level of Service A	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Sanders Road & South Driveway



APPROVED
RESOLUTION NO. 26-PC-03

VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-21
(1250 SANDERS ROAD)

WHEREAS, an application has been filed by Northbrook School District 27 (the "Applicant") as owner of the property commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road (collectively the "Subject Property"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-21) with the Village of Northbrook requesting:

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;
B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Public School (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Site Plan Approval; and
F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for the following uses in the Village of Northbrook Comprehensive Plan; and

- East Parcel for Institutional Facility;
- West Parcel for Open Space & Outdoor Recreation; and
- Unincorporated Parcels for Single-Family

WHEREAS, a public notice for this docket was duly published on the Northbrook Public Notice webpage and a public hearing was held on April 21, 2026; and

WHEREAS, the Applicant has submitted evidence that signs were properly posted on the Subject Property, indicating the time and date of the Commission hearing, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by first class U.S. mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received December 17, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-21C, the Plan Commission hereby finds that the request to amend the Comprehensive Plan to change the designation of the Subject Property from Institutional Facility, Open

Space & Outdoor Recreation; and Single Family to Institutional Facility and Open Space & Outdoor Recreation **does comply** with the standards for approval of such requests as established in the Northbrook Zoning Code.

B. Final Plat of Subdivision. With respect to Docket No. 25-21B, the Plan Commission does hereby find that the evidence submitted to the Plan Commission regarding the Applicant's plat of subdivision **satisfies** the criteria established in Article III of the Village of Northbrook Subdivision and Development Code for approval of a final plat of subdivision.

C. Zoning Map Amendment. With respect to Docket No. PCD-25-21D, the Plan Commission does hereby find that the Applicant's request to rezone the Subject Property from IB Institutional Building District, OS Open Space District, and Unincorporated Cook County to IB Institutional Building District, and OS Open Space District is consistent with the Northbrook Comprehensive Plan, as amended, and **does comply** with the standards for approval of such rezoning requests as established in Article 2-117.D. of the Northbrook Zoning Code.

D. Site Plan Approval. With respect to Docket No. PCD-25-21E, the Plan Commission does hereby find that the proposed improvements on the Subject Property are **in compliance** with the standards for such approvals as established in Article 2-108 of the Zoning Code.

E. Other Relief. With respect to Docket No. PCD-25-21F, the Plan Commission does hereby find that no other relief is necessary.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-21B/C/D/E based on the findings established herein, to allow school parking lot improvements to be issued to the Applicant for the Subject Property.

ADOPTED THIS 21st day of April 2026.

AYES: (6) Braiman, Earley, Halperin, Karavitis, Morgen, Elisco

NAYS: (0)

ABSENT: (3) Melnick, Pipito, Walden

ABSTAIN: (0)

_/s/ Steven Elisco_____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:
____/s/ Amy McEwan _____
Amy McEwan, Director
Development and Planning Services

MEMORANDUM

To: Plan Commission
From: Swati Pandey, Senior Planner
CC: Michaela Kohlstedt, Deputy Director
Date: April 21, 2026
Subject: PCD-25-21: 1250 Sanders Road – Wood Oaks Jr. High Parking Lot Expansion & Bus Circulation Lane

Requested Action

On April 21, 2026 the Plan Commission will conduct a public hearing on an application filed by Northbrook School District 27 (the "Applicant") as owner of the property commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road (collectively the "Subject Property"). The Applicant is requesting approval to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane adjacent to the school located on Walters Avenue south of the existing school building on the Subject Property, requiring the following relief:

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;

B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;

C. Comprehensive Plan Amendment of subdivided lots to Public School (Lot 1), and Open Space & Outdoor Recreation (Lot 2);

D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;

E. Site Plan Approval; and

F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

Proposed Scope of Work

The Applicant is proposing to expand the existing parking lot, north of the school building, further west to allow additional parking and stacking ability on the school property; and construct a bus circulation lane to separate bus drop-off/pick-up from the regular car traffic within the parking lot. In order to allow this redevelopment, the applicant is requesting annexation, resubdivision, and rezoning of the Subject Property. The attached narrative and site plan from the Applicant provides a detailed description and layout of the proposed improvements for the Subject Property.

Wood Oaks Jr. High School consists of two parcels – the first parcel along Sanders Road consists of the school building and the parking lot; while the second parcel to the west (rear) is open space. The applicant is proposing to annex two single-family residential parcels at the northwest corner of Sanders Road and Walters Avenue, currently unincorporated Cook County; to construct a bus circulation lane. The applicant is proposing to resubdivide the four lots into two lots – Lot 1 would include all existing and proposed improvements for the school and Lot 2 would be open space. All four parcels are owned by the applicant.

The applicant has submitted a traffic study which has been reviewed and approved by the Village's traffic consultant and is attached. The queuing analysis data from May 8, 2023, found in the attached traffic study, shows that the existing car drop-off configuration will accommodate 93 vehicles, which the applicant proposes to improve by expanding the circulation lane. The Plan Commission will want to review if the proposed circulation changes will adequately accommodate queueing in the future without creating other unforeseen traffic congestion.

The Applicant has also submitted stacking, and auto turn exhibits showing vehicular access and circulation, which is attached.

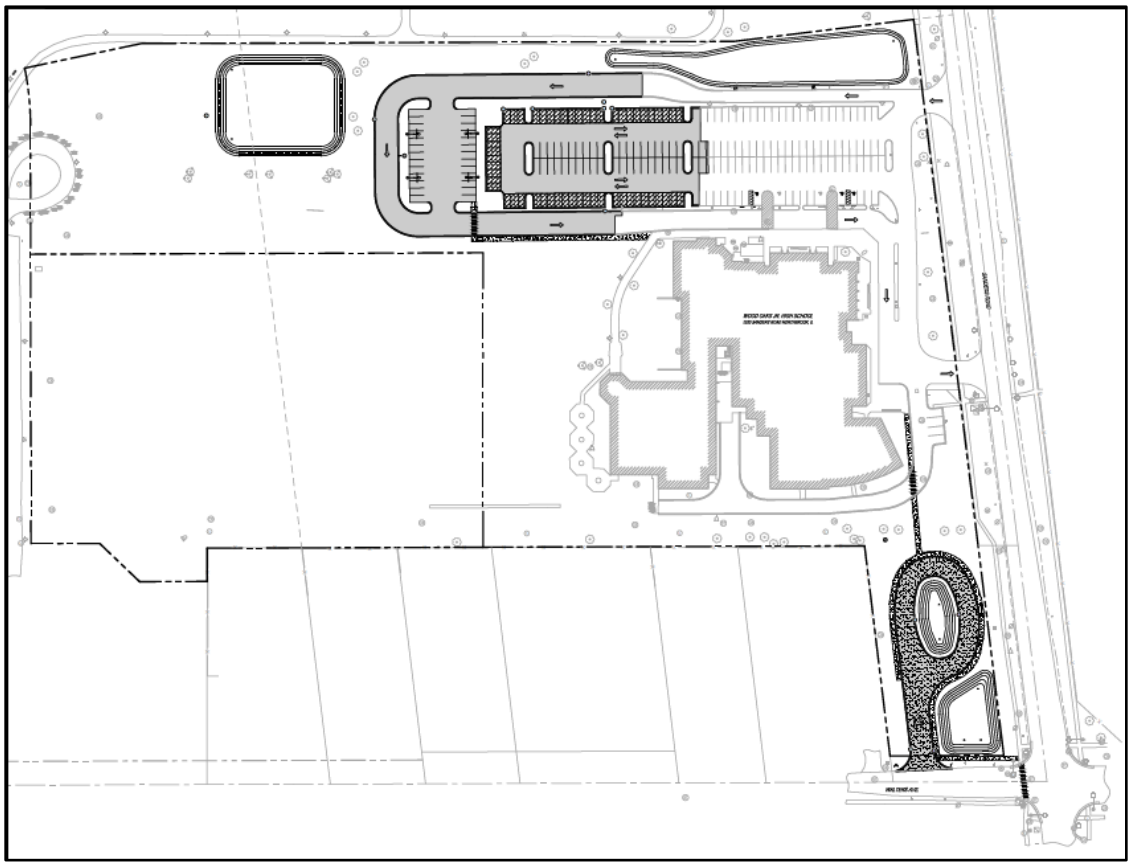


Figure 1: Overall Site Plan showing proposed improvements

Parking Lot Expansion:

- The applicant is proposing to expand the existing parking lot further west by adding 101 parking spaces within the permanent parking lot, and increase the traffic circulation aisle/loop around the parking lot. In between the parking lot and the circulation aisle, there currently exists a basketball court, which will move west with the proposed configuration and continue to be a basketball court. The applicant has shown on the plan that the basketball court may be used as a temporary parking area for 26 vehicles, if required. The ingress/egress to the parking lot, on Sanders Road will remain undisturbed.
- A landscape plan has been provided by the Applicant. Interior parking lot landscaping is in compliance with the landscaping requirement of the Zoning Code. A mix of trees, deciduous shrubs, and grass are shown on the plan.
- A stormwater detention basin is proposed along the north property line near the parking lot, as shown on the plan, which was reviewed and approved by the Village Engineer.

Bus Circulation Lane:

- The applicant has proposed a 25-foot wide bus circulation lane, accessible from Walters Avenue with a new two-way curb-cut for bus drop-off and pick-up operations of the school. The majority of the lane is looped with a six-foot sidewalk which is connected to the public sidewalk system and to the school building to the north.
- A five-foot sidewalk would be constructed within the public right-of-way on Walters Avenue to connect

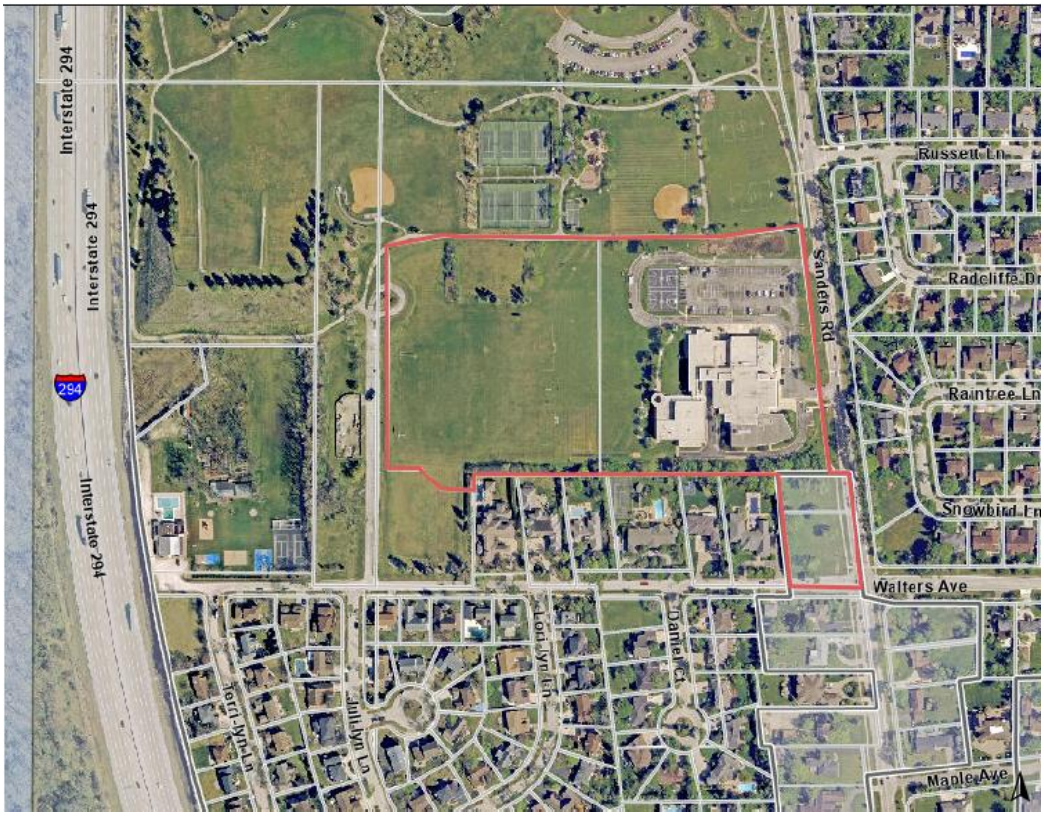
to the sidewalk on Sanders Road and the pedestrian access on the site.

- The landscape plan shows the required transition landscape buffer adjacent to the bus circulation lane; specifically along the west property line a landscaped buffer of 20 feet is provided as required per Zoning Code. Additional landscaping is provided to the north, and east within the public right-of-way, and the detention area. The Village's tree preservation officer has reviewed and approved the plan subject to final site work permit approval.
- A stormwater detention area is proposed at the southwest corner and the center of the drive loop per Village of Northbrook and MWRD requirements. The Village Engineer has reviewed the plans.
- The traffic study analyzed the bus circulation operations and impact on Walters Avenue intersection. The study states that the school operates a total of eight buses, which queue during drop-off (AM) and pick-up (PM). The study concludes that only 2-3 buses would queue at the Walters intersection at the same time, and through signage control that the westbound traffic will not be blocked due to buses waiting on Walters to turn left. The Plan Commission shall assess if the distance of 120 feet approximately between the intersection of Walters Avenue and the proposed circulation driveway is appropriate.
- The Commission will also want to determine the impact the proposed driveway curb cut for buses will have on the traffic generated by the properties west on Walters Avenue. Staff has already received inquiries from the residents in that area regarding the proposed plan.

Property Description

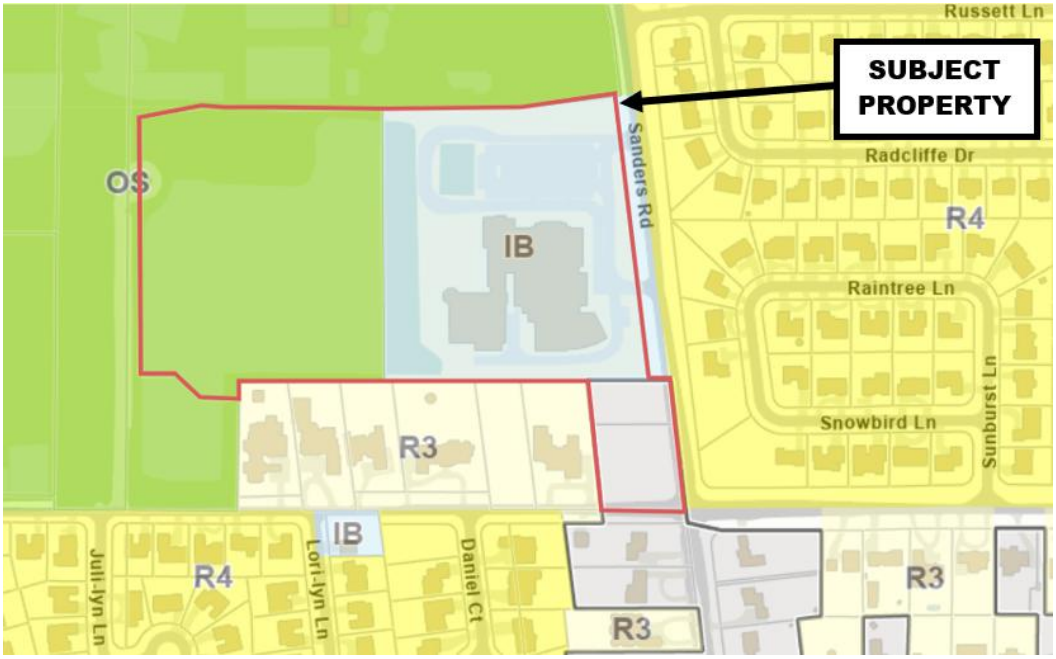
The Subject Property is identified as being:

- on the northwest side of Sanders Road and Walters Avenue;
- approximately 18.25 acres in size;
- improved with a two-story school building, and accessory parking lot;



- zoned IB Institutional Building District, OS Open Space District, and unincorporated in Cook County;

- surrounded by:
    - North: OS Open Space District (soccer and baseball fields)
    - South: R-3 Single Family Residential District (residential homes)
    - East: R-4 Single Family Residential District (residential homes)
    - West: OS Open Space District (open and sports fields)



- designated as appropriate for the following uses in the Comprehensive Plan's Future Land Use
    - West Parcel for Open Space & Outdoor Recreation;
    - East Parcel for Institutional Facility; and
    - Unincorporated Parcels for Single-Family



Preliminary Review

On January 13, 2026, the Board of Trustees received a notice of receipt of formal application and waiver of preliminary review by the applicant.

Staff Review

Prior to scheduling a public hearing the application underwent the standard review process and was reviewed by the following departments/entities. Staff found the proposed plan acceptable for a public hearing and any outstanding items can be addressed at the time of building permit:

- ✓ Development and Planning Services (Planning & Zoning)
- ✓ Sustainability
- ✓ Fire
- ✓ Police
- ✓ Public Works (Village Engineer and Tree Preservation)
- ✓ Traffic Consultant
- ✓ Village Attorney

Compliance with Village Plans

- The Comprehensive Plan identifies the property for Institutional Facility; Open Space and Outdoor Recreation; and Single Family for the unincorporated parcels. Post subdivision of the parcels into two lots, the applicant is requesting to split the Subject Property into two Comprehensive Plan designations. The parcel with the school building, and parking lot improvements shall be designated as Institutional Facility and the open area on the west side of the Subject Property shall be designated as Open Space and Outdoor Recreation.
    - Institutional Facility is intended to accommodate existing and future educational facilities.
    - Open Space & Outdoor Recreation is intended to accommodate public and private open space and outdoor recreation areas.
- The Village's Bicycle and Pedestrian Plan is applicable, it designates Sanders Road in front of the Subject Property for a future sidepath (located adjacent to a roadway) and Walters Avenue for a Signed and Marked Roadway (bikeways where bicyclists and cars operate within the same travel lane, either side by side or in a single file). The Plan also recommends the intersection of Sanders and Walters for an improvement.
- The Subject Property is not located within the 100-year flood plain, nor is it located within a stormwater project area as identified in the Master Stormwater Management Plan.

ZONING RELIEF

Voluntary Annexation

As stated earlier, the two lots located at the corner of Walters and Sanders are currently located within unincorporated Cook County and will require annexation into the Village of Northbrook for the proposed plan. Voluntary Annexation will be discussed by the Board of Trustees along with whatever recommendations the Plan Commission makes to the Board for the application.

Final Plat of Subdivision

The Applicant is requesting a resubdivision of the Subject Property to allow for four lots to be subdivided into two lots of record. The proposed new lots will be in compliance with the minimum lot area and dimensions of the IB and OS district of the zoning code (subject to rezoning request). The Applicant is seeking approval of a final plat at this time, per the requirements of the Subdivision Code.

Comprehensive Plan Amendment

The Applicant is requesting a Comprehensive Plan Amendment (if the subdivision is approved) to allow Lot 1 (School and improvements) to be designated as Institutional Facility (IF) and Lot 2 (open area) to be

designated as Open Space and Outdoor Recreation (OSR). The current designation of the school property is also IF and OSR. The two lots to be annexed are designated Single Family, which requires amendment to Institutional Facility. Ultimately, due to resubdivision the designation would shift with the proposed lot lines, however, no new designation is requested for the school property.

The IF classification is intended to provide areas to accommodate educational facilities, amongst other membership, cultural, and health related facilities. The OSR classification is intended to provide areas to accommodate public and private open space and outdoor recreation areas. An excerpt of the Comprehensive Plan is attached.

The Comprehensive Plan, as previously stated, serves as a guide to zoning and land use decisions in the Village, and includes community-wide land use policies for general land use, and specifically for example, residential land uses, transitional land uses and open space areas. Some of the policies the Plan Commission may want to consider, as it relates to the request includes:

1- Maintain a balanced mix of land uses to meet the present and future demands of the community.

2- Plan land uses to achieve an efficient provision of public facilities and services.

3- Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.

4- Consider the use of transitional land uses between more intense non-residential land uses and the surrounding low-density residential neighborhoods.

5- Utilize mixeduse and multiuse developments, where appropriate, to facilitate land use activities having complementary peak hour traffic generation rates, thereby minimizing the impact on the community road network.

6- Encourage the establishment of appropriate transitions between residential and non-residential uses.

7- Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownershi p, or other constraints. Explore lot consolidation, acquisition, and other measures, which would address these.

8- Coordinate planning efforts with other jurisdictions in the region.

9- When possible and practical, strategically annex unincorporated properties to better manage development patterns outside of municipal boundaries.

10- Maintain awareness of land use activities in areas surrounding the Village and work cooperatively with neighboring municipalities to implement the policies and objectives of the No rthbrook Comprehensive Plan.

Zoning Code Article 2-116 Comprehensive Plan Amendment
2-116.D Review Criteria
In the review of a Comprehensive Plan Amendment application, the Plan Commission and Board of Trustees shall ensure the amendment is generally consistent with the overall policies, goals, objectives, principles and standards of the Official Comprehensive Plan.

Rezoning

The Applicant is requesting that the four lots be subdivided into two lots and rezoned to IB Institutional Building District (school building and improvements), and Open Space District (open area). The existing Subject Property is zoned the following:

- IB Institutional Building District (school building and parking lot)
- OS Open Space District (outdoor recreation area)
- unincorporated in Cook County: *Single Family Residence District (R4)* (vacant land)

The IB District requires a minimum lot area of 85,000 square feet and the proposed lot (Lot 1) is compliant with 561,853 square feet. The OS District requires a minimum lot area of 40,000 square feet and the proposed lot (Lot 2) is compliant with 215,244 square feet. Both lots are compliant with the lot width and depth requirements of both districts.

Zoning Code Article 2-117 Code and Zoning Map Amendment

2-117.D Review Criteria

a. The existing uses and zoning classifications of properties in the vicinity of the subject property.

b. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

c. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d. The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

e. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

f. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

j. The community need for the proposed map amendment and for the uses and development it would allow.

SUMMARY

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. The Applicant has submitted evidence that the mailed notice requirements of the Zoning Code have been satisfied. The Plan Commission hearing was properly noticed on the Northbrook Public Notice Webpage.

Staff has received one public comment for this application, which is attached. The concerns include: increase in traffic.

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to subdivide the Subject Property from four lots to two-lot subdivision for the school property?
2) Is it appropriate to amend the Comprehensive Plan to Institutional Facility for the proposed Lot 1 and Open Space and Outdoor Recreation for Lot 2?
3) Is it appropriate to rezone the property to the IB and OS District?
4) As Walters is the only signalized intersection providing access to the school and the surrounding neighborhoods, is the location and design of the proposed bus circulation driveway on Walters Avenue appropriate? What is the impact of this proposed access drive for bus traffic and it's proximity to the signalized intersection on the properties located further west on Walters Avenue?
5) Have alternative options been considered for school bus traffic that reduces the impact at the one intersection for all buses coming and going at the same time twice a day?
6) Will there be restrictions on the hours that buses can enter and exit the site?

Staff has prepared the attached draft resolution for consideration by the Commission. If the Commission should choose to amend and/or take action on this resolution, it would be **Resolution No. 26-PC-03.**

The Applicant and staff will attend the April 21, 2026 Plan Commission meeting to answer any questions.

MEMORANDUM

To: Plan Commission
From: Kate Carney, Sustainability Coordinator
Cc: Michaela Kohlstedt, DPS Deputy Director
Date: April 21, 2026
Subject: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Addition – Sustainability Addendum to Staff Report

Northbrook's Climate Action Plan (CAP) calls to foster sustainability and reduce 80% of community-wide carbon emissions by 2050 through strategic planning and action item implementation. With CAP adoption, development proposals are reviewed with respect to best environmental practices.

Village staff provided Sustainability Comments in response to all submittals for the proposed planned development solely regarding applicable measures from the CAP. Under each section are a list of Climate Action Plan items as they relate to the proposed development. Staff confirms the proposed project partially addresses CAP items requested of the Applicant.

Of the items presented to the Applicant 79% were realized according to CAP standards, to the extent detailed below in italics.

Transportation and Land Use
In the Transportation and Land Use section of the CAP, recommendations are made to enhance active mobility and fossil fuel-free transit:

TL 3- 1 Consider identifying locations where additional bike parking facilities could be installed on site.

TL 5- 8 Consider installing EV charging stations for staff and visitor use. If this will not be realized, consider including capabilities for future electric vehicle charging installation. This could include conduit, wiring, electrical service panels, and power capacity near parking areas, terminated in outlets or junction boxes to meet demand for at least 2 EV charging ports.

Applicant response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

Buildings and Energy
The Building Energy section of the CAP provides the following items pertaining to reducing our community-wide carbon footprint and preserving wildlife:

BE 5- 1 Explore opportunities for the property to utilize smart lights that can save energy through conservation. Achieve 100% LED installation if possible.

Applicant response: Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

Waste Management
The CAP points to procedures that may facilitate waste reduction (with a goal of at least 50% landfill wasted diverted by 2030) in its Waste Management section:

WM 2- 5 Assure compliance with the Cook County Construction & Demolition Debris Diversion Ordinance and encourage contractors to exceed minimum requirements.

Water and Wastewater
In the Water and Wastewater category, the CAP states to prioritize mitigating stormwater before it enters the sewer system through multiple capture techniques:

WW 1- 1 Consider landscaping practices that reduce water consumption and chemical use on site.

WW 1- 2 Reduce landscaping water use with water-efficient irrigation systems, grass replacement, and planting native and drought-resistant trees and vegetation in landscaping plans.

WW 2- 1 Prioritize managing stormwater before it enters the sewer system through a combination of overland flow, detention, and infiltration strategies (for example, permeable surfaces) where feasible.

WW 3- 3 Reduce or offset impervious surfaces where possible and consider use of lighter colored pavements and building materials to lessen the impact of urban heat island effect.

Applicant response to address Water and Wastewater items: Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

Greenspace and Ecosystem Health
The Plan's Greenspace category includes the following for expansion of tree canopy coverage, transforming beneficial lawns, and mitigation of heat island impacts:

GS 1- 12 Plan for diversity of native tree cover and performance-based tree island within landscaping plan and parking lots with goals on percentage of pavement shaded. Consider a mix of canopy trees, shrubs, groundcovers, and raingarden components appropriate to the lot and its surroundings in any new landscaping where possible.

GS 2- 1 Encourage invasive species control programs including Integrated Pest Management, Protect the Best, Early Detection and Rapid Response and invasive species identification and control for future residents.

GS 2- 2 Increase the ability of green space to withstand drought conditions through replacement of turf with native prairie, wildflower, and native savanna plantings where possible in landscaping plans.

GS 2- 5 Consider including exterior lighting design a policy to protect native plants, species, biodiversity, and improve night sky quality.

GS 2- 7 Consider eliminating neonicotinoids and reduce use of long-lasting chemical pesticides for landscaping.

GS 4- 8 Consider planting shade and water absorbing trees and replace turf landscaping with native prairie, wild flower, and savanna plantings.

Applicant response to address Greenspace and Ecosystem Health items: The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12)

canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-06-09
Subject: A Resolution Approving a Final Plat of Subdivision (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Docket No. PCD-25-21)

Overview
As recommended by the Plan Commission, approval of a final plat of subdivision to re-subdivide four parcels into two parcels for the property owned by Northbrook School District 27 at Wood Oaks Jr. High School is requested.

Fiscal Impact
N/A.

Recommendation
Approval.

Strategic Priority
Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background
On May 26, 2026, the Board of Trustees reviewed the below requested relief and heard public comment from surrounding members of the community, as well as the applicant. Following discussion, the item was continued to June 9, 2026, with time for the applicant to assess if any adjustments could be made to the proposed design to address traffic on Walters Avenue. The applicant has submitted the attached updated proposed plan which eliminates access on to Walters Avenue and has the buses enter and exit the school property at the existing curb cuts along Sanders Road that are utilized today, and with the inclusion of the bus cul-de-sac to accommodate the buses on the site without impeding traffic on site and Sanders Road.

The applicant, Northbrook School District 27, as owner of the properties commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road, has requested the following zoning relief to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane on Walters Avenue south of the existing school building (Wood Oaks Jr. High School):

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;
B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;

C. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

The Board of Trustees is requested to consider the applicant's voluntary annexation application, in addition to the Plan Commission recommendation for the zoning relief.

The applicant proposes to construct a bus circulation lane which requires annexation of two vacant single-family residential parcels owned by Northbrook School District 27, currently located in unincorporated Cook County. The property is contiguous and abuts the school property and municipal boundary and is eligible for voluntary annexation upon approval by the Board of Trustees. Upon annexation, both parcels will be rezoned to IB Institutional District and merged with the school property through a Final Plat of Subdivision. No public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The applicant's voluntary annexation application fee is waived per the standards for taxing bodies in Northbrook. The applicable Village recapture fee per Ordinance No. 82-8 (attached), is $1,450 for each lot. The recapture fee will not be required to be paid with the annexation since the Ordinance states that the recapture fee shall be due, "upon use connection". Considering the applicant is not connecting to the water utilities, the recapture fee is not due at this time. The draft ordinance approving this annexation states that if, in the future, any improvements on the property require a connection to the water utilities, then the recapture fees should be paid. Village staff and the Village Attorney have reviewed the application and the draft ordinance.

On January 13, 2026, a notice of waiver of preliminary review application was provided to the Board of Trustees at their regular meeting. The applicant waived the preliminary review application with the direct submittal of a formal application.

On May 26, 2026, the Board considered the following approval documents on the consent portion of the agenda. The placement of the approval documents on the consent portion of the agenda is consistent with the policies endorsed by the Board for a unanimous recommendation from the Plan Commission and consideration of a Voluntary Annexation application.

1. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof;
2. A Resolution Approving a Final Plat of Subdivision;

3. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
4. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map.

On April 21, 2026, the Plan Commission conducted a public hearing on the application. The Village staff and the applicant made presentations explaining the details of the project and the requirements. Following the presentations, the Commission asked questions about alternative site plan options being considered by the applicant during the design phase, long queueing duration, and pedestrian safety. The applicant responded, stating that they had considered several options but found that their plan to separate the car and bus lanes would best address their requirements and safety concerns.

There were three written public comments, which are attached; and eight members of the public spoke at the meeting with concerns regarding traffic impact, pedestrian safety, car stacking causing traffic signal delays, and adequacy of stormwater management. The applicant responded to the traffic concerns and stated that the intent of the proposed design was to alleviate traffic congestion in the nearby residential neighborhoods and increase capacity on the school property; reduce stacking on Sanders Road; and improve pedestrian safety by adding a sidewalk. The Commission closed the public hearing, discussed the application, and found the proposal acceptable.

On April 21, 2026, the Plan Commission adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 26-PC-03 recommending approval of the Zoning relief noted above. The staff report from the meeting, and other application materials are attached. The minutes from the meeting were not available at the time of writing this report.

Following the Plan Commission public hearing, the Village received additional public correspondence which is attached for review, as well as additional exhibits submitted by the applicant at the request of staff to provide a more detailed depiction of bus turning maneuvers and stacking of vehicles with the proposed site design. These exhibits and additional information from the applicant are also attached.

The Applicant and staff will attend the June 9, 2026 meeting in case there are any questions.

A Resolution Approving a Final Plat of Subdivision for the Wood Oaks Subdivision (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)
Resolution Exhibit A - 1250 Sanders
Resolution Exhibit - Final Plat of Subdivision - 1250 Sanders
Supplemental - Updated Letter & Plans - 6-2-26 - 1250 Sanders
Supplemental - Public Comment - 1250 Sanders

Supplemental - Annexation & Formal Application - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - Project Narrative & Letters - 1250 Sanders
Supplemental - Additional Stacking Plans&Information - 1250 Sanders
Supplemental - Engineering Plans Original Proposal 3-6-26- 1250 Sanders
Supplemental - Landscape & Photometric Original Proposal 3-6-26 - 1250 Sanders

Resolution 2026-R-

BE IT RESOLVED by the Board of Trustees of the Village of Northbrook, County of Cook, and State of Illinois, THAT:

A Resolution Approving a Final Plat of Subdivision for the Wood Oaks Subdivision (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)

is hereby adopted, as follows:

Section 1. RECITALS.

Northbrook School District 27 ("***Applicant***") is the owner of the property commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road (collectively, the "***Property***"). The Applicant has submitted an application to develop the Property with site improvements such as an extension of the existing parking lot and installation of a new bus circulation lane.

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, the Northbrook Zoning Code, as amended ("***Zoning Code***"), and the Village of Northbrook Subdivision and Development Code (2010), as amended ("***Subdivision Code***").

The Applicant has requested, pursuant to Section 3-203 of the Subdivision Code, approval of a final plat of subdivision for the Property to allow for subdivision of the existing lots of record on the Property into two lots ("***Requested Relief***").

The Board of Trustees has determined that it is in the best interest of the Village and its residents to grant the Applicant's Requested Relief.

Section 2. DESCRIPTION OF PROPERTY.

The Property is legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Resolution.

Section 3. PUBLIC MEETING.

A public hearing was held by the Plan Commission on April 21, 2026, to consider the Applicant's request for approval of a final plat of subdivision for the Property. The Plan Commission made its recommendation to approve the Requested Relief on April 21, 2026 (Plan Commission Resolution No. 2026-PC-03).

Section 4. APPROVAL, EXECUTION AND RECORDATION OF FINAL PLAT.

A. Approval of Final Plat. The "Final Plat of Subdivision Wood Oaks Subdivision," prepared by Cage Civil Engineering, consisting of two sheets, with a latest revision date of April 27, 2026 ("***Final Plat***"), shall be, and is hereby, approved. All revisions to the Final Plat that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning

Services subsequent to the date of adoption of this Resolution shall be incorporated into, and made a part of, the Final Plat with no further action required by the Corporate Authorities.

B. Authorization. The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat, following execution by the Applicant and any other party with an interest in the Property and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.

C. Recordation. The Village Manager is hereby authorized and directed to record the Final Plat with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 5. EFFECTIVE DATE.

This Resolution shall be in full force and effect upon passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law.

PASSED: This _____ day of May, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B) THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15

FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C) THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID

QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D) THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; 04-07-300-027-0000; 04-07-300-010-0000; AND 04-07-300-011-0000

Commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road, Northbrook, Illinois, 60062.

UPON RECORDING, RETURN TO:
VILLAGE OF NORTHBROOK
RECORDER'S BOX 337

FINAL PLAT OF SUBDIVISION
WOOD OAKS SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO.: 04-07-300-026-0000
PIN NO.: 04-07-300-027-0000

SCALE: 1" = 50'
0 50 100 150

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND

- PARCEL LIMITS
- SECTION LINE
- RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- PROPOSED EASEMENT
- HEREBY DEDICATED

GROSS LAND AREA:
796,813 SQUARE FEET OR 18.292 ACRES
ROADWAY DEDICATION:
19,716 SQUARE FEET OR 0.453 ACRES
NET AREA: 777,097 SQUARE FEET OR
17.839 ACRES MORE OR LESS

FOUND IRON PIPE 4.00' NORTH, 0.33' WEST
N78° 04' 07"E (150.50')
FOUND IRON PIPE AT CORNER
N89° 48' 16"E 88.56'
S00° 11' 44"E 10.13'
(429.61')
N89° 48' 16"E 430.10'
FOUND P.K. NAIL AT CORNER
P.O.B. PARCEL B
N89° 48' 16"E (316.17')
FOUND IRON PIPE 0.26' SOUTH, 0.10' EAST
N89° 48' 16"E 167.23'
N00° 11' 44"W 38.17'
S89° 30' 19"W 84.20'
N69° 29' 09"W 63.66'
N83° 00' 36"E (227.83')
S83°00' 36"W (277.83')
FOUND IRON PIPE AT CORNER
S06° 54' 49"E 87.29'
P.O.B. PARCEL A
P.O.C. PARCEL B
50.00'
50.00'
50.00'
(A=72.67')
(R=364.42')
N90° 00' 00"E 172.00'
N00° 00' 00"E 137.00'
S00° 00' 00"E 137.00'
N90° 00' 00"W 172.00'
STORM WATER DETENTION AREA HEREBY GRANTED
STORM WATER DETENTION AREA HEREBY GRANTED
S89° 41' 34"W 259.93'
N00° 03' 18"W 162.18'
N89° 48' 16"E 569.95'
S00° 00' 42"E 635.89' (635.75')
PARCEL B
04-07-300-027
PARCEL A
04-07-300-026
LOT 1
561,853 SQUARE FEET
OR 12.898 ACRES
MORE OR LESS
(PUBLIC RIGHT OF WAY VARIES)
N06° 59' 24"W (673.47')
SANDERS ROAD
DEDICATED 6-18-74 DOC. 22753755
S06° 59' 24"E 667.51'
S06° 59' 24"E 934.00'
EASEMENT FOR TRAFFIC CONTROL BOX PER DOC. 23447994
N00° 03' 18"W (526.58')
N00° 03' 18"W 364.40'
S00° 00' 42"E 370.89'
LOT 2
215,244 SQUARE FEET
OR 4.941 ACRES
MORE OR LESS

"DETAIL A"

N06° 55' 05"W (299.64')
N06° 55' 05"W 299.68'
33.23'
100.70'
L1 L2 L3 L4 L5 L6 L7 L8 L9
N90° 00' 00"E 68.23'
STORM WATER DETENTION AREA HEREBY GRANTED
N57° 18' 32"E 77.71'
S06° 59' 24"E 119.97'
N06° 55' 05"W 61.67'
S89° 48' 10"W 78.86'
S06° 59' 24"E 266.49'
R.O.W. LINE AS OCCUPIED HEREBY DEDICATED
HEREBY DEDICATED
50.00'
33.00'
33.23'
S89° 48' 10"W 193.70' (193.80')

Line Table		
LINE #	BEARING	LENGTH
L1	N83° 19' 57"E	25.00'
L2	S30° 39' 17"E	31.94'
L3	S04° 30' 50"E	41.28'
L4	S14° 12' 33"W	24.42'
L5	S80° 20' 43"W	25.81'
L6	N27° 20' 25"W	39.10'
L7	N06° 22' 51"W	19.62'
L8	N10° 21' 16"E	40.15'
L9	N21° 15' 21"E	17.34'

FOUND IRON PIPE 3.23' NORTH, 1.41' WEST
SET CONCRETE MONUMENT
FOUND IRON PIPE 0.45' NORTH, 0.51' EAST
S89° 56' 42"W (86.70')
N46° 19' 43"W (69.56')
FOUND IRON PIPE AT CORNER
S89° 46' 27"W (85.00')
S89° 48' 10"W 119.00' (118.91')
FOUND IRON PIPE 0.38' SOUTH, 0.24' WEST
S89° 48' 10"W 347.63'
S89° 48' 10"W 228.63' (228.41')
S00° 02' 48"W (41.87')
THE NORTH LINE OF OF THE SOUTH 6.21 ACRES OF, ALSO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER OF SECTION 7-42-12
S89° 48' 10"W 480.45'
N89° 48' 10"E (673.77')
FOUND IRON PIPE 0.41' NORTH, 0.31' WEST
N89° 48' 10"E 193.32' (193.80')
N89° 43' 10"E 17.12'
N89° 48' 10"E 50.35'
FOUND IRON PIPE AT CORNER
ILLINOIS BELL TELEPHONE COMPANY & COMMONWEALTH EDISON COMPANY EASEMENT DOCUMENT NO. 20191924
THE WESTERMAIN EASEMENT TO THE VILLAGE OF NORTHBROOK DOCUMENT NO. 21488071
33.23'
100.70'
101.69'
PARCEL C
04-07-300-010
(EXCEPTION PARCEL D)
193.45'
"DETAIL A"
STORM WATER DETENTION AREA HEREBY GRANTED
PARCEL D
04-07-300-011
45' ILLINOIS BELL TELEPHONE COMPANY & COMMONWEALTH EDISON COMPANY EASEMENT DOCUMENT NO. 18460478 AND AS MODIFIED BY DOCUMENT NO. 20701076
198.99'
N06° 55' 05"W 266.45'
N06° 55' 05"W 299.68' (299.64')
S06° 59' 24"E 266.49'
S06° 59' 24"E 199.02'
S06° 59' 24"E 299.72' (299.64')
R.O.W. LINE AS OCCUPIED HEREBY DEDICATED
50.00'
50.00'
STORM WATER DETENTION AND DRAINAGE EASEMENT DOCUMENT NO. 92161610
04-07-300-024
04-07-300-014
04-07-300-015
04-07-300-016
04-07-300-008 (EXCEPTION PARCEL D)
04-07-300-009 (EXCEPTION PARCEL D)
FOUND IRON PIPE 30.00' NORTH & ONLINE
30.00'
DEDICATED 7-15-76 DOC. 23560772
DEDICATED 5-1-74 DOC. 22702814
FOUND IRON PIPE 0.61' WEST, 38.40' NORTH
SET CONCRETE MONUMENT
S89° 48' 10"W 143.30
R.O.W. LINE AS OCCUPIED HEREBY DEDICATED ILLINOIS BELL TELEPHONE COMPANY & COMMONWEALTH EDISON COMPANY EASEMENT DOCUMENT NO. 18460478
33.23'
33.00'
(PUBLIC RIGHT OF WAY VARIES)
WALTERS AVENUE
S89° 48' 10"W (270.00')
S89° 48' 10"W 193.70' (193.80')
P.O.C. PARCEL D
POINT 1772.23' EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7-42-12
P.O.C. PARCEL C
POINT 2042.23.23' EAST OF THE...

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
ARC LENGTH
CH CHORD BEARING
R RADIUS
BDG BUILDING
WDF WOOD DOG EARED FENCE
WDF WOOD FENCE
WIF WROUGHT IRON FENCE
WWF WROUGHT IRON FENCE
FIP OR SIP FOUND OR SET IRON PIPE
FCN OR SCN FOUND OR SET CROSS NOTCH
FPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL

SURVEYORS NOTES:
1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE CONFIRMED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

REV	DESCRIPTION	DATE
2	STORMWATER MANAGEMENT EASEMENT	04/27/2026
1	REVISED ROW DEDICATION	03/16/2026
0	PLAT SUBMITTAL	02/06/2026

DRAWN BY: RVH
DATE: 04/27/2026
CHECKED BY: RPD
DATE: 04/27/2026
FIELD WORK COMPLETED
DATE: 10/12/2025
PROJECT NUMBER: 220116
SCALE: 1" = 50'
DRAWING BY: MATT SCHLAMACHER
PROPERTY ADDRESS:
2500 SANDERS ROAD
NORTHBROOK, IL 60062

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 598-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 220116
DATE: 04/27/2026
SHEET: 1 OF 2
DRAWING NUMBER:
PLAT

FINAL PLAT OF SUBDIVISION
WOOD OAKS SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20____.

SIGNED: _____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____, A.D. 20____.

_____
VILLAGE TREASURER/COLLECTOR

COUNTY CLERK'S CERTIFICATE

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL, TAXES DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

_____
COOK COUNTY CLERK

DATE:_____

OWNERS CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF _____) SS

I,_____ HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH, I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN HEREON.

DATED THIS _____ DAY OF_____, AD 20____.

_____
OWNER

_____
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF_____) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____, OF THE

_____,
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEALED THIS _____ DAY OF _____, A.D., 20_____

_____
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D. 20___.

_____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D. 20___.

_____
CHAIRMAN

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA:

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST-RATE MANNER BY OWNERS OF LOT 1 (THE "DETENTION AREA LOTS") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO , AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). EACH OWNER OF A DETENTION AREA LOT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF HIS LOT LOCATED WITHIN THE STORM WATER DETENTION AREA SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITIONS.

3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE DETENTION AREA LOTS, MAY BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE DETENTION AREA LOTS FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNERS OF THE DETENTION AREA LOTS AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNERS OF THE DETENTION AREA LOTS WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE DETENTION AREA LOTS AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE DETENTION ARE LOTS TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

"LEGAL DESCRIPTION"

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF NORTHBROOK AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF CONSOLIDATION WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED PURSUANT TO PARAGRAPH 2 OF THE PLAT ACT, ILLINOIS REVISED STATUTES, CHAPTER 19, SECTION 2, AS AMENDED.

DATED THIS _____ DAY OF _____, A.D. 20_____.

_____
RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

VILLAGE STORM WATER DETENTION AREA EASEMENT BLOCK

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE OWNER ("OWNER") OF THE PARCELS CONSOLIDATED BY THIS PLAT OF CONSOLIDATION ("PROPERTY") FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE INCLUDING THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND DRAINS, VAULTS, PIPES, PUMPS AND OTHER APPURTENANT FACILITIES (COLLECTIVELY, THE "STORM WATER DETENTIONS FACILITIES").

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY OF THE STORM WATER DETENTION FACILITIES.

3. IN THE EVENT THE VILLAGE OF NORTHBROOK DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA OR THE STORM WATER DETENTION FACILITIES IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE PROPERTY FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA AND/OR THE STORM WATER DETENTION FACILITIES.

4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED, IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA, THE STORM WATER DETENTION FACILITIES OR OF THE PROPERTY TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST, NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE PROPERTY, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER, ITS SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER, ANY PERSON WITH AN INTEREST IN ANY OF THE PROPERTY, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

DRAINAGE STATEMENT

THE THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSOLIDATION OF THE PARCELS DEPICTED HEREUPON OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSOLIDATION OF THE PARCELS DEPICTED HEREUPON

_____ _____
OWNER ILLINOIS REGISTERED PROFESSIONAL ENGINEER

NAME:_____ NAME:_____

DATE:_____ FIRM:_____

DATE:_____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF OGLE) SS

I, RUDY P. DIXON, HEREBY CERTIFY THAT I AM AN ILLINOIS REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT OF THE FOLLOWING DESCRIBED PROPERTY REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 12, 2025:

SEE *"LEGAL DESCRIPTION"*

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND MATERIALS ARE ACCURATELY SHOWN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 0069J, COMMUNITY NUMBER 170131, EFFECTIVE DATE AUGUST 19, 2008, UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA).

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE
SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 2026, AT ROCHELLE, ILLINOIS.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
MY LICENSE EXPIRES NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

PROFESSIONAL LAND SURVEYOR — RUDY P. DIXON — 035-003832 — ROCHELLE ILLINOIS — STATE OF ILLINOIS

PROJECT NUMBER: 220116
SCALE: 1" = 50'
DRAWN BY: RVAH
DATE: 04/07/2026
CHECKED BY: RPD
DATE: 04/07/2026
DESIGNED BY: MATT SCHUMACHER
FIELD WORK COMPLETED DATE: 10/15/2025
PROPERTY ADDRESS: 2320 SANDERS ROAD, NORTHBROOK, IL 60062

REV	DESCRIPTION	DATE
2	STORMWATER MANAGEMENT EASEMENT	04/27/2026
1	REVISED ROW DEDICATION	03/16/2026
0	INITIAL SUBMITTA

June 2, 2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

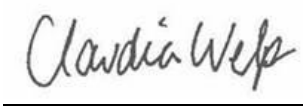
RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot Plan Change

Dear Swati,

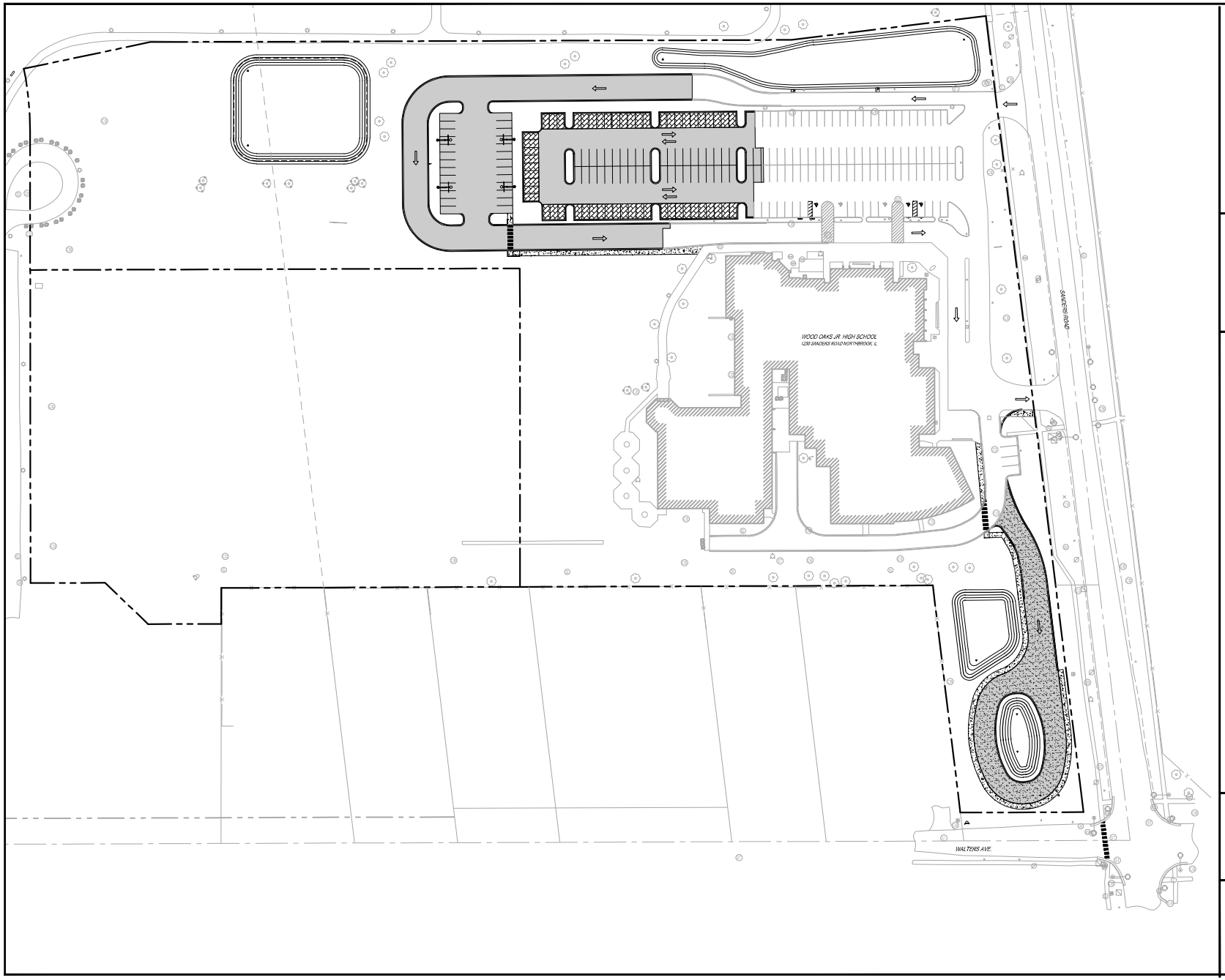
On behalf of Northbrook School District 27 and Wood Oaks Junior High, we are submitting a revised plan for the proposed parking lot expansion and bus loop project. Enclosed are an updated site plan and bus loop exhibit reflecting these changes. In response to traffic concerns on Walters Avenue, the proposed bus loop will no longer include a curb cut or access from Walters Avenue and will instead connect internally. Buses will enter from Sanders Road at the north entrance, travel south to the bus loop, and exit onto Sanders Road at the south entrance. The bus loop will meet the required 20-foot landscape buffer along the west property line adjacent to the residential area and the overall plan will still include the plantings required by the landscape ordinance. An updated landscape plan will be provided for your review. No other changes have been made to the proposed parking lot expansion. We believe this satisfies the primary concerns for our proposal and respectfully request Village Board consideration to approve the project based on these changes.

Should you have any questions or comments, please do not hesitate to contact me at 630.598.0007 or cwelp@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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

REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16

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

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS RD.
NORTHBROOK, IL

PROJ NO: 210270
ENG.: LES
DATE: 08/02/2026

SHEET TITLE
BUS CONCEPT PLAN

SHEET NUMBER
EX-1
1 OF 1

-D\ 6RUNLQ
:DOWHUV $YHQXH
1RUWKEURRN ,OOLQRLV

MD\VRUNLQ#JPDLO FRP

April 9, 2026

Swati Pandey

Village of Northbrook

1225 Cedar Lane

Northbrook, IL 60062

Dear Ms. Pandey:

Thank you for taking the time to meet with me yesterday about the proposed bus turnaround at Wood Oaks Junio r High.

I have serious concerns about the placement of this turnaround and its impact on traffic patterns on Walters Avenue where I live. It is already difficult to exit Walters due to the length of the red light while Sanders Road traffic moves. I understand that a traffic study was done, but I have several questions about it and other issues.

1. When was this traffic study done?
    a. Did they ever look at traffic on Walters during the summer when Decoma Day Camp buses line the street making it difficult to turn onto Sanders Road?
    b. Was it just a quantitative study based on the number of cars, or were qualitative variables also considered, such as the ones below?
    c. Was the study done while cars were lined up on Walters waiting to pick up children after school? How will the buses maneuver around these cars? The alternate plan

you mentioned for parents to wait on the other side of the school may not alleviate this problem, as some parents will continue to use Walters rather than deal with the increased traffic in the parking lot , and the long wait time at the current stoplight.

2. This turnaround will affect traffic twice per day for close to 180 days, more in the afternoon than in the morning.
    a. What is the length of time from when the first bus will arrive and the last bus leave, morning and afternoon? How many buses are used by the school each day?

3. You indicated that the turnaround would be at the west end of the proposed annexation, approximately 100 - 120 feet from the corner.
    a. What is the length of a school bus?
    b. How many buses can fit at the corner waiting for a green light without blocking both lanes?
    c. The drivers are on a schedule and will be wanting to make the light on Walters during its short green cycle. How will other traffic be able to exit Walters while buses are blocking both lanes. It is naïve to think that the drivers will wait to allow this other traffic through.

4. Has there been any consideration given to lengthening the time Walters has a green light to accommodate this added traffic?

As the time is short for these issues to be given consideration before the meeting on April 21, please factor them into the discussion. I'm sure there are more points involved, but this is what comes to mind immediately.

Thank you for your attention,

Jay Sorkin

Archived: Monday, April 20, 2026 9:20:46 AM
From: Kohlstedt, Michaela
Sent: Friday, April 17, 2026 11:39:18 AM
To: Pandey, Swati
Subject: FW: Northbrook Plan Commission Meeting 4-21-2026
Response requested: No
Sensitivity: Normal

From: Adam Greenberg <ajgreenberg@yahoo.com>
Sent: Friday, April 17, 2026 11:22 AM
To: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Subject: Re: Northbrook Plan Commission Meeting 4-21-2026

Beware External Email - Think Before You Act

I won't be able to attend.

My main concern is that there is a plan to address the current situation with parent vehicles parked on walters (extending on Daniel Ct.) in the afternoon at pickup.

I'm also not sure that expanding the car pickup lane is giving an incentive for more kids to take the bus. It seems to incentivize the opposite affect. And then the line will look much longer so even more cars will park on the Walters side.

It is very dangerous having kids walk across walters and entering vehicles in a very narrow street. Adding busses into that mix could be a recipe for disaster.

there is currently no signage preventing parents from standing on the south side of walters waiting for students, and it makes the road too narrow for residents to exit Walters safely and poses too much risk with so many students running across the road with little warning and at many random crossing points, not the traffic light. Now they would be running across the bus driveway too which is extra scary.

Thank you for brining this to the attention of the Commission.

On Friday, April 17, 2026 at 09:38:41 AM CDT, Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us> wrote:

Good Afternoon,

Archived: Friday, April 24, 2026 9:16:06 AM
From: Byron Udell
Sent: Friday, April 24, 2026 8:10:13 AM
To: Pandey, Swati; byronudell@gmail.com
Subject: Docket no. PCD-25-21
Response requested: Yes
Sensitivity: Normal

Beware External Email - Think Before You Act

I was unable to attend the public hearing as I was out of town.

My question is regarding the normal requirements of drainage after any construction. Parking lots cause runoff, and runoff is a no no. The water will run downhill and add to the water that all downhill neighbors will have to deal with.
Are any proposals bring vetted the same way as if a resident were building a home in the property, as all of us were when we built our homes in Northbrook? E.g. Impervious limits, retaining pond requirements to hold any storm water that can't be initially absorbed, etc?

Byron Udell
4220 Walters Ave, Northbrook, IL 60062
847.912.5433

May 10, 2026

Village of Northbrook
Kathryn Ciesla, President

Trustees:
Robert Israel
Heather Ross
Johnathan Hebi
Joy Ebhomielen
Matt Cassidy
Tamara Reese

I write this letter to express my thoughts on Northbrook School District 27, Wood Oaks School
Proposed Parking Lot Addition
PCD-25-21 Applications (Enclosed)

Page 2A

A. No one can disagree with this need
B. It is clear what the goal is
C. This has nothing to do with the Village Hall

Page 3

A. All of these points
B. Are a statement of
C. The facts
D. Leaving out many points

Page 4
Site proposed plan
No one can disagree with the added space to the parking lot
I believe the issue for the community is the proposed bus loop

This drawing lacks any site measurement for

- Proposed Lot
- Walters going west of Sanders to bus loop
- No drawing and measurement for Walters; no road measurement turn lane
- No Sanders measurement north or south

Page 5
This drawing lacks any measurement of size

- Width of proposed lane
- Width of entrance/exit to Walters
- Depth of retention area
- No Sanders Road lane measurement

I believe no bus can get around another in bus loop

So when it's time to leave after school, these eight buses, full of kids, must exit into Walters traffic

- Parents picking there kids up on Walters
- It's now a traffic jam, add 8 buses – it is a mess
- Only one bus will be able to be in the left turn lane (space issue)
- If a car or two are in left turn lane, no bus would be able to be in left turn lane; therefore, all east bound traffic would come to a stop

Page 6
Vehicle stacking
It vehicle parking in a proposed new design

Page 7
Who disagrees with any of this

Page 8

A. The plan moves their traffic problem from your school lot to the corner of Walters and Sanders
B. This is a mess as the 2-3 buses that dropped off kids leave making a left turn east; now they meet buses coming west and want to make a right turn into the bus loop
C. A false statement: To prove my point, you would look at 8C

Page 8C

- Distance from Bus Loop Exit to Sanders white line at light
- Radis of a bus turning out of lot to Walters
- Width of lanes on Walters is most important with turn lane going north and length of turn lane in feet
- Length of bus, weight of bus with proposed safety distance between buses and buses and any cars
- North bound traffic on Sanders is backed up from the school light to Walters every morning
- At best, 1 car can make a left turn to go north on Sanders and those cars must deal with the west bound traffic on Sanders turning right on red to go north
- A school bus would not be able to turn left on Walters in that traffic mess

- Your traffic analysis does not take into account any afternoon traffic with parents parked on Walters, Daniel Ct., Lori Lyn Ln. Those cases could limit the bus flow leaving in the afternoon

Page 9
This traffic plan when proposed is a few years old.
It would be nice if the Trustees could stop by and see the traffic impact on the neighborhood and clearly understand the safety issue here.

Page 10
D. False statement; an out-of-date study was put forward
No reference made to the following
- Truck traffic for Truck Depot from the Lopistist Center on former All State property

Page 10D
No comment or proposal of impact on the widening of Sanders Road
No estimated traffic increase
No comment and measurement to widen street

Page 12
Proposed idea
- Add a single lane from west end of new parking lot north driveway lane going west to driveway that enters that part of Walters
- This is school land
- This would move the buses to be able to leave the school in one line going east
- This is similar to buses leaving Decoma Day Camp

I thank you for your time.

I ask you to stop and see the site both in the morning and afternoon to fully understand.

I believe I have provided enough facts to at least stop and review and look at the impact of moving the school lot problem in the community (Walters Road) would have on an already impacted area.

I believe my proposal would load the buses safely and provide a smooth exit into the community and if you took the area where you want a bus loop and made a parking lot tied to the school lot, you would add many extra parking spaces.

I believe an outdated traffic study should have no merit. Whoever explained it to the Trustees in May should have more details than provided at April 21 meeting.

There was no comment about bus radius turns. It's important to note the bus leaving the bus loop to the left turn lane is more than a 90-degree turn into the turning lane and a problem if cars are in the right lane. To me it would make sense to get the Police Department feedback to this proposal based on traffic and safety and hearing from real people rather than paid consultants selling a plan.

To me is would make sense for the Village Management and Development Teams to be asked to comment on both the traffic and safety issue.

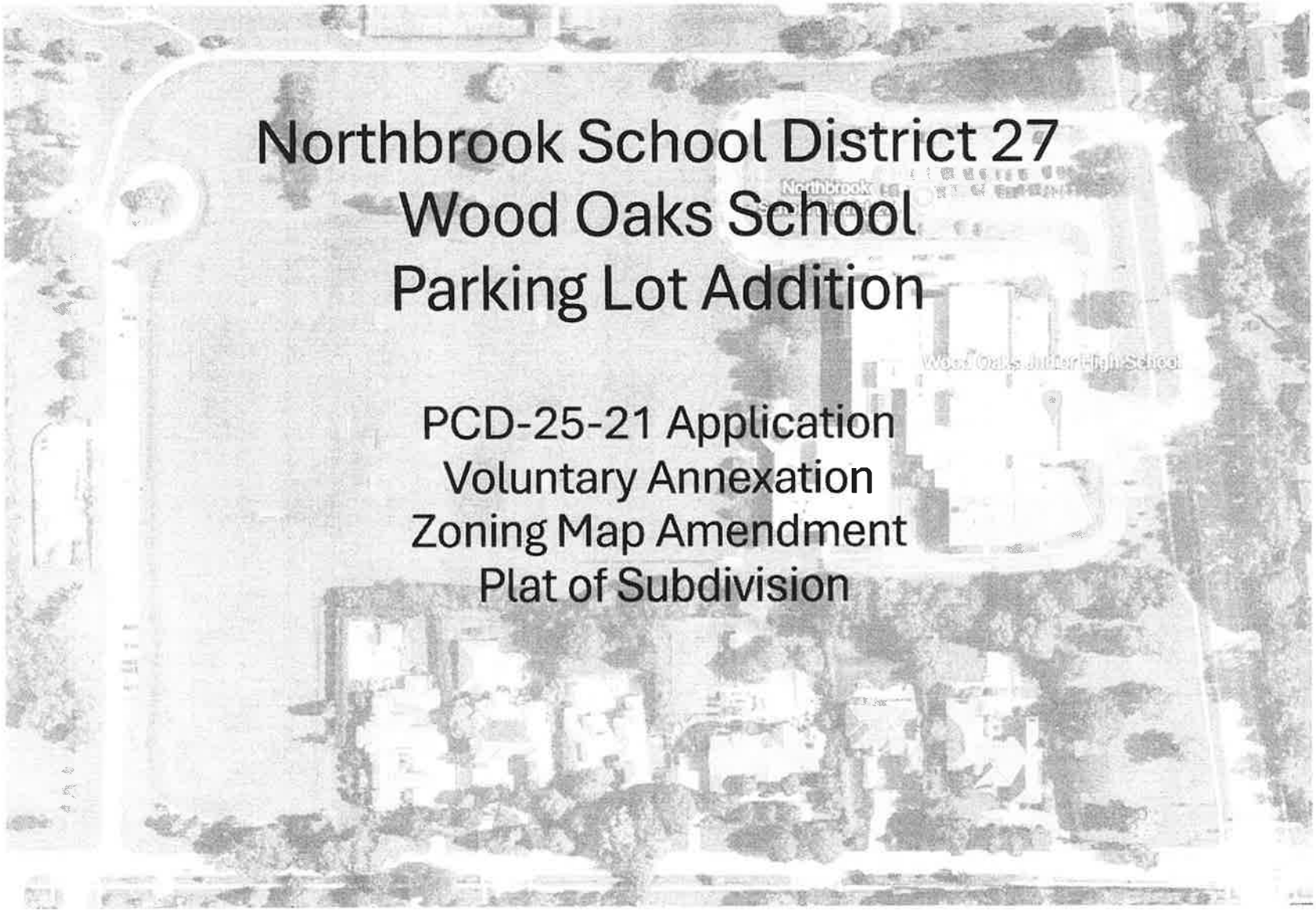
It would make sense to know who owns the driveway going north of Walters behind the school.

I have asked and gotten it owned by the school and owned by the Park District.
No bus traffic would be going west through the park when events are being held in the park.

I ask you to please give my comments some thought rather than Rubber-Stamp the School's Proposal. Let common sense prevail.



Elliot Miller
4263 Terri Lyn
Northbrook, IL 60062
847-272-7180

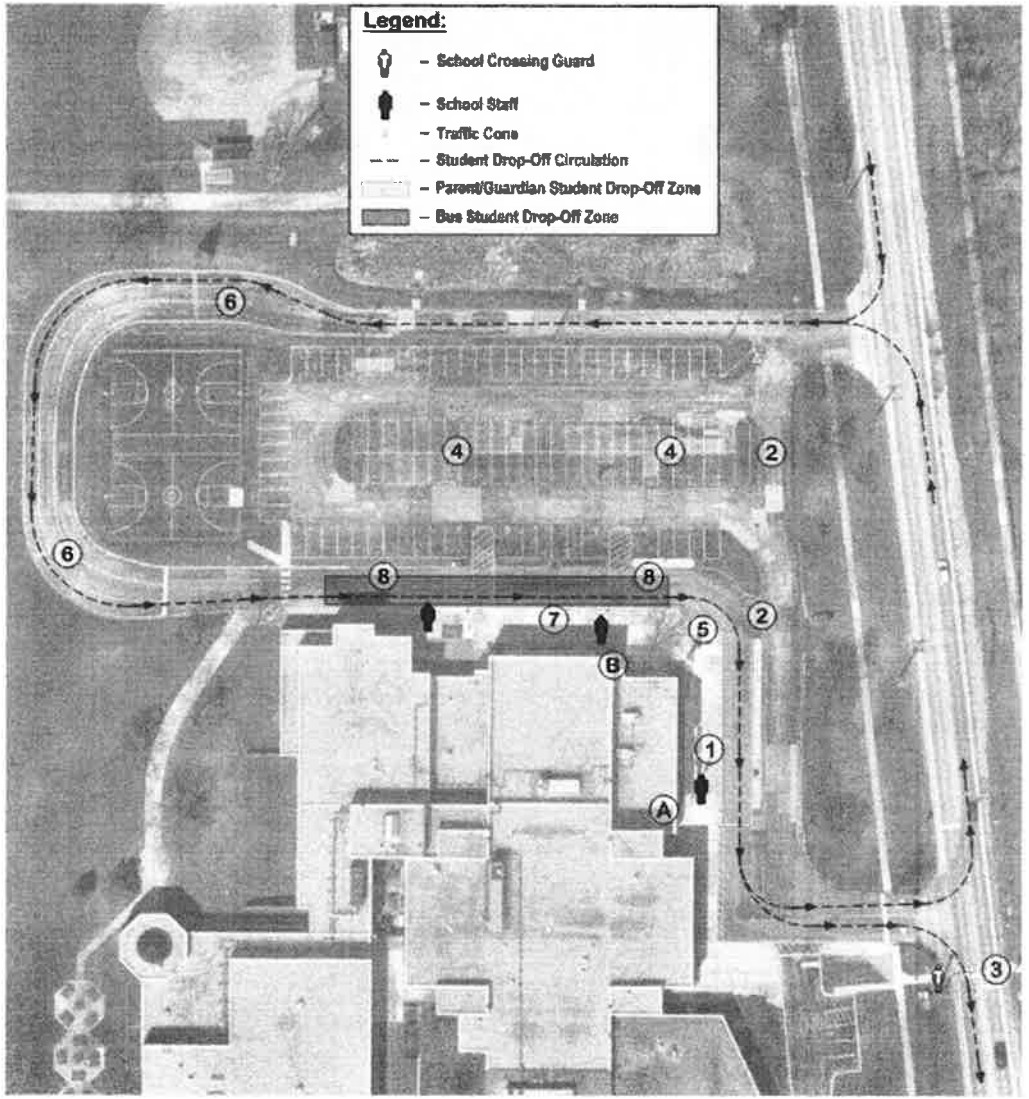

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

Wood Oaks Goals

- Increase parking for staff and after school events

- Move buses out of drop off/pick up
  - Allows buses to leave sooner:
    - Increase bus ridership
    - Decrease drop off/pick up

- Existing Parking lot in need of repair



Parking Needs – Stacking – Safety

A
- Vehicle crash date provided by IDOT 2017-2021 – 6 crashes on Sanders Road – School data provided 3 reported crashes over the last 3 years.

B
- Overflow stacking on Sanders Road due to not enough on-site space

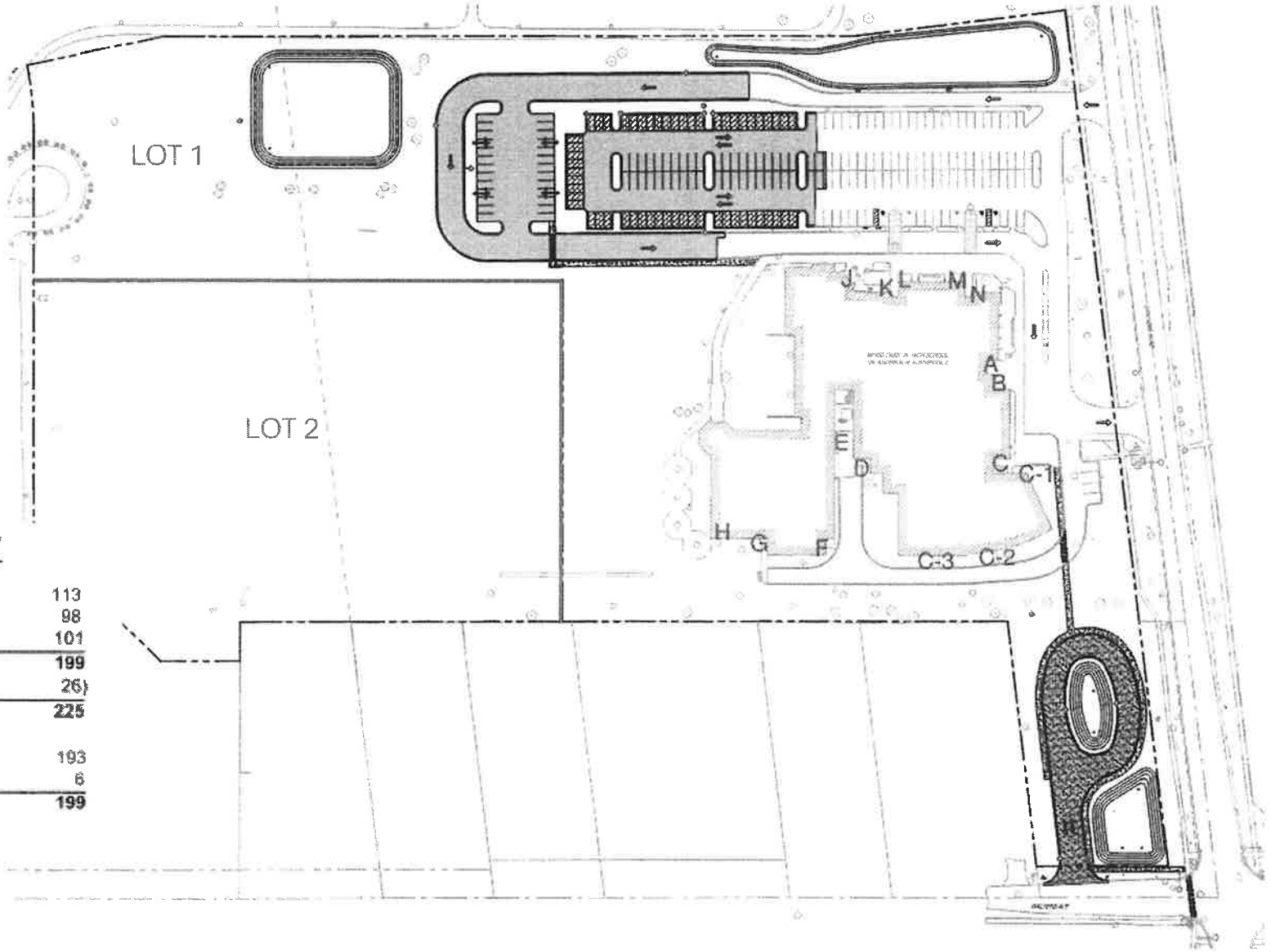
C
- 90+ daily staff members + visitors

D
- Numerous athletic teams, sport events, music ensembles, clubs and activities. Often conflict on the same evening and require parking for families and staff.

E
- The only school in the district that doesn't currently separate bus and parent drop off

#3

Proposed Site Plan



PARKING SUMMARY

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PROPOSED STALLS =	101
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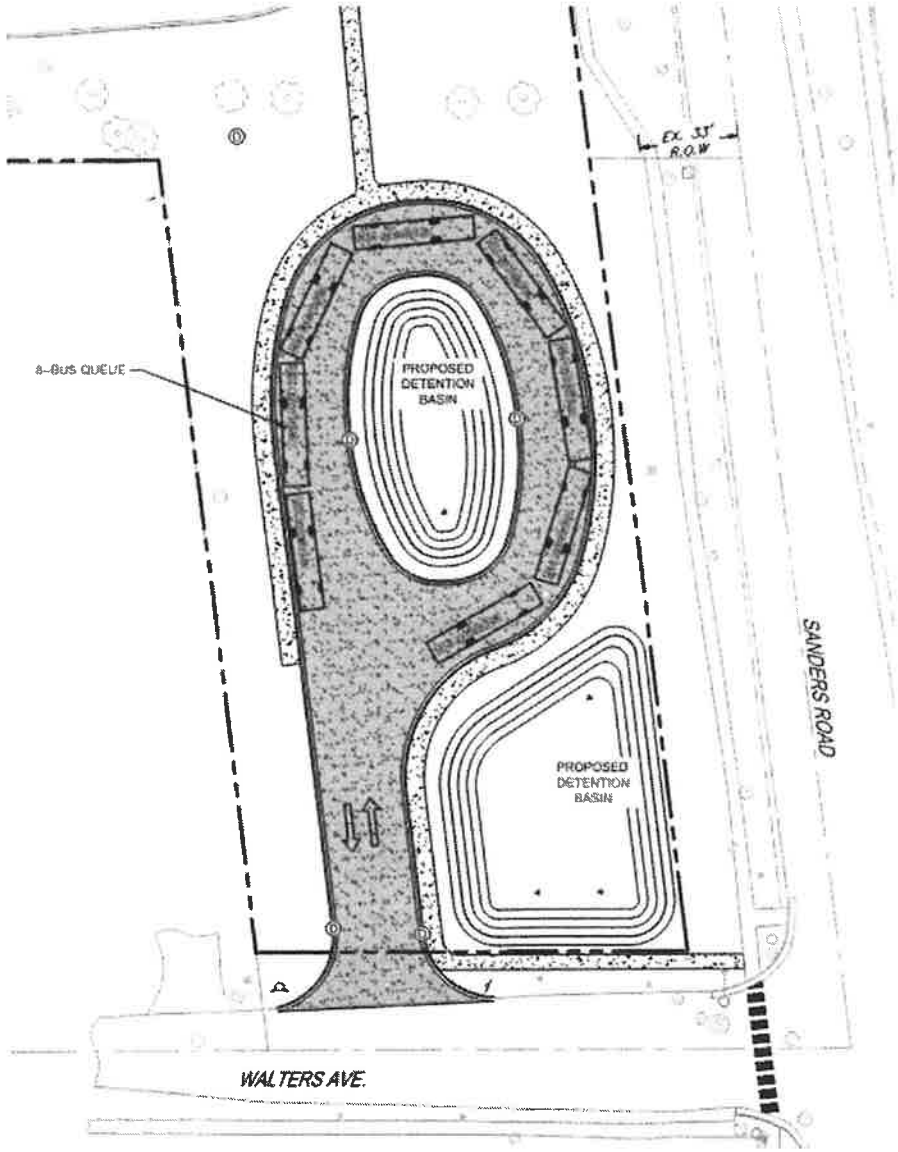
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

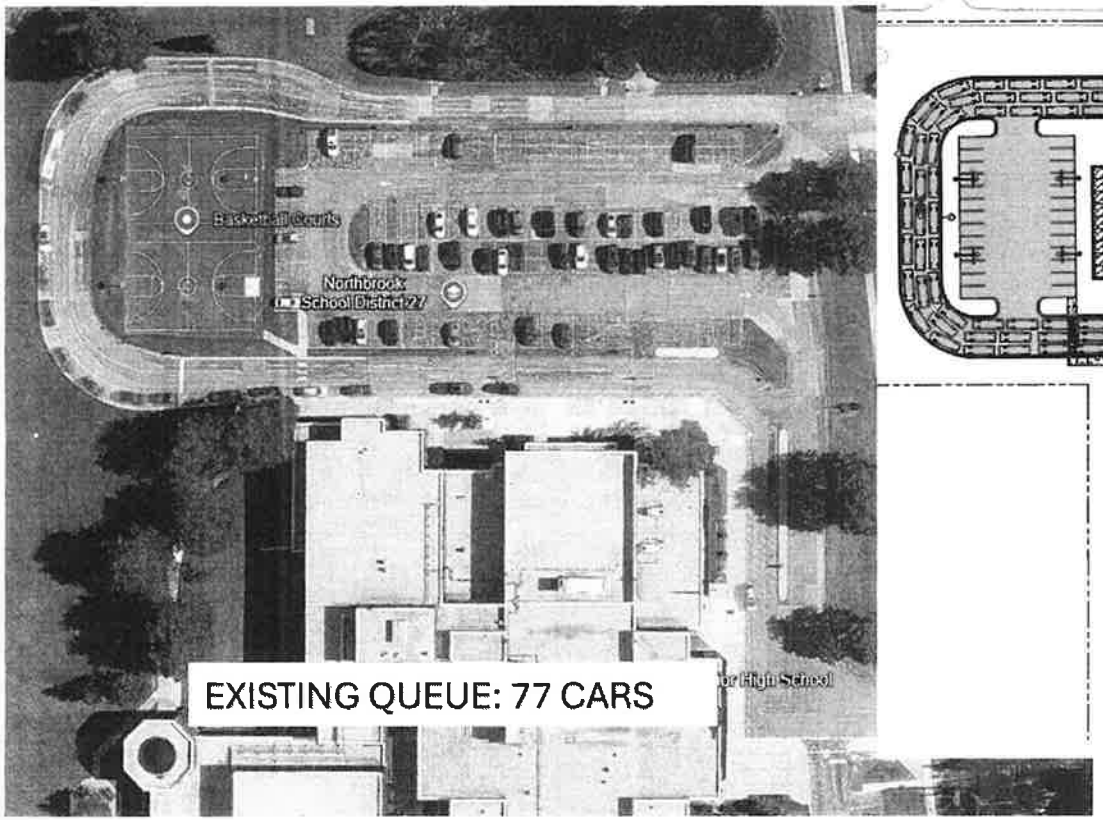
#4

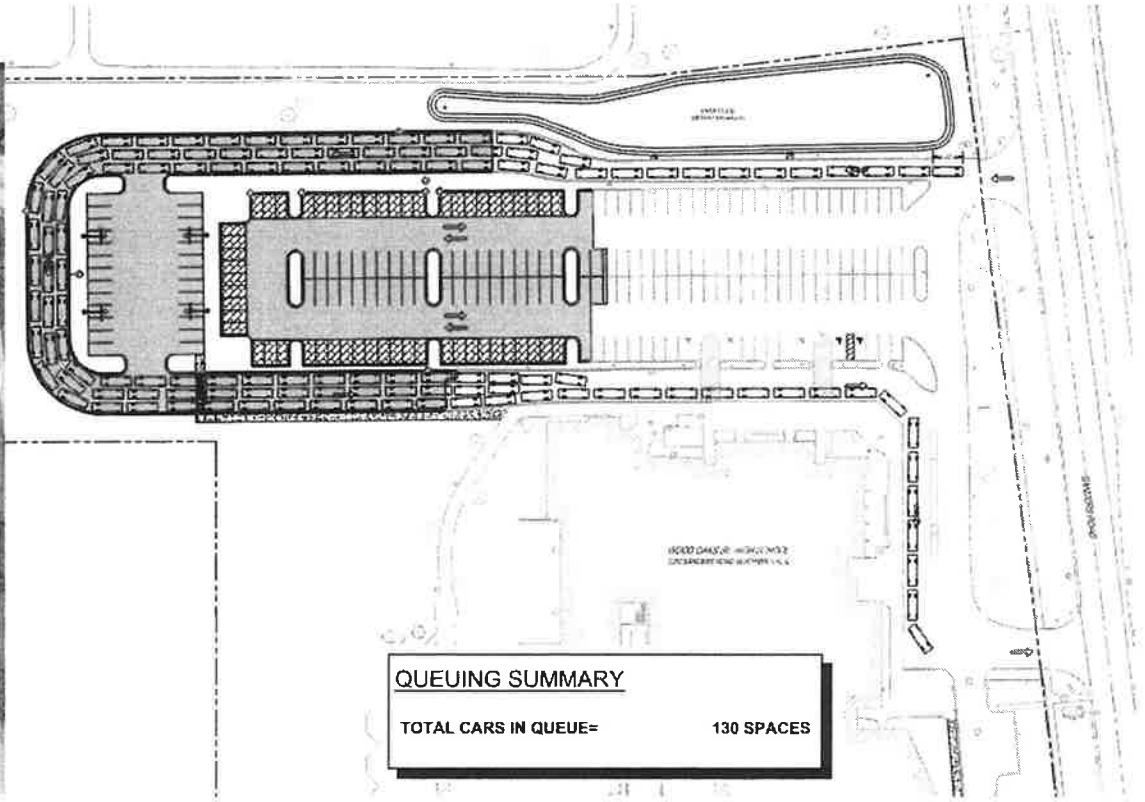
Bus Loop


EX. 33' R.O.W.
8-BUS QUEUE
PROPOSED DETENTION BASIN
PROPOSED DETENTION BASIN
SANDERS ROAD
WALTERS AVE.

#5

Vehicle Stacking





#6

Proposed Sustainability Measures

- Enhanced stormwater management
- Permeable pavers
- Landscape design
- Provisions for EV charging stations
- Upgraded energy efficient LED lighting



#7

Traffic Analysis

- Improvements proposed are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods

A.

- Only 2-3 busses were generally observed dropping off students at once, the proposed loop provides adequate space to minimize any impact to or queuing on Walters Ave.

B.

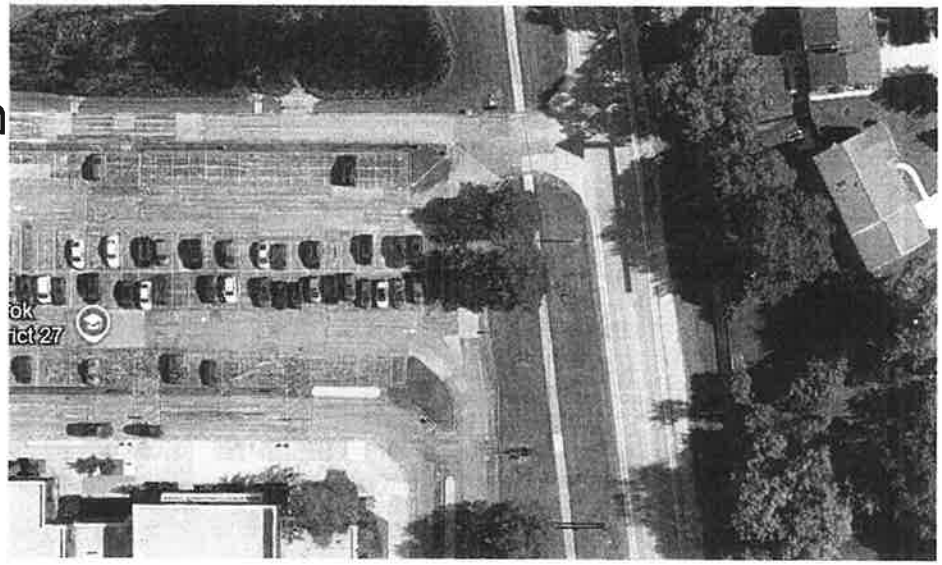
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

C

#8

Future Traffic Improvements

- A Traffic Planning Study prepared as part of this project recommended an auxiliary left-turn lane along Sanders Road at the North Site Access Drive as a future project.



- This will be looked at as a collaborate project with the School District, Village and Cook County which will further alleviate traffic issues in the neighborhood.

#9

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☒ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ Application

Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ Written Explanation of Application Request

Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☒ Proposed Plans

Attach proposed plans for the property sought to be annexed, if applicable.

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Is the property held in trust? □ Yes □ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? □ Yes □ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Consolidate area maintained by school into a school's property

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 1370, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-010

Size of Property: 19,338 SF / 0.44 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 19,338 SF Lot Width: 100 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

{00123519.2}

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Is the property held in trust? □ Yes □ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? □ Yes □ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Consolidate area maintained by school into a school's property

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 1390, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-011

Size of Property: 38,253 SF / 0.88 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 38,253 SF Lot Width: 198 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

Now come the undersigned Petitioners requesting annexation of the parcel of land hereinafter set forth to the Village of Northbrook, County of Cook and State of Illinois.

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:
2) 1370 and 1390 Sanders Road Northbrook, Illinois 60062
(collectively "***Property***") Also attach legal description and survey)
3) The undersigned certify [Check One]

☒ There are no electors residing on the Property.

☐ 51% or more of the electors residing on the Property have joined in this petition by signing below.

4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.
5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.
6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and
b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☒ There are no electors residing at the property.

Subscribed and sworn to before me this 8th day of December 2025

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

Marianne K. Schachte
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

{00123519.2}

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me
this 8th day of December 2025

Marianne K. Schachte
Notary Public

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

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

Applicant Information

Legal Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Primary Contact Person

Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Ste. 325

City, State, Zip Lisle, IL 60532

[redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 1250 Sanders Road, Northbrook IL

Property Index Numbers: 04-07-300-026, 04-07-300-027, 04-07-300-010, and 04-07-300-011

Size of Property: 8.61 Acres (PIN: 04-07-300-026), 8.32 Acres (PIN: 04-07-300-027), 0.44 Acres (PIN: 04-07-300-010), 0.88 Acres (PIN: 04-07-300-011) (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: Institutional Facility (PIN: 04-07-300-026) Open Space/Outdoor Recreation (PIN: 04-07-300-027) Single Family (PIN: 04-07-300-010 & 04-07-300-011)

Current Zoning: IB (PIN: 04-07-300-026), OS (PIN: 04-07-300-027), and Unincorporated (PIN: 04-07-300-010 & 04-07-300-011)

Current Use of the Property: _____

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☒ Annexation (*separate form required*)
- ☒ Rezoning from OS to IB
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☒ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **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.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **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. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio
Address 1250 Sanders Road
City, State, Zip Northbrook, IL 60062
[redacted]

Proposed Property Owner Information

Legal Name: Same as current

Primary Contact:
Address
City, State, Zip
Phone No.
Email

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 ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☒ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☒ Annexation Worksheet
- ☒ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☒ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☒ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

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 ____ 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** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations
Signatures of Property Owner(s): _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations **Property Address:** 1250 Sanders Road, Northbrook IL
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Comprehensive Plan Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Trend of development

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

b. Property value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

c. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

d. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

e. Orderly development of adjacent properties

The amendment supports orderly development by addressing existing deficiencies and aligning site infrastructure with current needs. Improved circulation and parking management reduce off-site impacts and help ensure that adjacent properties are not adversely affected by congestion or unsafe conditions.

f. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

g. Ingress, egress, and traffic conditions

Adequate ingress and egress will be provided through redesigned traffic loops and a separated bus circulation system. A traffic study has confirmed that the proposed improvements will significantly reduce congestion and improve safety along Sanders Road, particularly during peak arrival and dismissal periods.

h. Utilities and public services

The subject property is fully served by existing utilities and public services. The proposed improvements include upgraded stormwater management, lighting, and EV charging infrastructure.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community needs

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s)**: IB Institutional Building; OS Open Space; Unincorporated Parcels
- ☑ **Specify Requested Zoning District(s)**: Lot 1 zoned IB Institutional Building and Lot 2 OS Open Space
- ☑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

j) The community need for the proposed map amendment and for the uses and development it would allow.

Rezoning & Zoning Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Existing uses and zoning classifications

The subject property is an established institutional use occupied by Wood Oaks Junior High School and the attached District 27 Administration Center. Surrounding properties along Sanders Road and within the immediate vicinity consist primarily of public and institutional uses, including other school facilities, park district properties, and nearby residential neighborhoods that have long coexisted. The property is currently zoned Institutional Building and Open Space. A small portion of the Open Space zoning is proposed to be rezoned to Institutional Building.

b. Trend of development in the vicinity

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

c. Property Value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

d. Offset by public health, safety, and welfare

The proposed rezoning enables improvements that address documented congestion, emergency access constraints, pedestrian safety concerns, and conflicts between bus and car traffic, directly benefiting students, staff, parents, and the surrounding community.

e. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

f. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

g. Effect on orderly future development

The rezoning supports orderly development by allowing improvements that align the site with its current intensity of use. By addressing parking and circulation needs internally, the proposal minimizes off-site impacts and ensures adjacent properties are not adversely affected by congestion or unsafe conditions.

h. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community need

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

ALTA/NSPS LAND TITLE SURVEY

PIN NO.: 04-07-300-026
PIN NO.: 04-07-300-027
PIN NO.: 04-07-300-010
PIN NO.: 04-07-300-011

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE NORTH 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID, THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 96 DEGREES 55 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID, THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.62 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13526275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST OF A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13526275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

BASIS OF BEARINGS
BEARINGS SHOWN HEREON (N 42°E) ON ILLINOIS STATE PLANE COORDINATES (ONE UNIT = 1.0)

LEGEND
EXISTING AIR CONDITIONER
EXISTING BOLLARD
EXISTING CLEAN OUT
EXISTING FLAG POLE
EXISTING HANDHOLE
EXISTING LIGHT POLE
EXISTING CABLE TV PEDESTAL
EXISTING ELECTRIC PEDESTAL
EXISTING TELEPHONE PEDESTAL
EXISTING HYDRANT
EXISTING TRAFFIC CABINET
EXISTING FIRE ALARM BOX
EXISTING MANHOLE
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING SANITARY MANHOLE
EXISTING STORM CATCH BASIN
EXISTING STORM WATER INLET SECTION
EXISTING STORM INLET
EXISTING STORM MANHOLE
EXISTING MAILBOX
EXISTING WATER MANHOLE
EXISTING WATER VALVE
EXISTING WATER VALVE & VAULT
EXISTING BUILDING LINE (NON-LEAD TREE)
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING GAS METER
EXISTING TELEPHONE BOX
EXISTING POWER POLE
EXISTING IRON WIRE
PARCEL LINE
RIGHT OF WAY LINE
CENTER LINE OF RIGHT OF WAY
EXISTING SANITARY LINE
EXISTING STORM LINE
EXISTING WATERMAIN LINE
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING OVERHEAD WIRES
EXISTING CABLE TV LINE
EXISTING TELEPHONE LINE
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING IRON POST
EXISTING CONCRETE
EXISTING CONTOUR MAJOR (1.00)
EXISTING CONTOUR MINOR (1.00)
EXISTING BUILDING
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT



LOCATION MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 5, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBERS 04-07-300-026, 04-07-300-027, 04-07-300-010 AND 04-07-300-011 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: EASEMENT DATED APRIL 10, 1962 AND RECORDED APRIL 27, 1962 AS DOCUMENT NO. 18460478 MADE BY JAMES E. SCHWEIZER TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 9: EASEMENT DATED APRIL 23, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151923 MADE BY CHARLES GRIGSBY, ET AL. TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOCUMENT NOT LEDGIBLE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY AS DEPICTED PER DOCUMENT NO. 0527031765

5. SCHEDULE B ITEM 10: EASEMENT DATED APRIL 28, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151924 MADE BY RICHARD DEAN ALLEN TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 11: PLAT OF EASEMENT FOR TRAFFIC CONTROL BOX RECORDED APRIL 12, 1976 AS DOCUMENT NO. 23447998 IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 12: WATER MAIN EASEMENT DATED SEPTEMBER 12, 1977 AND RECORDED NOVEMBER 10, 1977 AS DOCUMENT NO. 24189071 MADE BY MARILYN HOWARD AND EVELYN MISSNER TO VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

8. SCHEDULE B ITEM 13: AGREEMENT FOR FIRE LANE EASEMENT DATED DECEMBER 16, 1996 AND RECORDED JANUARY 21, 1997 AS DOCUMENT NO. 97042161 MADE BY AND BETWEEN THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT NO. 27 AND VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

9. SCHEDULE B ITEM 14: NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 11, 2006 AND RECORDED SEPTEMBER 27, 2006 AS DOCUMENT NO. 0627017076 MADE BY NORTHBROOK SCHOOL DISTRICT 27 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. SHOWN ON SAID SURVEY.

NOTES CORRESPONDING TO TABLE A:

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

1250 SANDERS ROAD, NORTHBROOK, IL 60062

1370-1390 SANDERS ROAD, NORTHBROOK, IL 60062

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0069J EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 796,813 SQUARE FEET OR 18.292 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 5: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 104 REGULAR STALLS, 6 ACCESSIBLE STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE IN THE EXACT LOCATION AS INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE AS ACCURATE AS AVAILABLE AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. 1-(800) 6420-1830 DIAL 811 OR 1-800-892-0123 811 or 1-800-892-0123

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: BUYER TO BE DETERMINED
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

REGIONAL LAND SERVICES, LLC.
PROFESSIONAL DESIGN FIRM NUMBER 007006008

12/16/2025
RUDY P. DIXON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026

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

RUDY P. DIXON
035-003832
ROCHELLE, ILLINOIS
PROFESSIONAL LAND SURVEYOR

REV	DESCRIPTION	DATE
0	PRELIMINARY	12/16/25

DRAWN: R. DIXON
DATE: 12/16/25
SCALE: 1" = 50'
CHECKED: R. DIXON
DATE: 12/16/25
PROJECT: 1250 SANDERS ROAD, NORTHBROOK, IL 60062

SURVEYOR NOTES:
1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE INDICATED.
2. BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE COORDINATES (ONE UNIT = 1.0)
3. ALL DIMENSIONS ARE TO THE FACE OF BUILDING UNLESS OTHERWISE INDICATED.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE INDICATED.
5. ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE INDICATED.
6. ONLY THOSE BUILDINGS AND IMPROVEMENTS LOCATED ON THE PROPERTY WERE LOCATED. NO OTHER BUILDINGS OR IMPROVEMENTS WERE LOCATED.

ZONING INFORMATION:
ZONING CLASSIFICATION: M-1 GENERAL MANUFACTURING DISTRICT
SOURCE OF ZONING INFORMATION: VILLAGE OF NORTHBROOK ZONING ORDINANCE
ZONING REPORT DATE: 12/16/2025
ZONING REPORT PROVIDED BY: REGIONAL LAND SERVICES, LLC.
ZONING REPORT NUMBER: 1250 SANDERS ROAD, NORTHBROOK, IL 60062

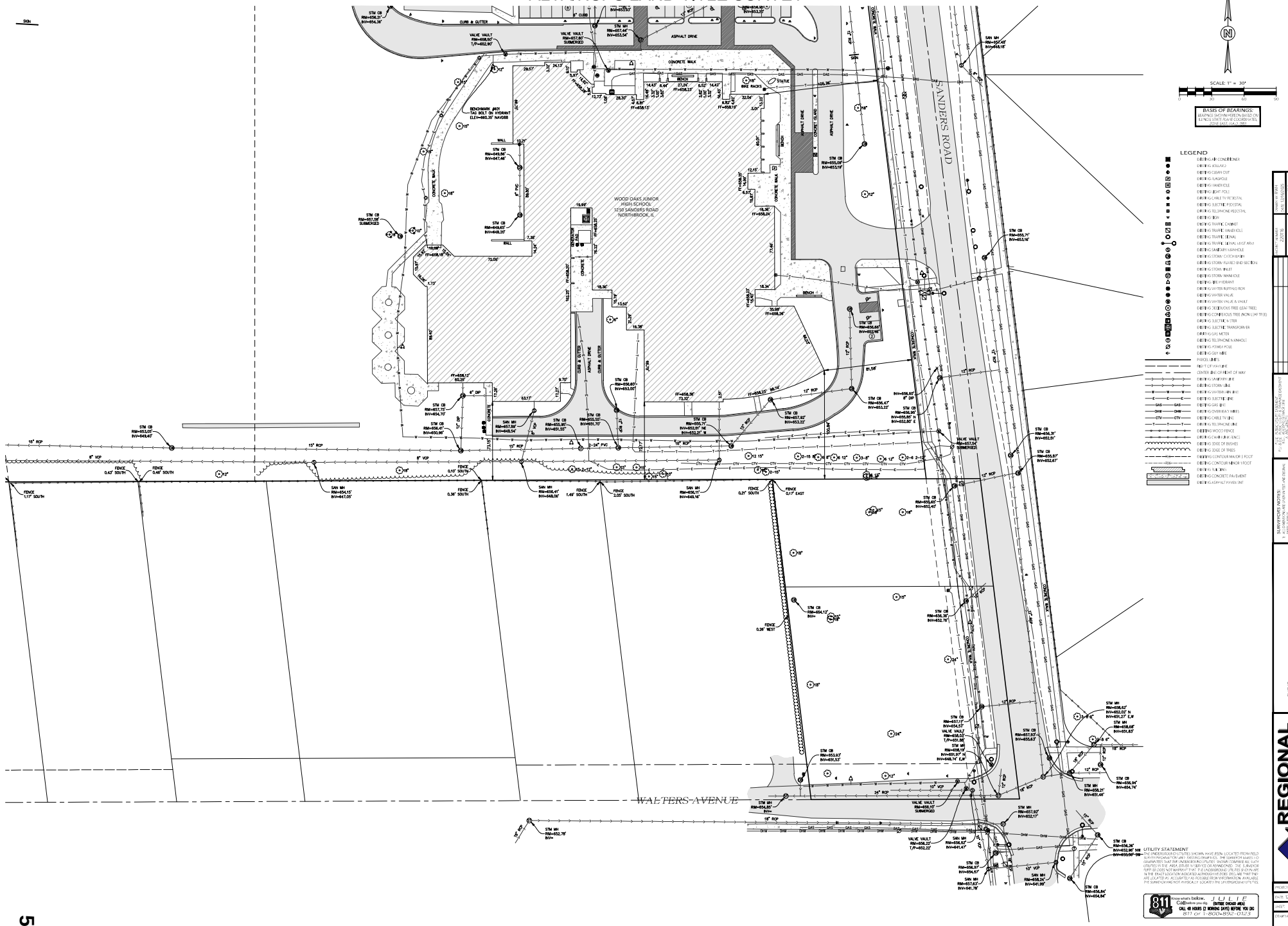
CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220178
DATE: 12/16/2025
SHEET: 1 OF 5
DRAWING NUMBER: ALTA

524

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. (811 OR 1-800-892-0123) FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
4. ALL DISTANCES ARE MEASURED TO THE NEAREST 0.01 FOOT.
5. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD 83(2011) U.S. SURVEY FEET.
6. ALL ANGULAR MEASUREMENTS ARE TO BE TURNED TO THE NEAREST 1 SECOND.
7. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
8. ALL DISTANCES ARE MEASURED TO THE NEAREST 0.01 FOOT.
9. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NAD 83(2011) U.S. SURVEY FEET.
10. ALL ANGULAR MEASUREMENTS ARE TO BE TURNED TO THE NEAREST 1 SECOND.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

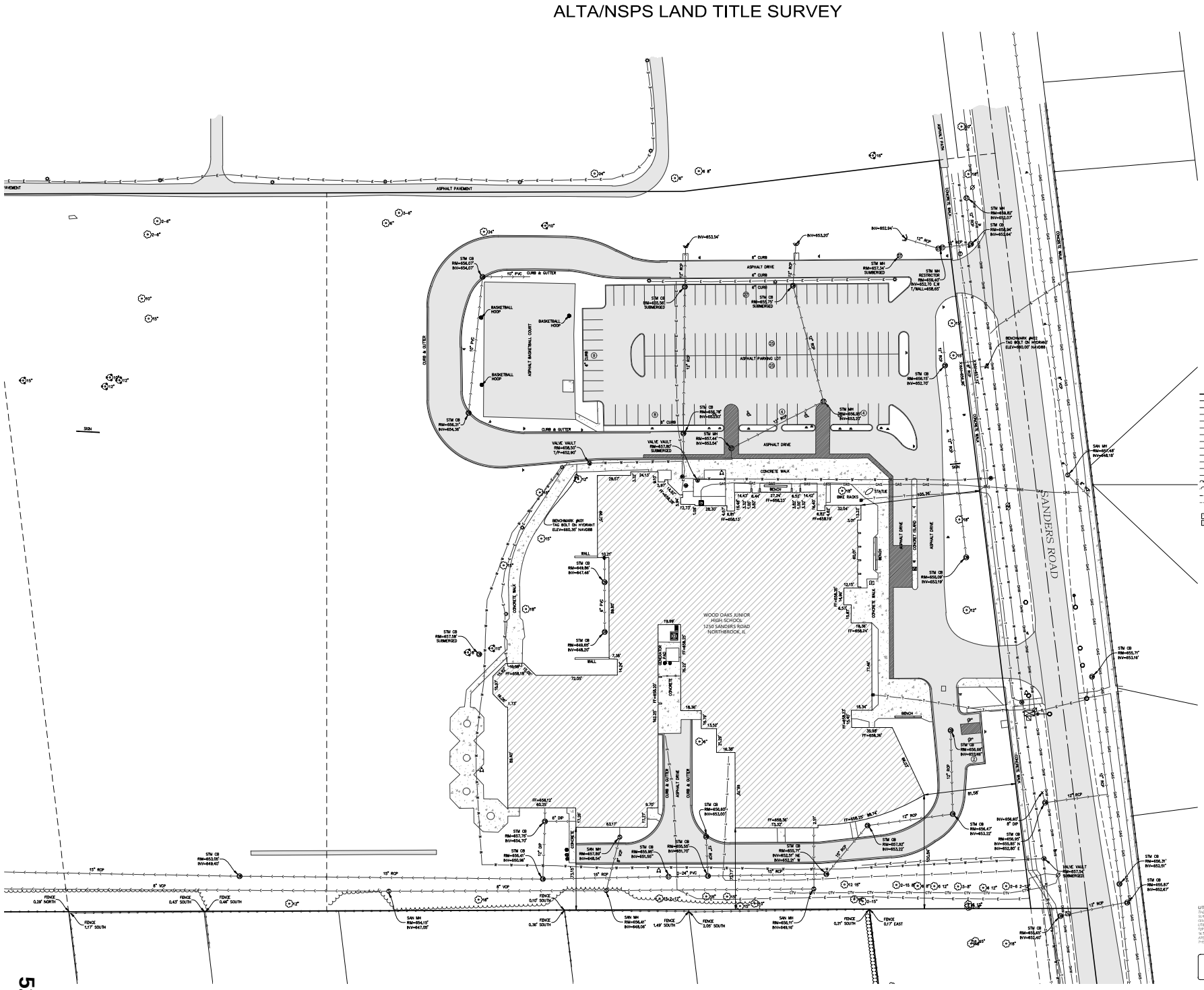
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	ADDED TOPO	12/16/25
2		
3		
4		
5		

DRAWN BY: RSH
CHECKED BY: MTD
SCALE: 1" = 30'
DRAWING NO.: 220116
ALTA/NSPS LAND TITLE SURVEY
150 SANDERS ROAD
NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 2 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION LOT LINES SHOULD BE ESTABLISHED BY A SURVEYOR.
3. ONLY VISIBLE UTILITIES ARE SHOWN.
4. NO EASEMENTS, RESTRICTIONS, BUILDING LINES OR OTHER AGREEMENTS ARE SHOWN UNLESS SPECIFICALLY REQUESTED BY CLIENT.
5. UNDERGROUND UTILITIES SHOWN ARE FROM FIELD LOCATIONS AND/OR PLANS PROVIDED BY OTHERS. CONTACT J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR FIELD LOCATIONS.
6. ONLY THOSE RECORDED EASEMENTS AND AGREEMENTS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE ARE SHOWN.
7. THE SURVEYOR HAS NOT ABSTRACTED THE TITLE FOR EASEMENTS OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE USE OF THIS PROPERTY.
8. THE SURVEYOR HAS NOT PERFORMED ANY ENVIRONMENTAL INVESTIGATION OR SURVEY OF THIS PROPERTY.
9. THE SURVEYOR HAS NOT PERFORMED ANY INVESTIGATION TO DETERMINE THE EXISTENCE OF WETLANDS ON THIS PROPERTY.
10. THE SURVEYOR HAS NOT PERFORMED ANY INVESTIGATION TO DETERMINE THE EXISTENCE OF UNDERGROUND STORAGE TANKS ON THIS PROPERTY.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES REPRESENT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL OR VISIT (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

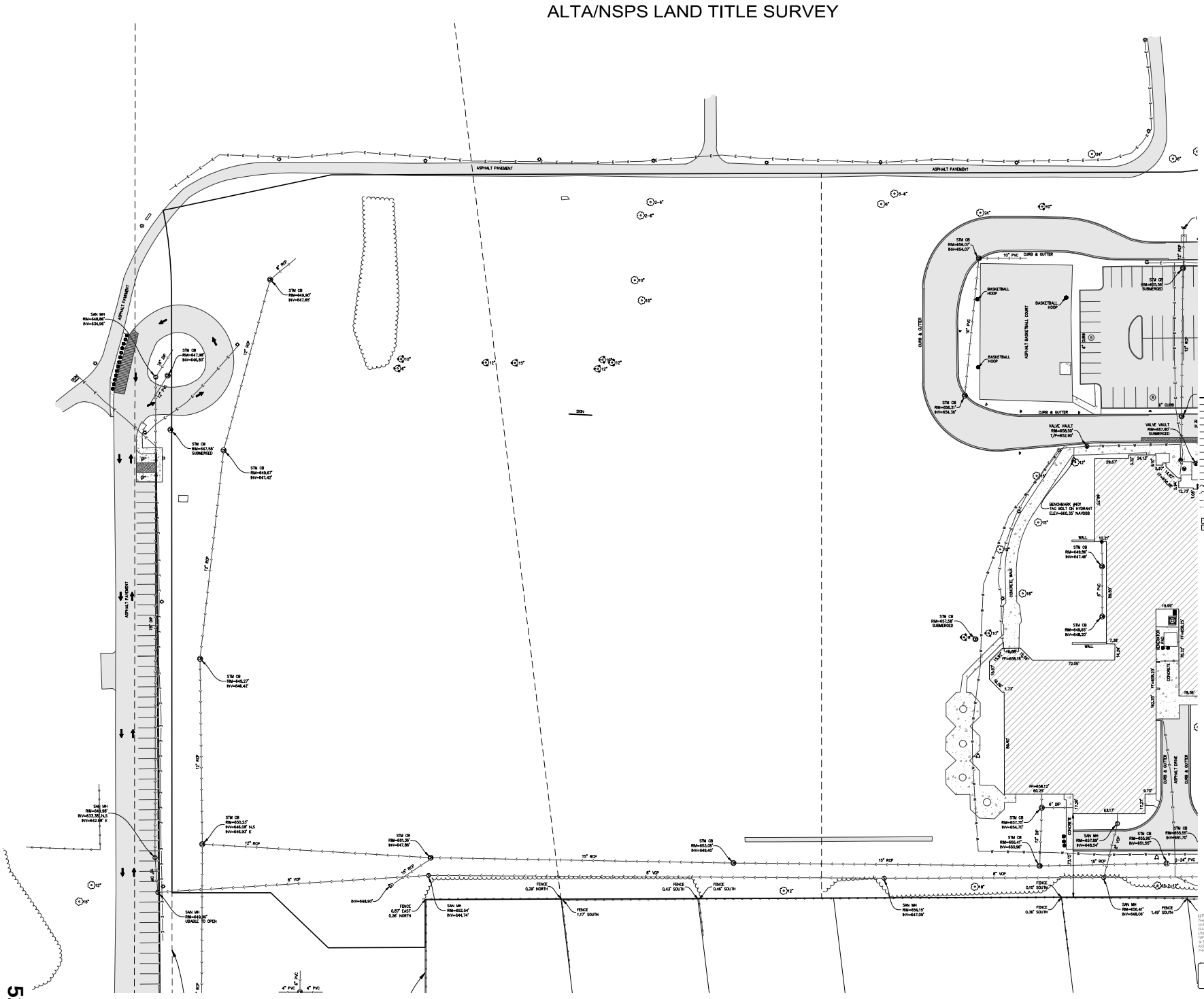
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 3 OF 5
DRAWING NUMBER: ALTA

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT	10/30/25
2	ADDED TOPO	12/16/25

DRAWN BY: RSH
CERT. NO.: 035-006285
CHECKED BY: BPD
CERT. NO.: 035-006285
SCALE: 1" = 30'
DRAWING NO.: 220116-ALTA
PROJECT NO.: 220116
DATE: 12/16/2025
CLIENT: CAGE CIVIL ENGINEERING
ADDRESS: 1250 SANDERS ROAD NORTHBROOK, IL 60062

ALTA/NSPS LAND TITLE SURVEY

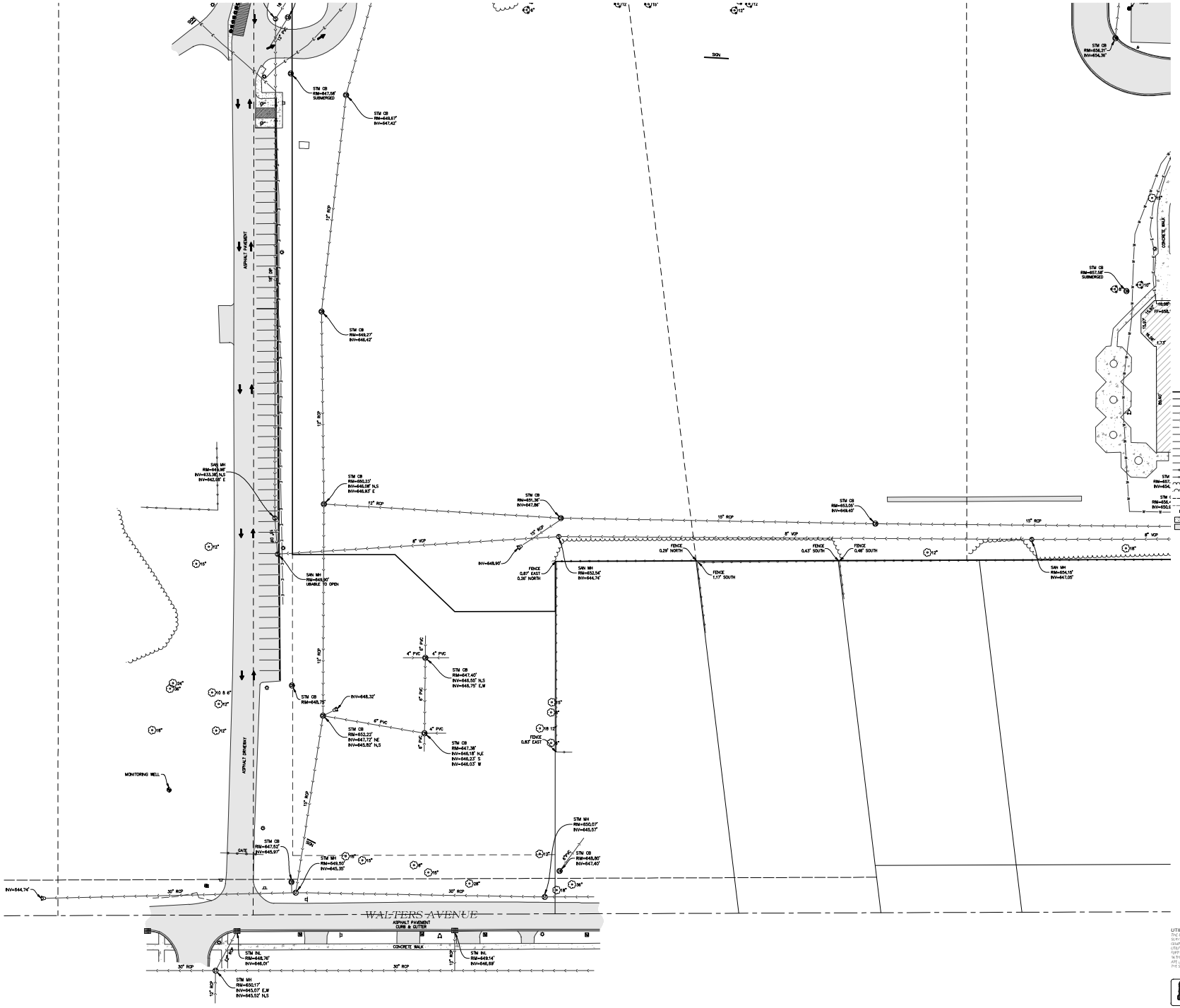


CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. (811 OR 1-800-892-0123) FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
4. ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. ONLY VISIBLE ENCROACHMENTS ARE SHOWN.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD LOCATION OF VISIBLE APPURTENANCES AND/OR PLANS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT COMMENTS	12/16/25
2		
3		
4		
5		

DRAWN BY: KEVIN
CHECKED BY: MATT SCHLAUCH
FIELD WORK COMPLETED ON: 12/05/2025
DRAWING STATUS: FOR REVIEW
SCALE: 1" = 30'
PROJECT #: 220116

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0017

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 5 OF 5
DRAWING NUMBER: ALTA

Northbrook School District 27 - Wood Oaks Jr. High Narrative

Wood Oaks Jr. High, located at 1250 Sanders Road in Northbrook, Illinois, was originally built in 1972, with additions built in 1991, 1992, and 2006. The original construction included a 65,000 square foot school, parking for approximately 100 vehicles, and a bus/car drop-off lane. Since that time, Wood Oaks has seen three building additions, effectively doubling the square footage of the actual building to over 130,000 square feet, with no additional square footage added to the parking lot. Through the decades, the total number of staff accessing the school building has increased, including teachers, support staff, and administrative staff. The Administration Center is attached to Wood Oaks Junior High School. The junior high currently supports 85-90 staff members on a daily basis, plus visitors. The junior high serves approximately 450 students in grades 6-8. About 40% (approx. 200 students) take one of eight school buses that serve the school, and the remaining students either walk, ride their bikes, or are picked up/dropped off by car. The majority of the non-bus riders are picked up/dropped off by car. Depending on the school schedule, holiday breaks, and/or inclement weather, the car and bus traffic creates congestion, often with the overflow spilling out onto Sanders Road, causing further congestion and potential safety issues on a major North/South county road. Wood Oaks Junior High is the only school building in the school district that currently does not separate car and bus traffic for arrival and dismissal times, further adding to the congestion and overflow onto Sanders Road.

Students participate in eighteen different athletic teams year-round. There are six different music ensembles and numerous after-school clubs and activities. The need for increased parking can be seen daily as parents arrive to watch their children participate in these different activities, while school staff vehicles remain parked after hours. Wood Oaks is a busy campus from the first student arrivals at 7:30 am too well after dark.

In addition, the school hosts more than a dozen events requiring parking for 100 to 300 families; this is in addition to the school staff requiring a parking space. Custodial staff must assist in parking vehicles inside the bus/car lane. Sometimes, late-arriving vehicles block access for emergency vehicles. There are over thirty-six sports events needing adequate parking, which can occur at any time of the year as the school hosts both indoor and outdoor competitions.

As previously mentioned, parent drop-offs and pickups have increased dramatically. Any inclement weather, rain, cold, or snow, increases the need for more traffic holding capacity. The current lot has only a few spaces to spare once all staff arrive for work each day. Wood Oaks also hosts parking for Park District events, and it acts as a spare lot for Northbrook Days.

This use has deteriorated the parking lot surface and infrastructure to the point of needing to be completely replaced. Understanding the current needs of the school, District 27 has engaged CAGE Civil Engineering to design a new parking area, enlarge the current traffic loop, and create a separate bus loop on D27 property at the corner of Sanders Road. and Walters Ave. This redesign will more than double our current parking capacity. It will also bring the school up to the current zoning code parking requirements. A traffic study was performed to assess the

need for more car capacity. The redesigned traffic loop will accommodate even the busiest parent drop-off day.

Included in this redesign are increased stormwater detention, EV charging stations, improved LED lighting, and Crisis Prevention Through Environmental Design (CPTED) for added safety measures. Every improvement made to the Wood Oaks parking and traffic infrastructure increases the safety level for students, staff, and parents. The increased traffic capacity and bus/car separation will greatly improve traffic flow and accident avoidance on and off of Sanders Road. Frustrated parents will not be inclined to drop students off inside the parking lot or park in the surrounding neighborhood streets. Bus ridership may actually increase as students will no longer have to wait to board buses after all car traffic has finished loading. District 27 also acknowledges the need for sustainability and green space. CAGE Civil Engineering has been directed to provide options for paver-surfaces, bioswales, and other green space opportunities as budgeting and Metropolitan Water Reclamation District (MWRD) requirements allow.

This parking infrastructure project will improve safety for all District 27 stakeholders, and it will serve the families of District 27 as well as various user groups, including the Northbrook Park District and Village of Northbrook. These improvements are an investment for the community for many years in the future.

Sustainability Addendum Response

Wood Oaks Junior High School – Northbrook School District 27

The proposed parking and site improvements at Wood Oaks Junior High School have been planned with a strong emphasis on sustainability, environmental stewardship, and alignment with the Village of Northbrook's Climate Action Plan goals.

District 27 has acknowledged the importance of incorporating sustainable and green infrastructure where feasible. As part of the project design, CAGE Engineering evaluated opportunities for enhanced stormwater management, including increased on-site above ground detention, the use of permeable paver pavement systems, bioswales, and other green space strategies as permitted by site constraints, budget considerations, and Metropolitan Water Reclamation District (MWRD) requirements.

Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12) canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

03.10.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat: Based on the DPS response from the applicant, dated 1-21-26 – it appears that the applicant wishes to resubdivide the property as opposed to consolidate:
   a) Confirm if the applicant will resubdivide the four PINs into two lots. The engineering plan lot lines do not match the Plat.
   Response: Correct, per our discussion, the four PINs (Parcels A, B, C and D) will be resubdivided into Lots 1 and 2.
   b) If yes, prepare a Final Plat of Subdivision showing proposed lots. See Final Plat Worksheet attached.
   Response: Final Plat of Subdivision is included in this resubmittal.

2) Rezoning Worksheet: Revise the worksheet and note the requested zoning district for the proposed lots. Revise worksheet statements as applicable. See a copy of the worksheet attached.
   Response: Revised Rezoning Worksheet is included in this resubmittal.

3) Annexation: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: Revised Petition for Voluntary Annexation is included in this resubmittal.

4) Legal Description: Confirm and submit a Word document with the existing legal description and post-subdivision legal description of the Subject Property.
   Response: Existing legal description is enclosed. Per our surveyor and previous discussion, the post-subdivision legal descriptions for Lots 1 and 2 will be created after recording.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as “TBD”. Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items and submit.
Response: Surrounding PIN list was verified and revised accordingly.

6) The project narrative and the sustainability response mentions ‘EV charging stations’ – confirm if EV charging stations will be installed within the parking lot. If yes, show the location within the parking lot on the site plan.
Response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

7) Parking: The total parking count noted in the parking summary table on the site plans probably accounts for the four spaces along Sanders Road, however those spaces are not shown on the plan. Show the existing and proposed spaces and match the data on the plans. Confirm and revise as appropriate.
Response: The spaces along Sanders Road are now shown on the plans as they should be accounted for as part of the campus parking count.

8) Landscape Plan: Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area.
   a) Given that the landscape buffer distance along the west property line is 15 feet – show and label a fence along the west property line on the site and landscape plan. Provide a detail.
   Response: The landscape buffer has been increased to 20 feet so a fence will not be required per the Type C requirements. Additional plantings have been provided per code.

9) Based on the comments above, match all plans for details.
Response: Plans have been updated accordingly.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

Plan Review	Engineering Code Review / Response 1250 SANDERS RD	Reviewer: Aram Beladi [redacted]

Date Review Completed: 02/09/2026

Instructions:

A. *Return this sheet with the revised drawings / documents to permits@northbrook.il.us*
B. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM.*
C. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*
D. *Identify all drawing revisions with a BUBBLE.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning Review Comments should be directed to [redacted].

Building Code Review Comments

1. Total of 50' ROW dedication required on Sanders Road. 33' required ROW dedication is sufficient on Walters Ave.
Response:

ROW dedication along Sanders Road has been increased to 50'.

2. All above ground detention basins shall be located such that the design high water level is a minimum of 10 feet from any property line, structure, and right-of-way.

Any sharp change in grade adjacent to sidewalk requires a 3' buffer or physical barrier seperating sidewalk and change in grade.
Response:

Setbacks from property lines for detention are maintained at locations adjacent to residential. Buffers near sidewalks are maintained.

3. Extend sidewalk on Walters to connect to corner current presentation shows it dead ending at ROW.
Response:

Sidewalk was added to connect to the sidewalk on Walters.

End of Review Comments

The Design Professional is to complete the follow

Claudia Welp — Claudia Welp

Print Name *Signature*

Date: 03/10/26

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Waiting for tree inventory to be completed. On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. Replacement calculations may change based on the trees being removed. Final tree replacements can be handled at time of permit submittal.
   Response: We are in the process of engaging a certified arborist for the tree survey. This will be updated in the next round of revisions.

2) Plans okay to proceed to plan commission.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:
Civiltech has reviewed the revised Traffic Planning Study prepared by Gewalt Hamilton dated January 20, 2026 along with the associated site plan, disposition of comments, and supporting exhibits for the Wood Oaks Junior High School parking lot expansion project. The previous traffic-related comments have been appropriately addressed. With respect to the recommendations contained in page 21 of the traffic study, Civiltech has the following responses:

1) *Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.*

   Civiltech concurs with this recommendation. Based on our experience, signage will likely need to be occasionally reinforced by school communications and on-site staff to ensure parents and guardians comply.
   Response: This has been updated.

2) *Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.*

   Because this is not a school capacity expansion, traffic volumes will remain relatively stable in the future. Furthermore, the project will improve traffic on Sanders Road by increasing internal queuing space, thus reducing impacts of queues on Sanders Road. Therefore, we agree that adding turn lanes should not be a requirement of the development. We agree with

the traffic study that coordination with Cook County should be considered to incorporate the appropriate modifications into a future roadway project.
Response: Acknowledged.

3) *At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.*

   We concur with this recommendation.
   Response: This has been updated.

4) *A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.*

   We concur with this recommendation.
   Response: This has been updated.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat of Consolidation:
   a) Is the Applicant requesting to combine the open space parcel with the other three parcels as one lot and rezone the consolidated lot/school property to IB Institutional Building District? Confirm.
   Response: We are looking to combine the two southern parcels the parcel entirely. As for the open space parcel, we are looking to take combine around half of the northern portion of the parcel with the three other parcels to make one lot. This is being done due the new parking extension and detention basin encroaching into the existing open space parcel boundary.
   b) Show and label the right-of-way dedication along Walters Avenue and Sanders Road for the two unincorporated parcels. Match all plans appropriately.
   Response: Plat has been revised to show right-of-way dedication along Walters Avenue and Sanders Road, see provided Plat of Consolidation and Civil Engineering Plans.
   c) The legal description noted on page 2 of the plat is describing the existing conditions or the proposed consolidation? Explain.
   Response: The legal description described the existing conditions. The legal description for the proposed conditions will be on the consolidation plat after the subdivision is recorded.
   d) Is the 'Mortgage Certificate' required on the Plat? Who is responsible for signing this certificate?
   Response: The mortgage certificate has been removed from the Plat.

2) Worksheets:
   a) The responses for item no. (i) on the Comprehensive Plan Amendment Worksheet and Rezoning worksheet states that the property is not vacant. Even though that is true for the majority of the property, the complete scope includes the two vacant parcels proposed for the bus turn-around lane. The responses should include elements from

complete scope of work to accurately address the Standards. Revise the documents appropriately.
Response: The responses for item no. (i) have been updated on both worksheets to include the two currently vacant southern parcels.

3) Annexation:
   a) Petition: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: See attached document.
   b) Staff has updated the Annexation Affidavit with the most current information, which is attached. Sign and notarize the document and submit.
   Response: See attached document.
   c) Confirm if 1370 Sanders and 1390 Sanders is tax exempt. If not, submit tax bill from the Cook County Treasurer's Office indicating no current property taxes due and owing.
   Response: Both properties are tax exempt as shown on the Cook County Treasurer's website.

4) Legal Description: Confirm the existing and proposed legal description of the Subject Property. Update the Word document and submit.
   Response: Revised legal descriptions have been submitted.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as "TBD". Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items.
   Response: Surrounding Property PIN List has been updated. Any previous TBD's have been marked as N/A's since more information on those specific PIN's was not able to be found.

6) Parking:
   a) Confirm the total number of existing parking spaces on the property; the number of spaces removed; and new spaces added. Confirm the final proposed total parking count for the permanent parking lot plus the temporary spaces within the basketball court.
   b) Confirm and show the minimum number of handicapped parking stalls per the Illinois Accessibility Code on the site plan for the entire school parking lot.
   Response: Parking summary has been revised to show the number of existing and proposed parking stalls as well as the number of handicapped parking stalls, see sheet C2.0.

7) Landscape Plan:
   a) Label all proposed landscape material with their respective type.
   Response: All labels for construction and installation have been added to the drawings.
   b) Add a column to the Plant List noting the height at maturity for the proposed landscape material.
   Response: A column had been added for maximum height and width.

c) The parking area end cap and island is required to have a minimum width of 10 feet and length of 18 feet. Revise the site plan and landscape plan to show and label the minimum required dimensions. (10-106.F)
Response: Islands and end caps have been updated and plantings revised.

d) A parking area island should be provided 10 parking spaces apart or not more than 90 feet. A section of the parking lot shows that the parking area island is 13 spaces or 117 feet apart. Revise the plan for compliance (10-106.F.1.a.iii)
Response: A parking island has been added.

e) Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area. Label the landscape buffer distance and Type C Standards to show compliance with the requirements [Table 10-106-G(3)(c)].
Response: Table and drawings has been updated. We ask for a waiver for the full transition area landscape requirement. The school board is concerned about views and security related to additional shrub plantings.

8) Lighting Plan:
   a) Confirm if all new proposed outdoor lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast on to any adjacent property or street.
   Response: The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results. These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass. The D-Series also has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.
   b) Based on a response to comment number 1.b. – if the right-of-way dedication shifts the property line, then all plans should be revised including the photometric plan.
   Response: A revised photometric plan has been provided showing the right-of-way dedication.

9) Fence: Is there a fence proposed for this project?
   Response: There are currently no plans for proposed fencing for this project.

10) Signage: Are there any new signs proposed for the school at this time as part of this project?
   Response; There are no new signs proposed for the school at this time. No signs are being removed except for one being salvaged on the west side of the parking lot near the basketball courts.

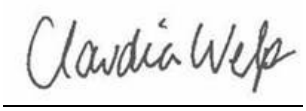
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

12) For your information only: Our records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required.

Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 1

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Use Village details for tree protection, tree planting, shrub planting, and parking island tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   Response: Completed as requested.
2) On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. The table on L2.3 shows Heritage trees being removed. I do not believe there are any Heritage trees being removed. The inventory will verify. Replacement calculations may change based on the trees being removed.
   Response: Replacement trees have been changed to an estimate 50% landmark for now, finals will be updated based on arborist's survey.
3) Verify the proposed tree removals. More trees are shown to be removed on the engineering plans than on the landscape plans. Based on the proposed engineering, it is likely that the removals will follow the engineering plans. Update the landscape plans as needed. Replacement calculations will change based on the additional removals.
   Response: Completed as requested.
4) Label all proposed plantings on the landscape plan with their respective types.
   Response: Completed as requested.
5) Replace Redpointe Red Maple, Shademaster Honey Locust, Red Oak, and Greenspire Littleaf Linden trees with trees off the Village's approved Tree Replacement List. Those 4 trees are listed as overplanted/do not plant.
   Response: Completed as requested.

6) Remove the proposed trees from the center of the new circle drive. This area is proposed to be used for detention.
   Response: Completed as requested.
7) Please include, on the plans, a table showing proposed soil volumes for any island containing trees. The islands should provide adequate soil volume for the proposed tree based on the tree's size at maturity.
   Response: Completed as requested.
8) Proposed evergreens and ornamental trees should be a minimum of 8 foot tall.
   Response: Completed as requested.
9) Enhanced screening on the west side of the proposed circle drive may need to include trees of a columnar variety as to not encroach/grow into the neighbor's tall dense hedge.
   Response: Completed as requested.
10) Additional comments may be forthcoming with future submittals.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments

Dear Swati,

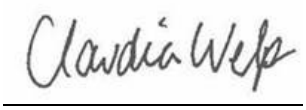
CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:

1) Include a discussion in the traffic study regarding the operation of the proposed school bus drop off accessed from Walters Avenue. Provide information on number of buses anticipated and queuing anticipated within the circular drop off area and on Walters Avenue.
   Response: Refer to revised traffic study for discussion of school bus drop off.
2) Include an updated site plan in the traffic study that matches the current development proposal.
   Response: Traffic study has been revised to include latest site plan
3) Include AutoTurn exhibits showing the paths of buses entering and exiting the drop off area to confirm the design of the proposed driveway on Walters Avenue.
   Response: AutoTurn exhibits showing bus paths as well as bus stacking have been provided, see EX-3 and EX-4.
4) Consider providing an exhibit that shows the stacking space available (using rectangles to represent cars) for both the existing and proposed conditions.
   Response: Stacking exhibits for both the proposed and existing parking conditions have been provided, see EX-1 and EX-4.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

Archived: Wednesday, May 13, 2026 1:14:15 PM
From: Claudia Welp
Sent: Wednesday, May 13, 2026 12:37:07 PM
To: Pandey, Swati
Cc: Kimberly Rio; Kohlstedt, Michaela; Marisa Kolman; Rick Hansen
Subject: RE: Wood Oaks - additional drawing request
Sensitivity: Normal

Beware External Email - Think Before You Act

Hi Swati,

Connecting an additional lane to the north bus loop was also evaluated and determined to not be a feasible solution for the site. This approach would still result in buses and parent vehicles attempting to enter the site from the same location, continuing the intermixing of traffic patterns and not significantly improving the overall circulation objectives of the proposed plan.

In addition, student drop-off locations would need to occur farther from the building or along the backside of the facility, creating concerns related to student supervision, visibility, and overall site security. Students exiting buses in this area may also be required to cross traffic movements to access the building, introducing additional pedestrian safety concerns.

Implementation of this option would also require substantial reconstruction of the existing loop roadway and improvements located on Park District property. This would likely necessitate extensive coordination, additional cost, and the establishment of an intergovernmental agreement between the involved agencies before the improvements could proceed. Given these operational, pedestrian safety, security, and coordination challenges, this alternative was not considered a practical or beneficial improvement to the overall site circulation plan.

Last, as you mentioned, they will still be utilizing the Walters/Sanders traffic light.

Thank you,
Claudia

Claudia Welp
Director of Operations - Illinois
CAGE
M: 815-757-0140
P: 630-598-0007
www.cagecivil.com
Civil Engineering
Land Surveying
Construction Management
Illinois | Colorado | Arizona | Florida | North Carolina

From: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Sent: Monday, May 11, 2026 9:29 AM
To: Claudia Welp <cwelp@cagecivil.com>; Marisa Kolman <mkolman@cagecivil.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Kimberly Rio <rio.k@nb27.org>
Subject: RE: Wood Oaks - additional drawing request

Did the District ever consider extending the parking drive aisle along the NORTH side of the property to the northern portion of the Park District cul-de-sac? That is what the Village was asking in the email below sent on April 30.

While the buses would still require accessing the traffic light eastbound at Walters and Sanders, they would at least be approaching from further west instead of attempting the left turn out of the proposed bus cul-de-sac that results in the buses needing to turn out of the site into the eastbound right turn lane to adequately maneuver to the eastbound left turn lane on Walters. It would also allow for buses on the road to have more than two moving eastbound at the light without impeding other westbound traffic flow given the current proposed proximity to the Walters and Sanders traffic light.

Michaela Kohlstedt, AICP (She/Her/Hers)
Deputy Director | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4057

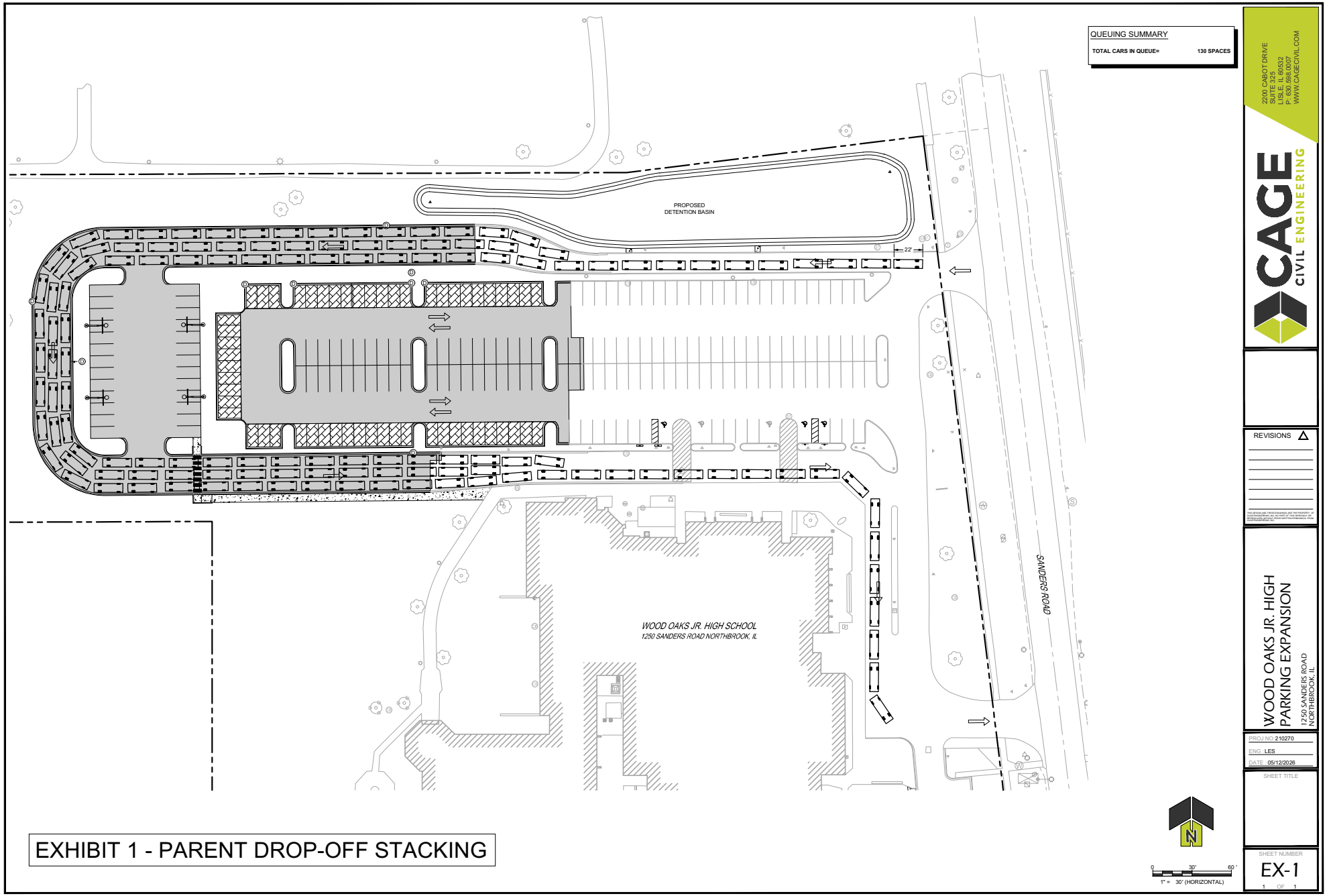


EXHIBIT 1 - PARENT DROP-OFF STACKING

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

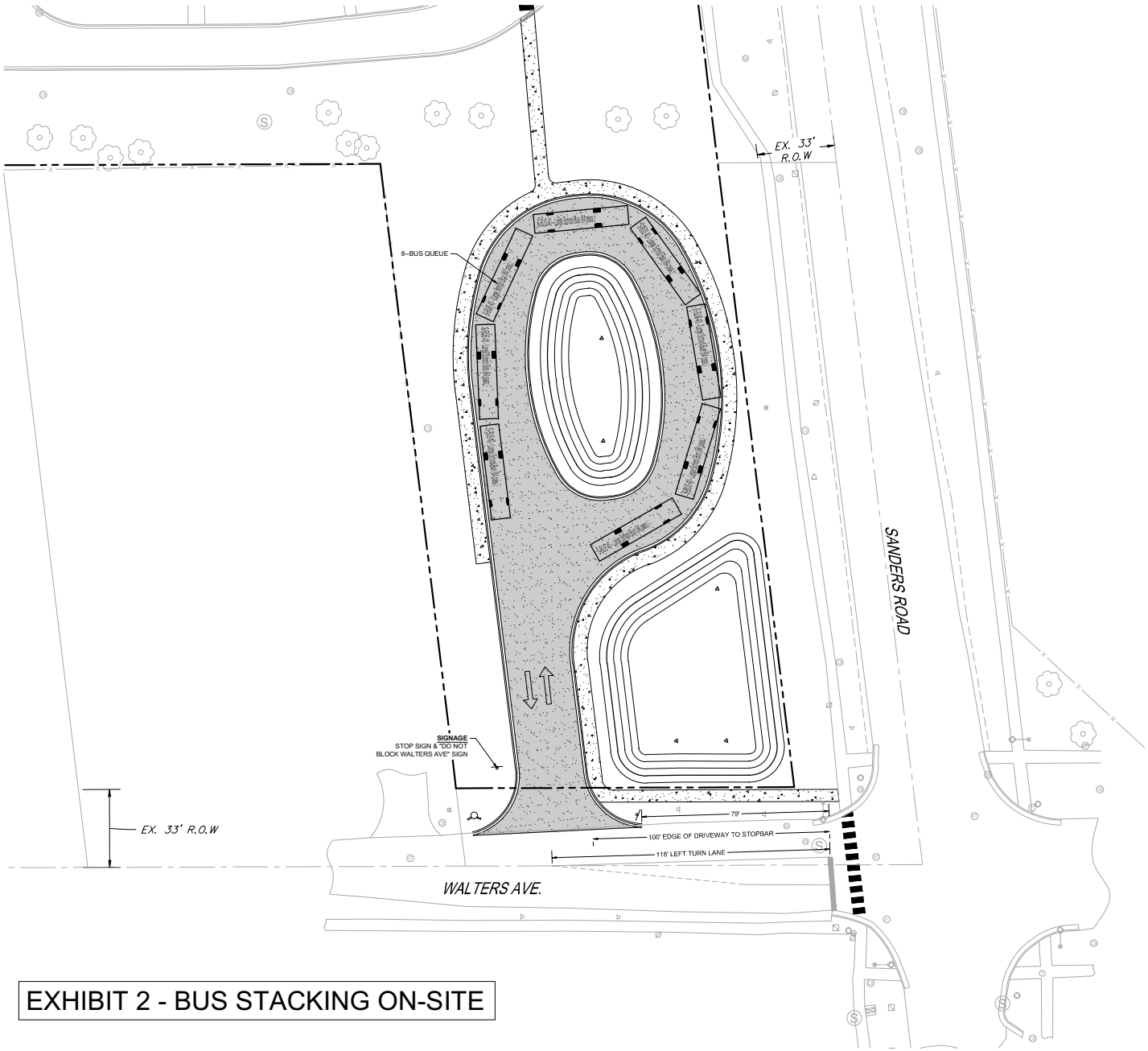
REVISIONS

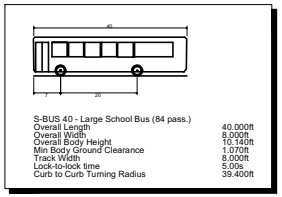
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-1
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 2 - BUS STACKING ON-SITE

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

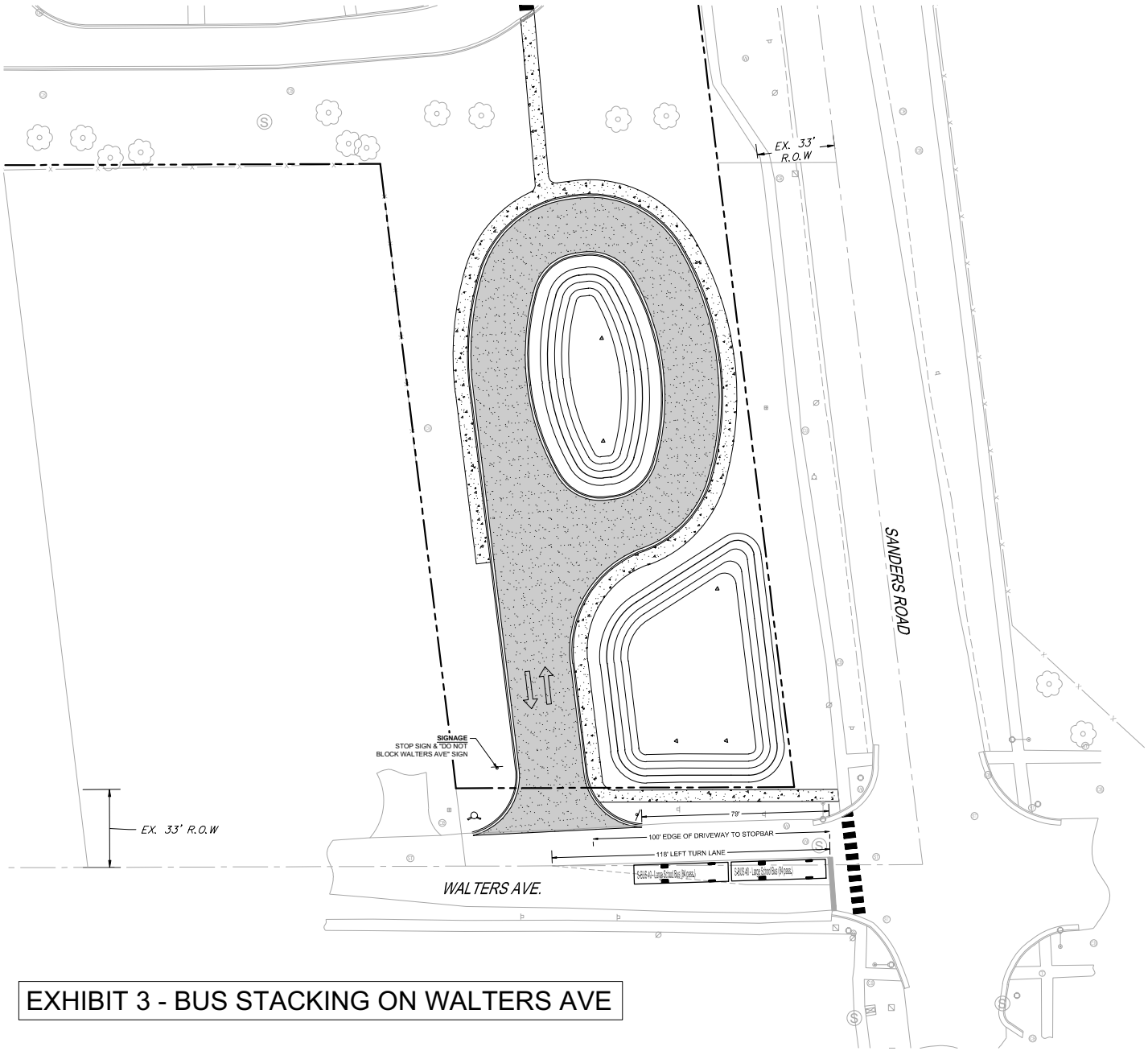
REVISIONS

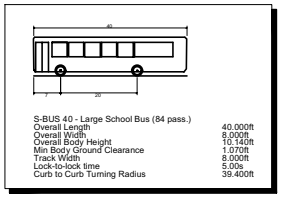
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-2
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 3 - BUS STACKING ON WALTERS AVE

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

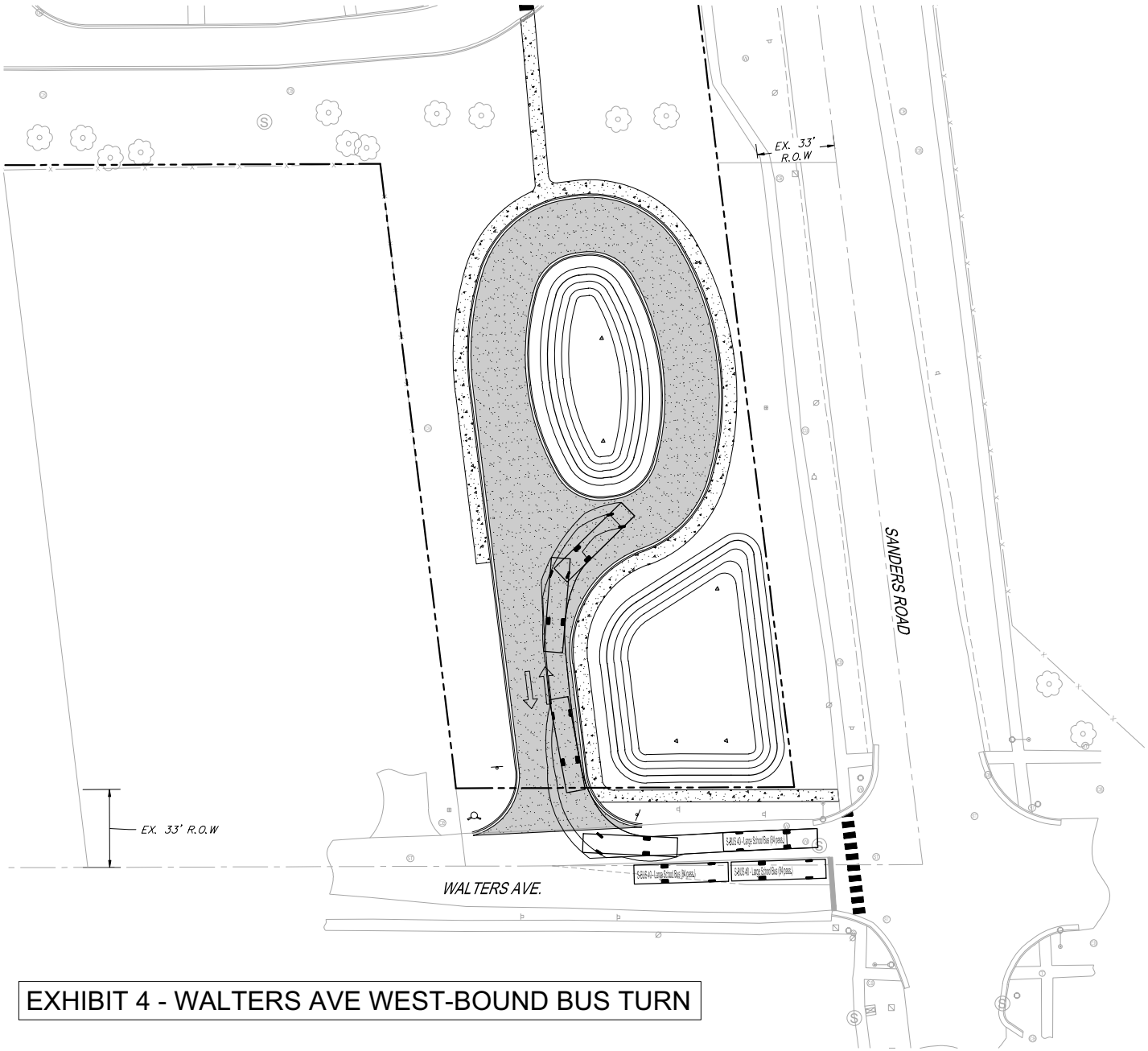
REVISIONS

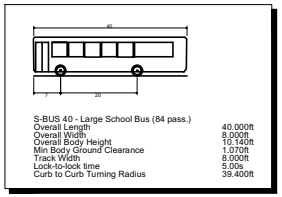
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-3
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 4 - WALTERS AVE WEST-BOUND BUS TURN

0 20' 40'
1" = 20' (HORIZONTAL)

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

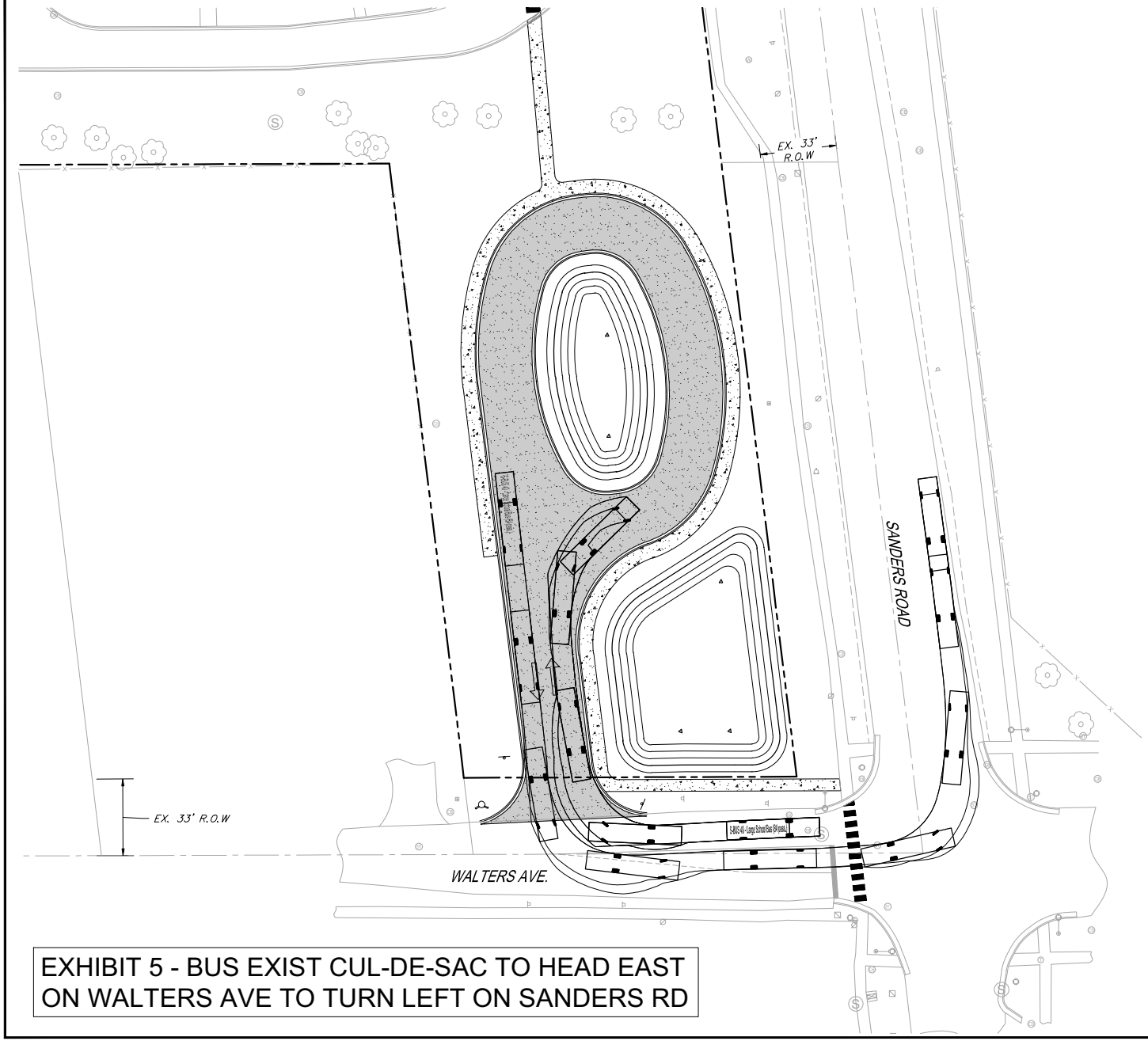
REVISIONS

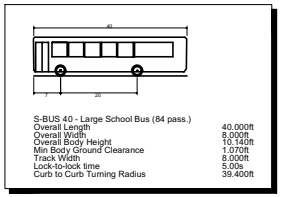
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-4
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 5 - BUS EXIST CUL-DE-SAC TO HEAD EAST ON WALTERS AVE TO TURN LEFT ON SANDERS RD

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-5
1 OF 1

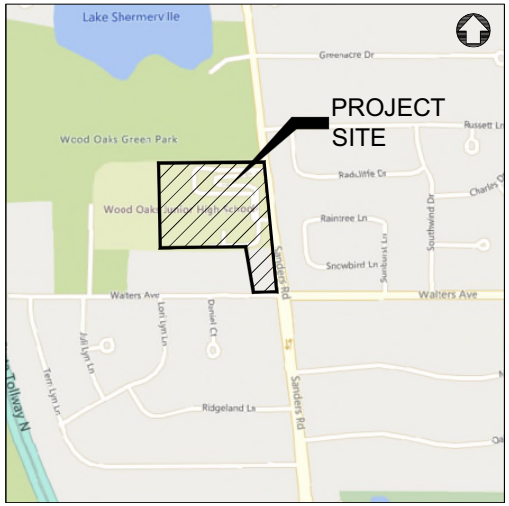
PRELIMINARY ENGINEERING FOR

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS ROAD, 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 - OVERALL
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN - NORTH
C1.2	EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH
C2.0	SITE LAYOUT PLAN - OVERALL
C2.1	SITE LAYOUT PLAN - NORTH
C2.2	SITE LAYOUT PLAN - SOUTH
C3.0	SITE GRADING PLAN - OVERALL
C3.1	SITE GRADING PLAN - NORTHWEST
C3.2	SITE GRADING PLAN - NORTHEAST
C3.3	SITE GRADING PLAN - SOUTH
C4.0	SITE UTILITY PLAN - OVERALL
C4.1	SITE UTILITY PLAN - NORTHWEST
C4.2	SITE UTILITY PLAN - NORTHEAST
C4.3	SITE UTILITY PLAN - SOUTH

LOCATION MAP



SECTION 7, TOWNSHIP 42 N, RANGE 12 E

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- GAS SERVICE
- ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- CABLE LINE
- OVERHEAD UTILITY LINE
- COMMUNICATION LINE
- FIBER OPTIC LINE
- FENCE
- STORM STRUCTURE
- SANITARY MANHOLE
- 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

PROPOSED LEGEND

- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED BUILDING
- PCC SIDEWALK
- PAVERS
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- GAS SERVICE
- ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- FENCE
- STORM STRUCTURE
- DOWNSPOUT CONNECTION
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- 100.00 TW TOP OF SIDEWALK GRADE
- 100.00 TC TOP OF CURB GRADE
- 100.00 P PAVEMENT GRADE
- 100.00 G GROUND GRADE
- MAJOR CONTOUR
- MINOR CONTOUR

SITE BENCHMARK #401:
TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

VILLAGE PERMIT NUMBER

COOK STORMWATER MANAGEMENT APPLICATION NUMBER

PIN NUMBERS
04-07-300-026
04-07-300-027
04-07-300-010
04-07-300-011

Know what's below. Call before you dig

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

REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0
1 OF 16

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 BARRICADED IN PERFORMANCE 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-ADHERANCE 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 8" AT DRIVEWAYS OR AS REQUIRED BY THE VILLAGE OF GLEN ELLYN.
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:

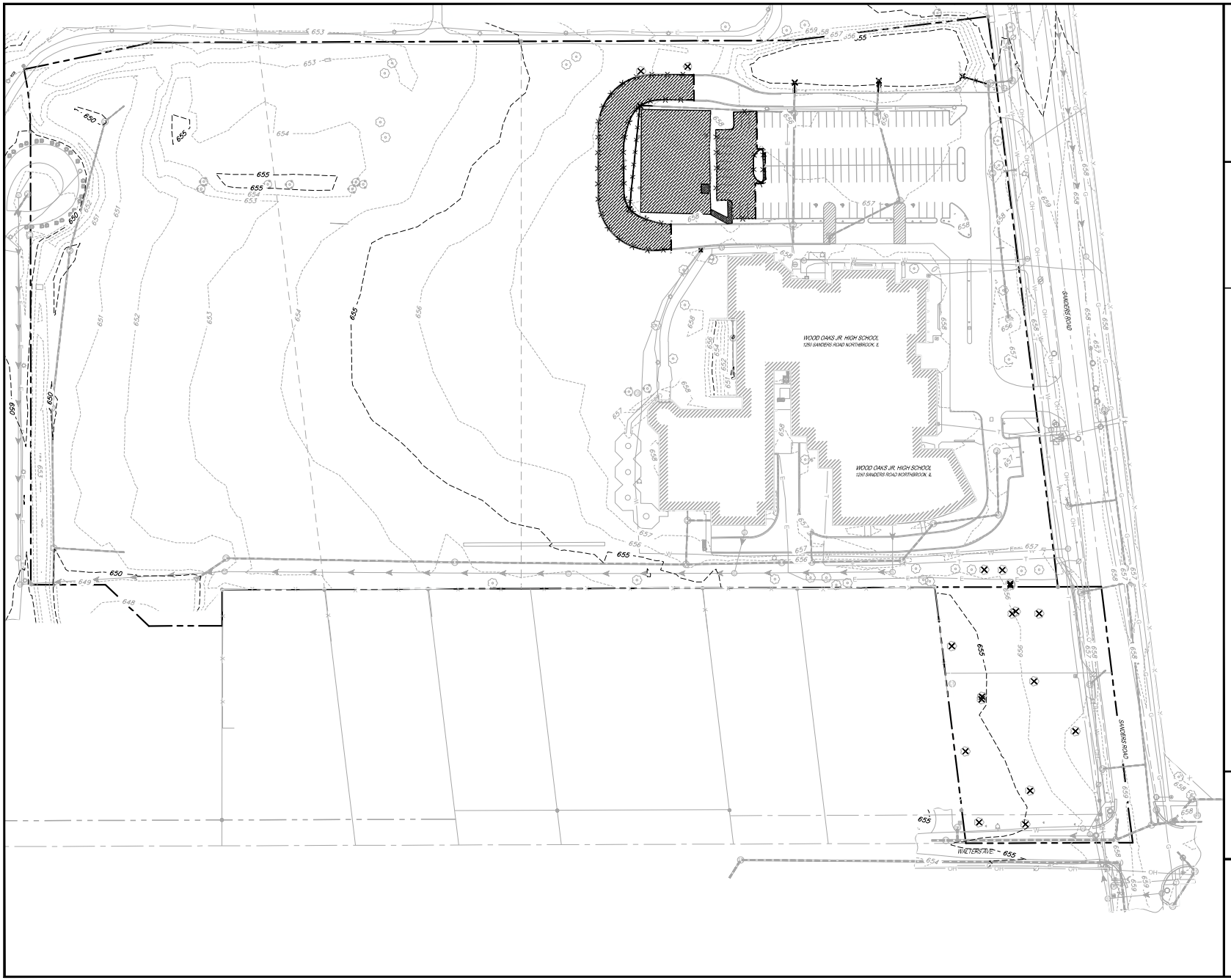
1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR 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 GLEN ELLYN 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 OF 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. SANITARY SEWER SHALL BE IN CONFORMANCE WIT



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:

SITE BENCHMARK #401:
TOP OF HYDRANT LOCATED AT SOUTHWEST CORNER OF SCHOOL BUILDING.

ELEVATION= 660.35
DATUM= NAVD88

SITE BENCHMARK #402:
TOP OF HYDRANT LOCATED WITHIN SANDERS ROAD RIGHT-OF-WAY.

ELEVATION= 660.00
DATUM= NAVD88

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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

REVISIONS
1 01/21/2026 VILLAGE REVIEW
2 02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

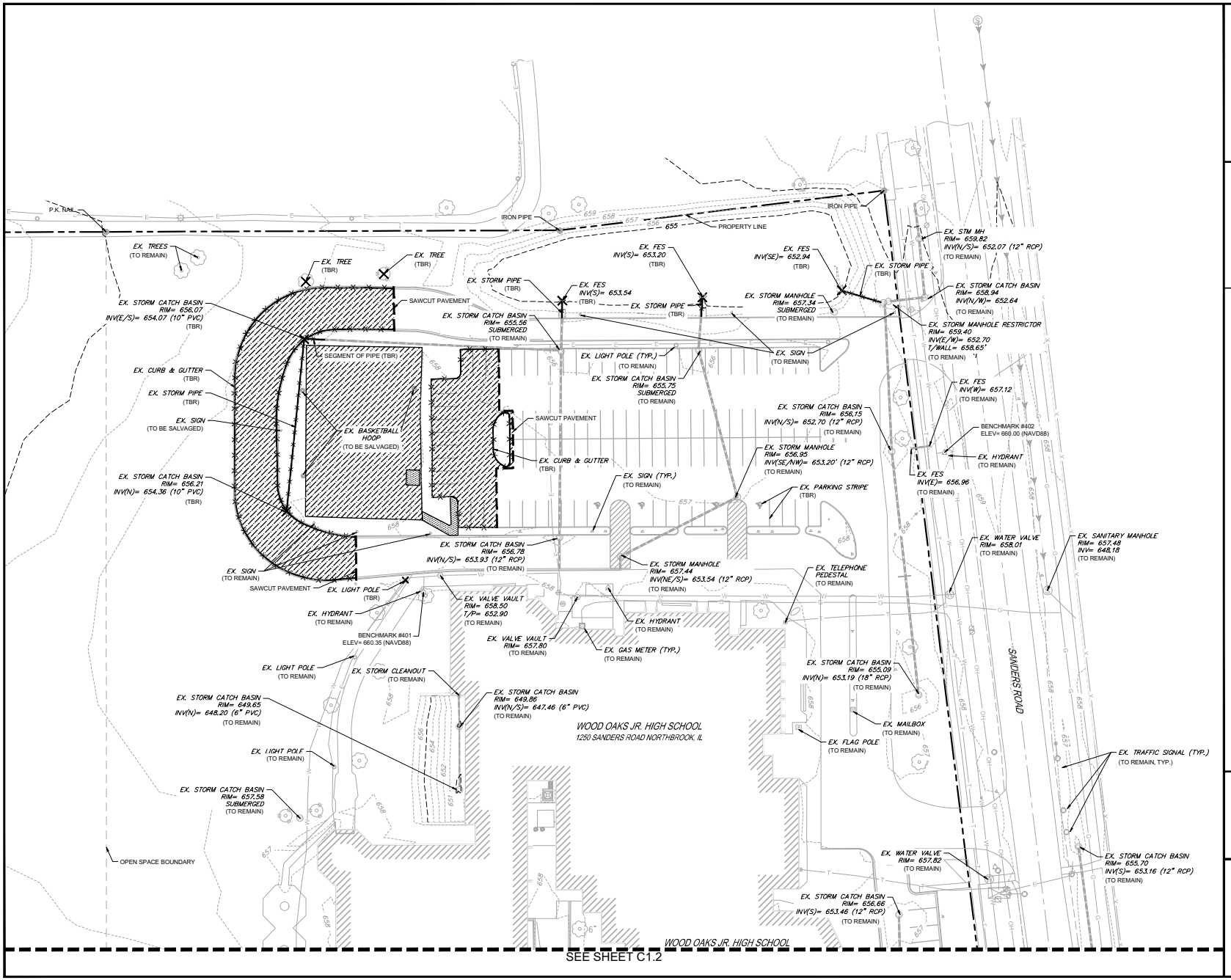
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL

SHEET NUMBER
C1.0
3 OF 16



DEMOLITION LEGEND

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- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
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1250 SANDERS ROAD
NORTHBROOK, IL

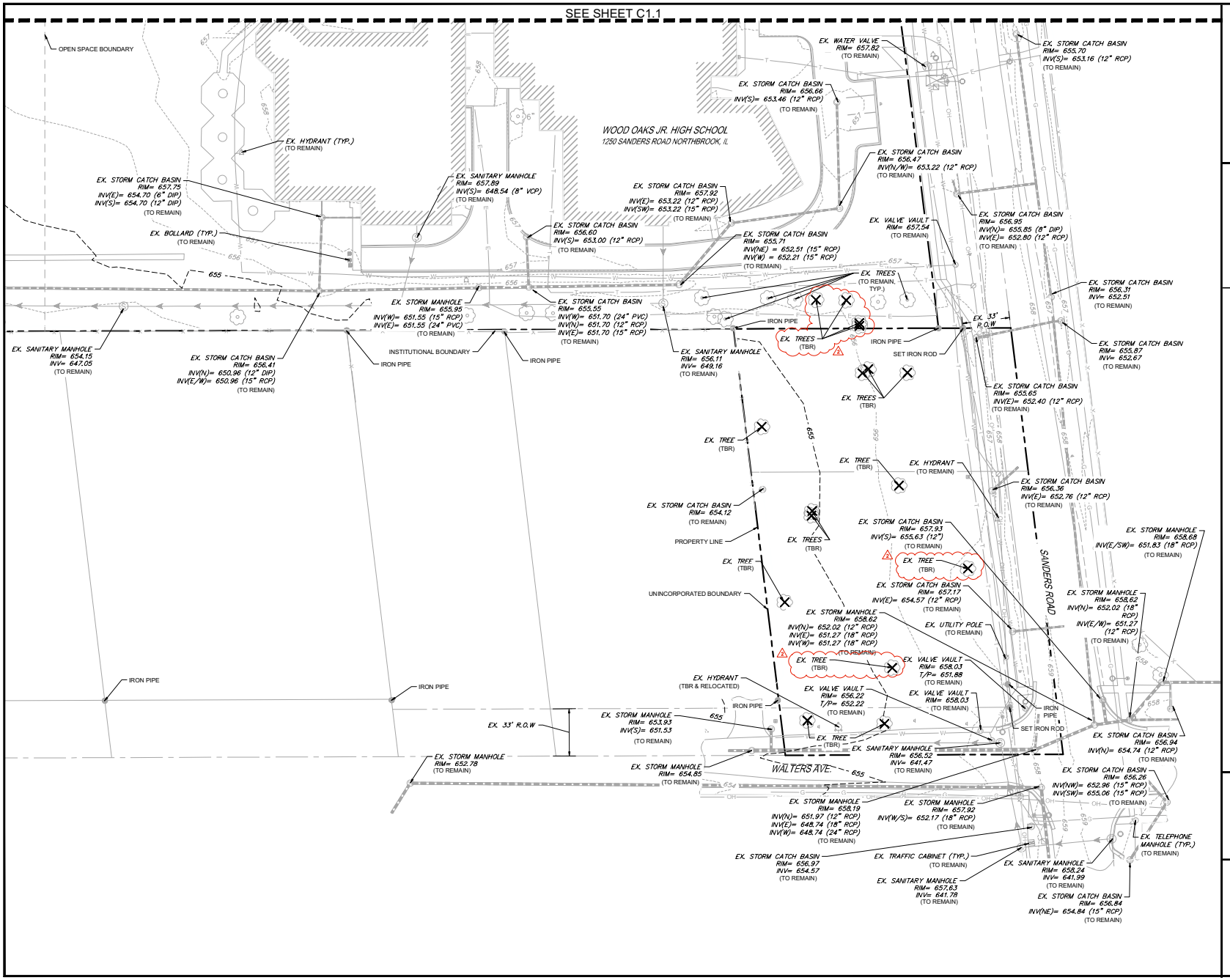
JULIE CALL BEFORE YOU DIG 811

PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - NORTH

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

SHEET NUMBER
C1.1
4 OF 16



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

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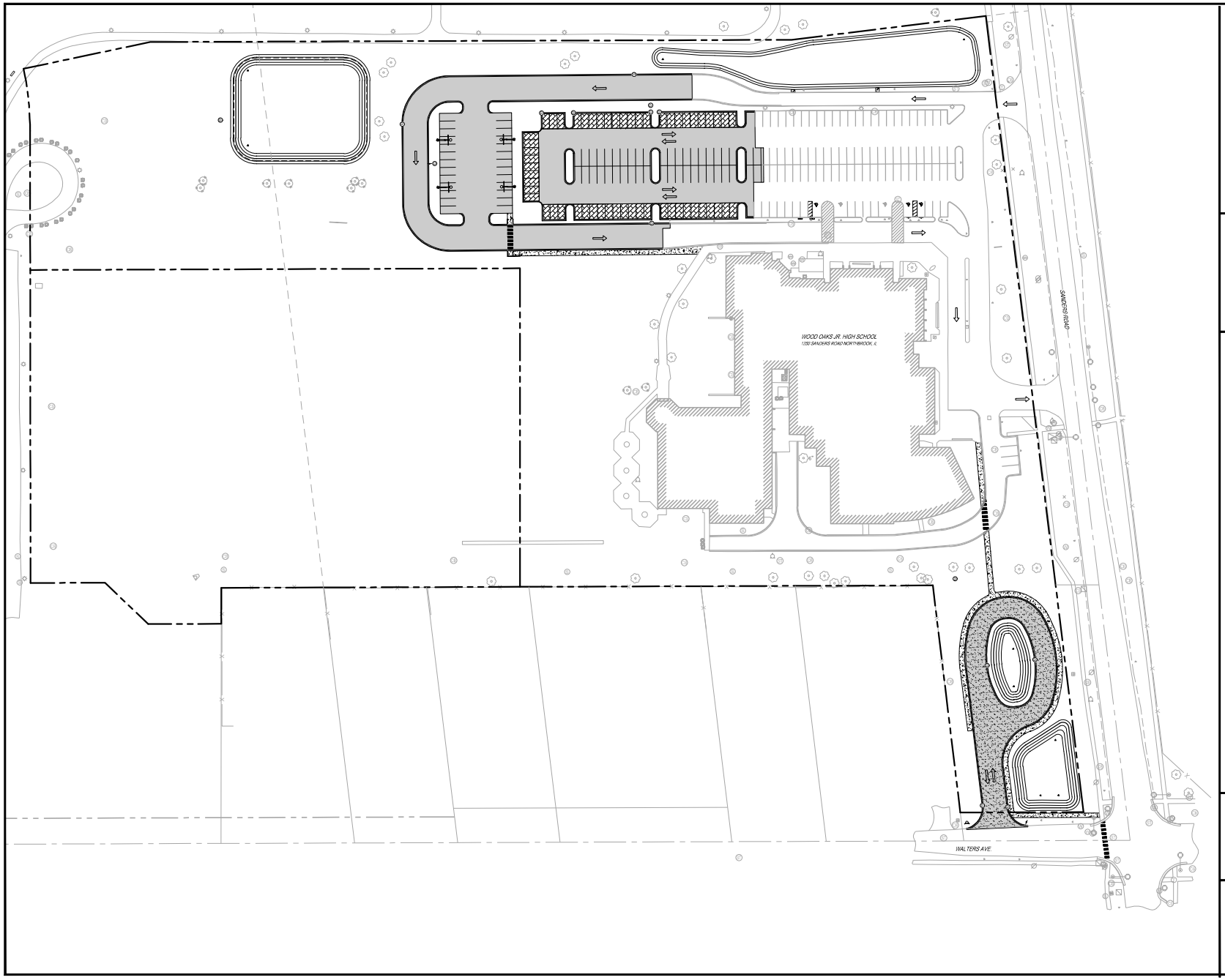
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO.: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN - SOUTH

SHEET NUMBER
C1.2
5 OF 16



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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REVISIONS
01/21/2026 VILLAGE REVIEW
12/05/2025 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

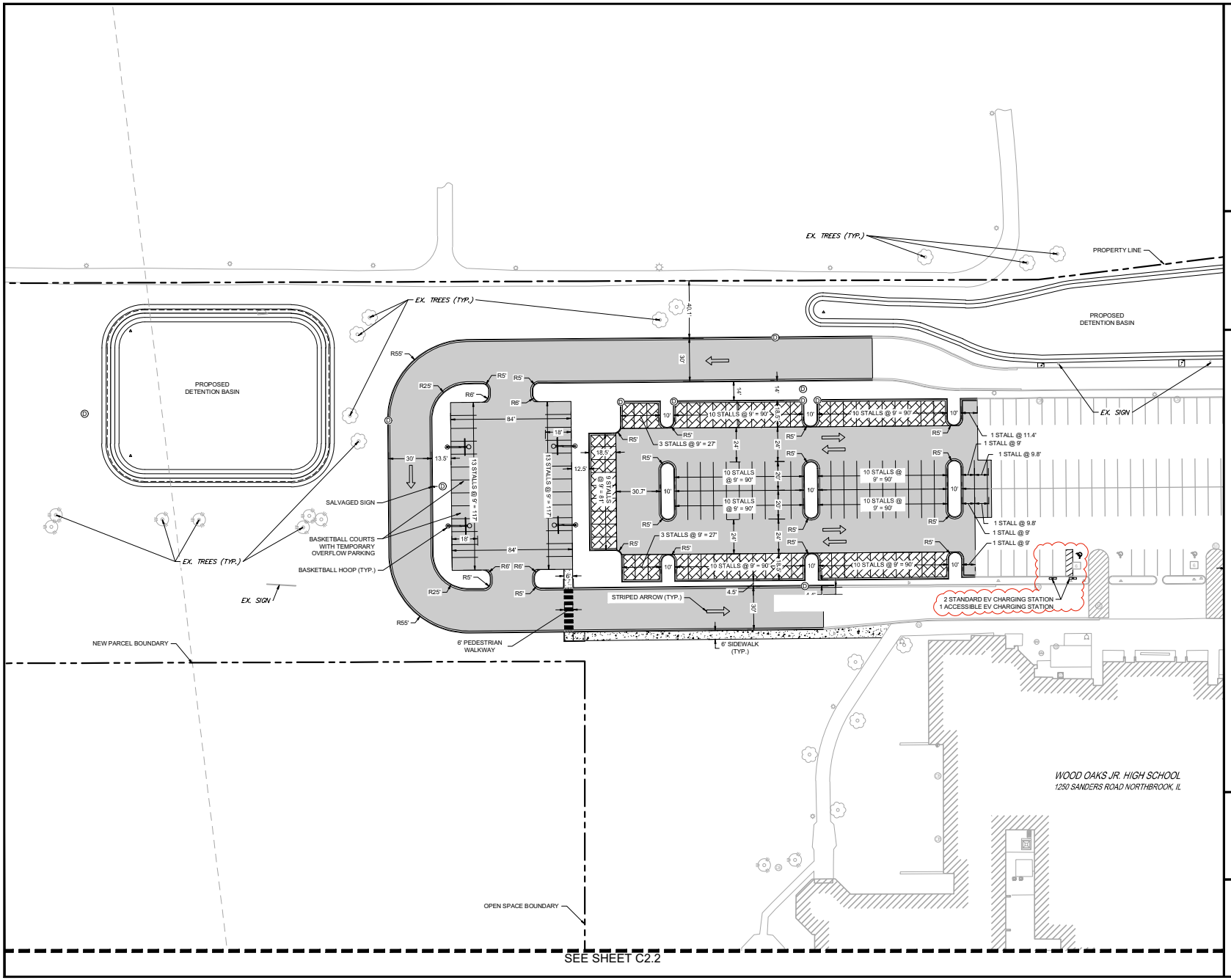
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

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JULIE CALL BEFORE YOU DIG 811

0 30' 60'
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REVISIONS
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(2) 02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
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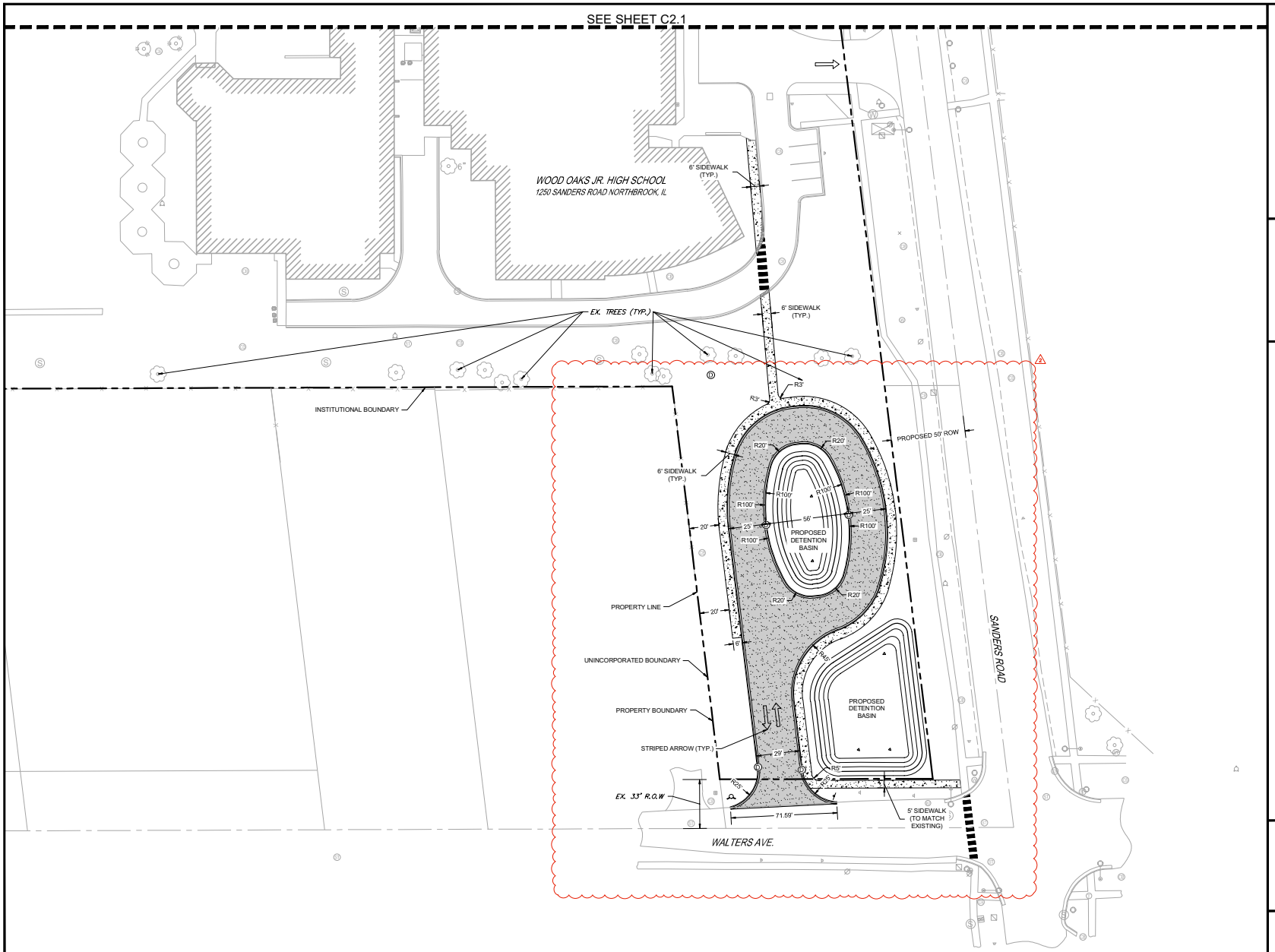
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - NORTH

SHEET NUMBER
C2.1
7 OF 16



PAVEMENT LEGEND

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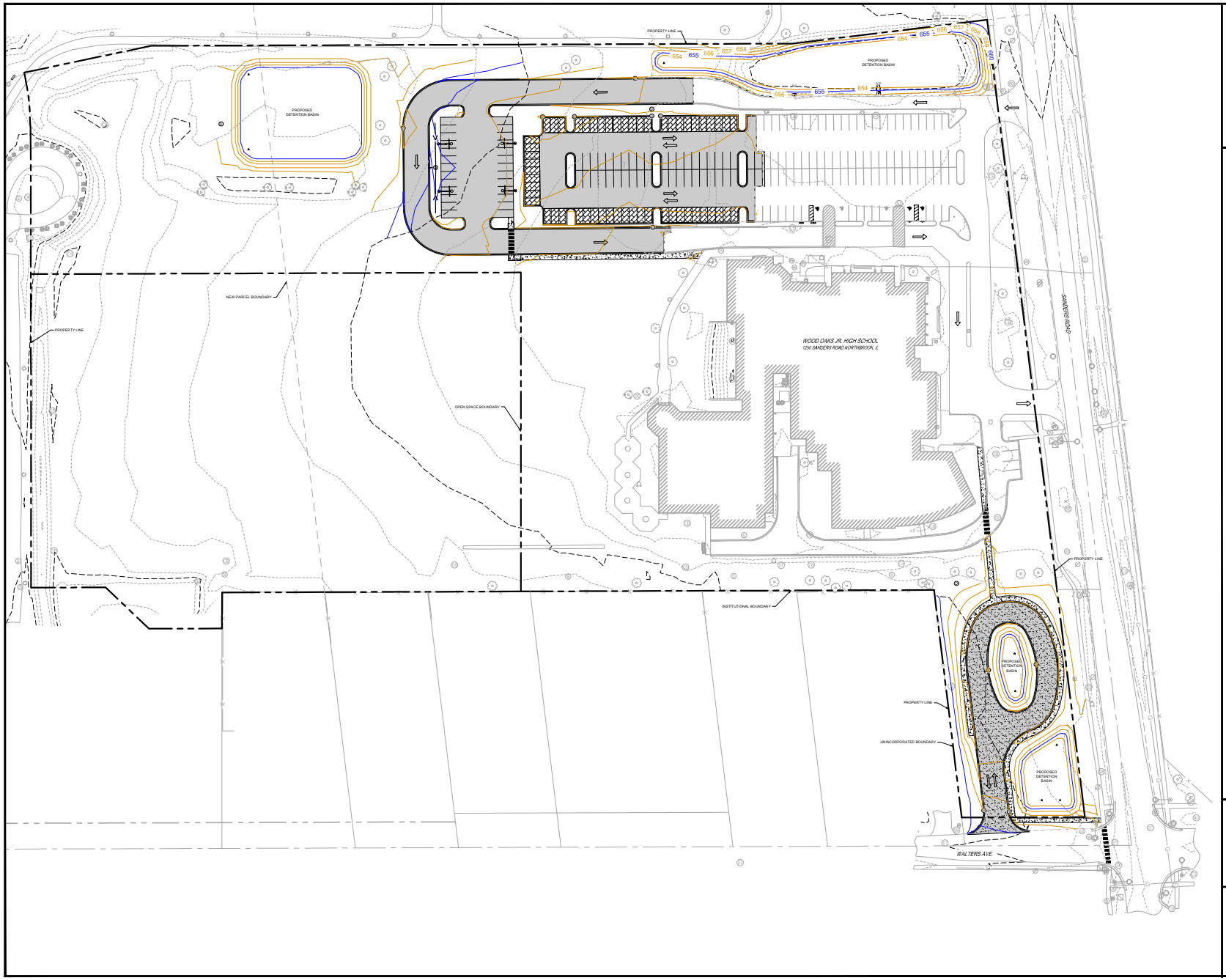
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - SOUTH

SHEET NUMBER
C2.2
8 OF 16



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 700.00 P — PAVEMENT SPOT ELEVATION
- 700.00 TOW — TOP OF WALK SPOT ELEVATION
- 700.00 TOC — TOP OF CURB SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

JULIE
CALL BEFORE
YOU DIG
811

0 50' 100'
1" = 50' (HORIZONTAL)

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REVISIONS
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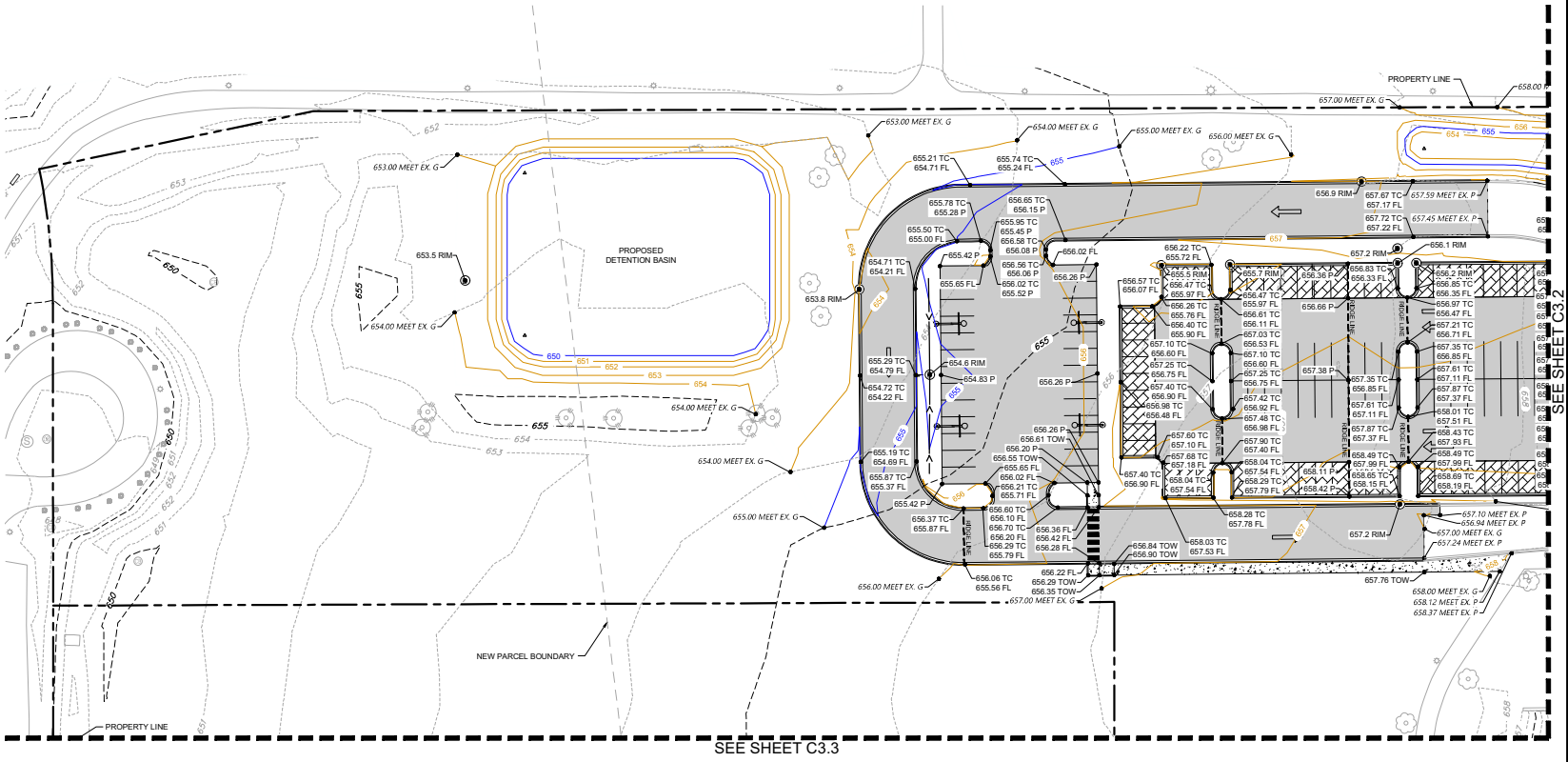
NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - OVERALL

SHEET NUMBER
C3.0
9 OF 16



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- EXISTING MINOR CONTOUR

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REVISIONS
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- 12/09/2025 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

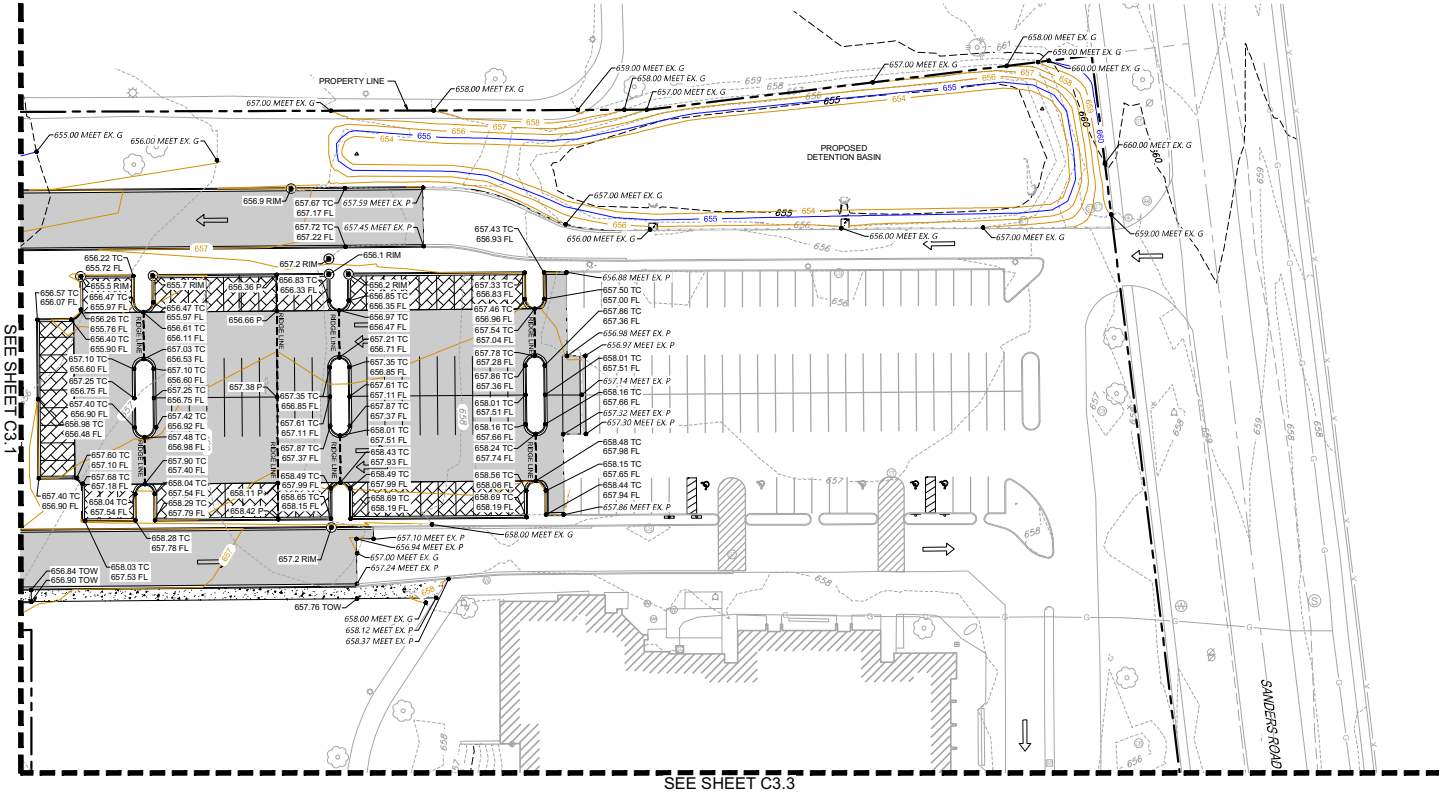
JULIE
CALL BEFORE
YOU DIG
811

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

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - NORTHWEST

SHEET NUMBER
C3.1
10 OF 16



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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

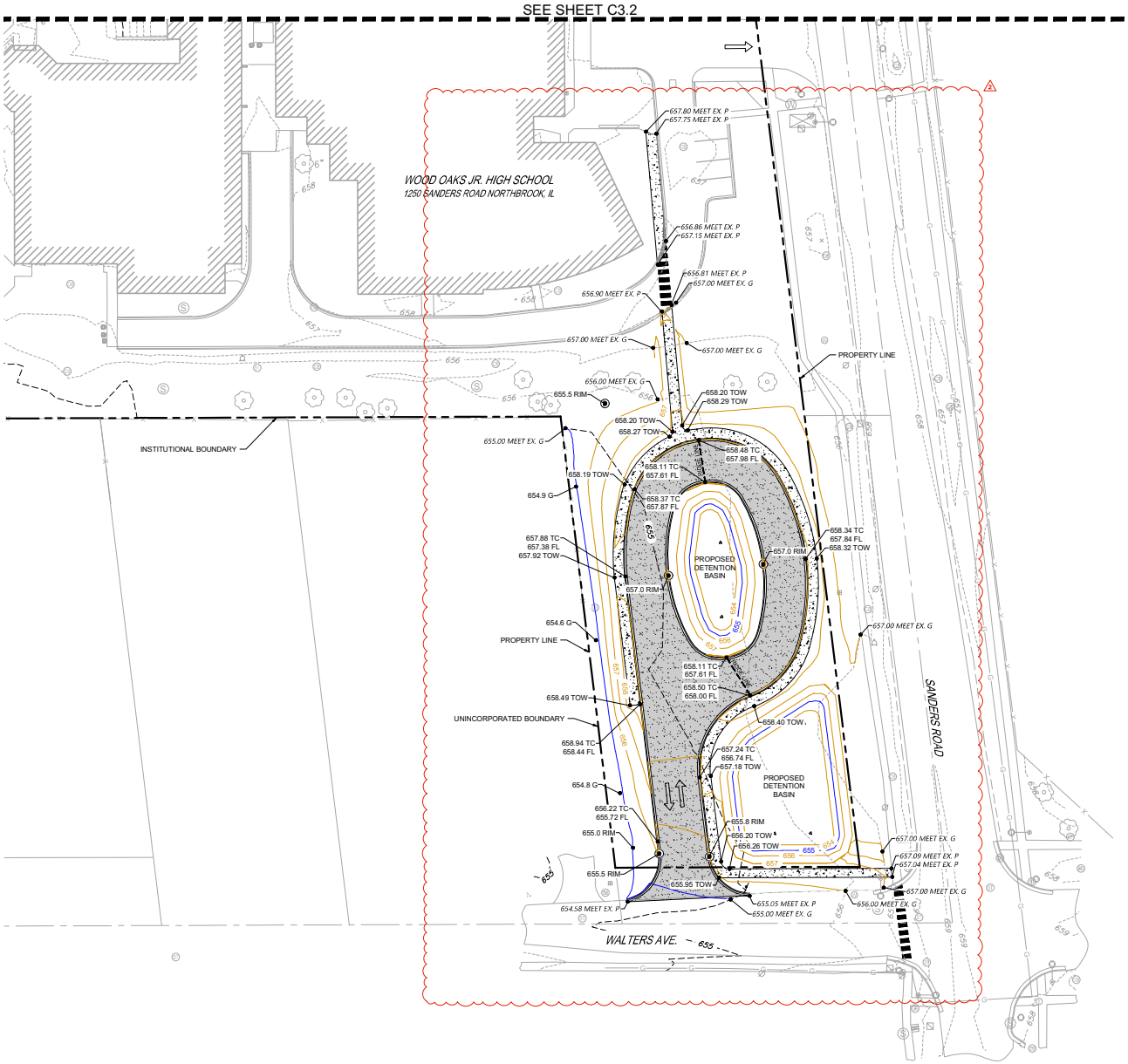
JULIE CALL BEFORE YOU DIG 811

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

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - NORTHEAST

SHEET NUMBER
C3.2
11 OF 16



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REVISIONS
1 01/21/2026 VILLAGE REVIEW
2 02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

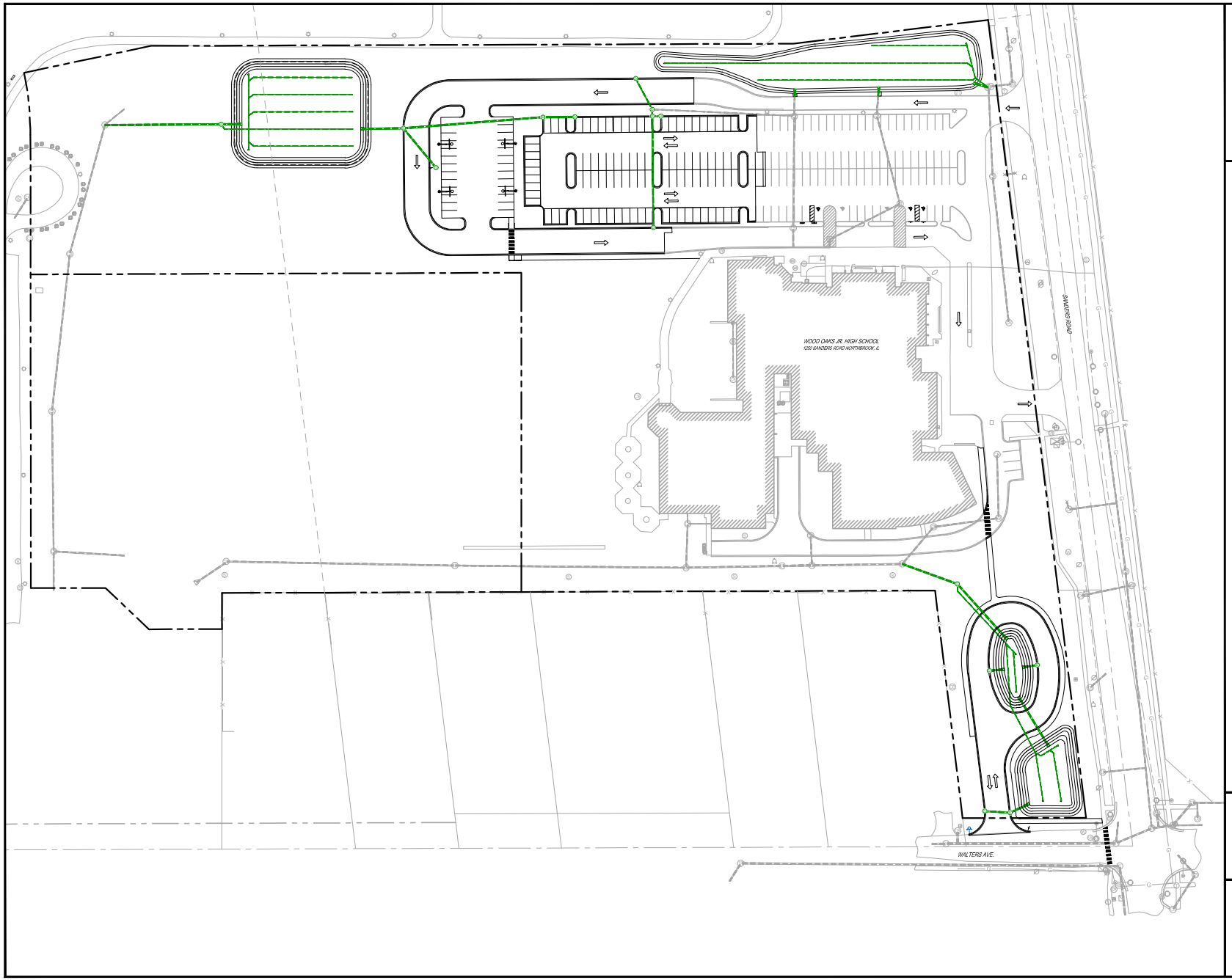
JULIE CALL BEFORE YOU DIG 811

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

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE GRADING PLAN - SOUTH

SHEET NUMBER
C3.3
12 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
- 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

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
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NORTHBROOK SCHOOL DISTRICT 27

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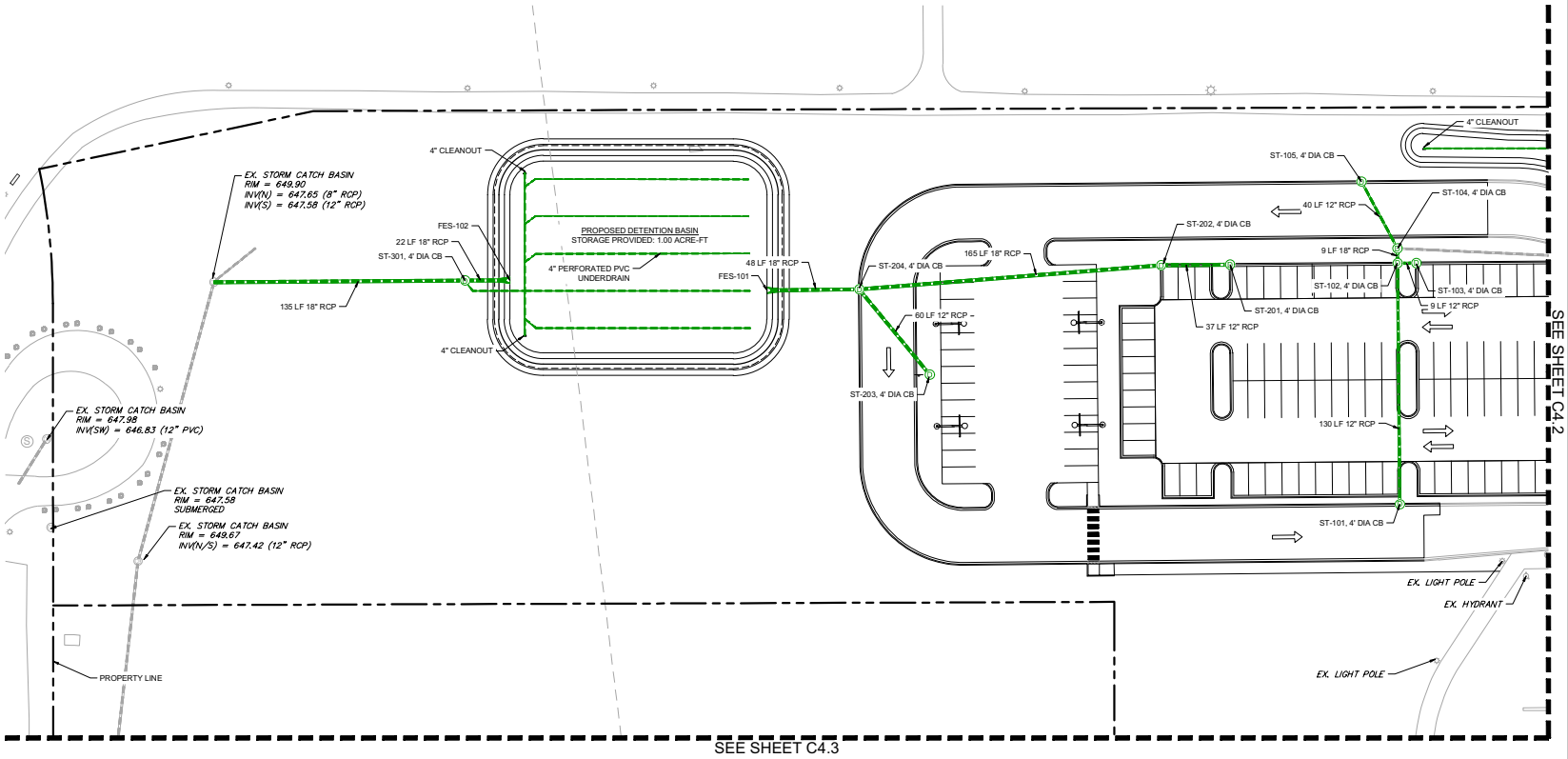
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - OVERALL

SHEET NUMBER
C4.0
13 OF 16



UTILITY LEGEND

- RELOCATED HYDRANT
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CAGE

REVISIONS
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NORTHBROOK SCHOOL DISTRICT 27

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NORTHBROOK, IL

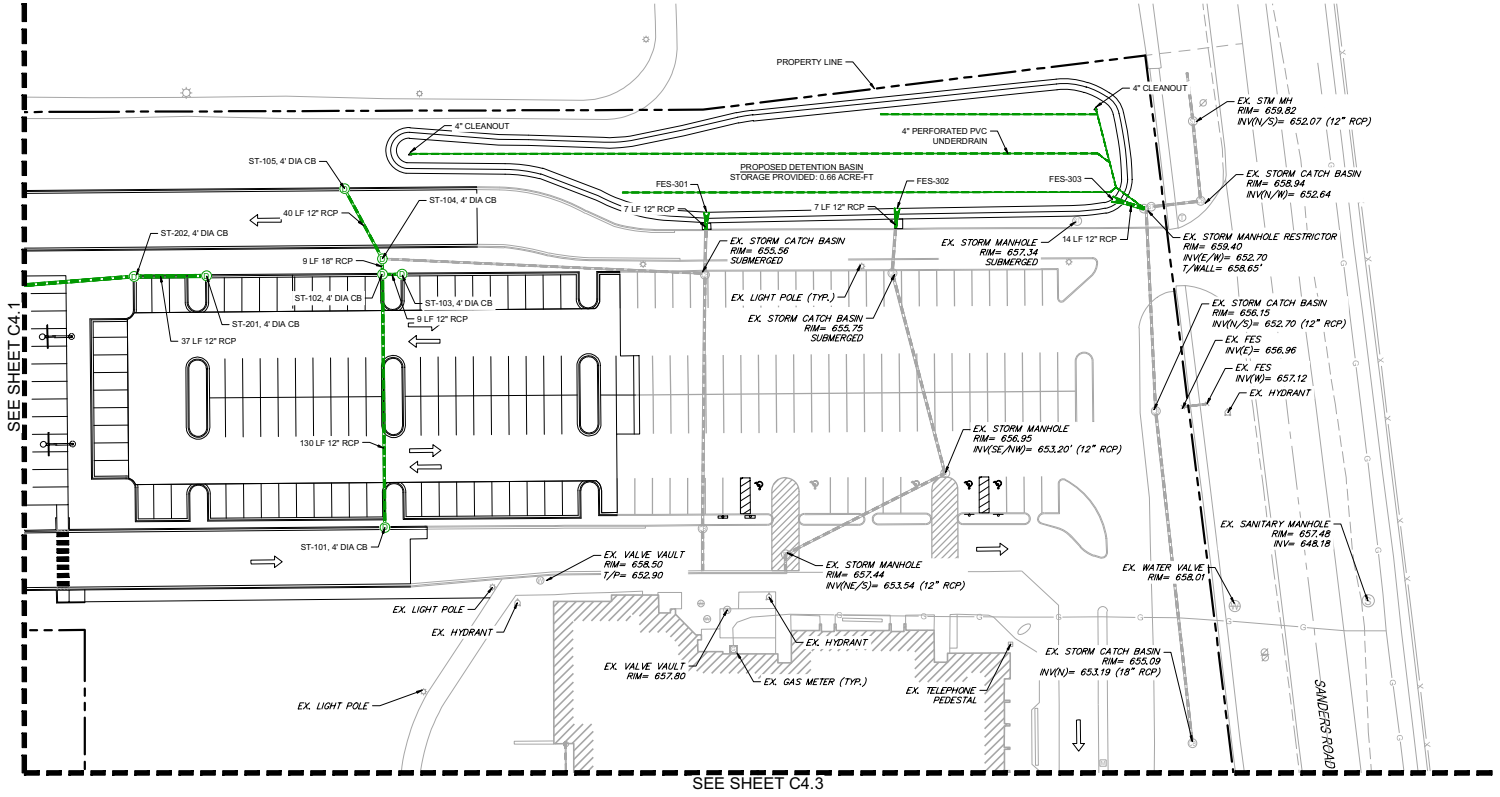
JULIE
CALL BEFORE
YOU DIG
811

0 40' 80'
1" = 40' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - NORTHWEST

SHEET NUMBER
C4.1
14 OF 16



UTILITY LEGEND

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REVISIONS
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NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

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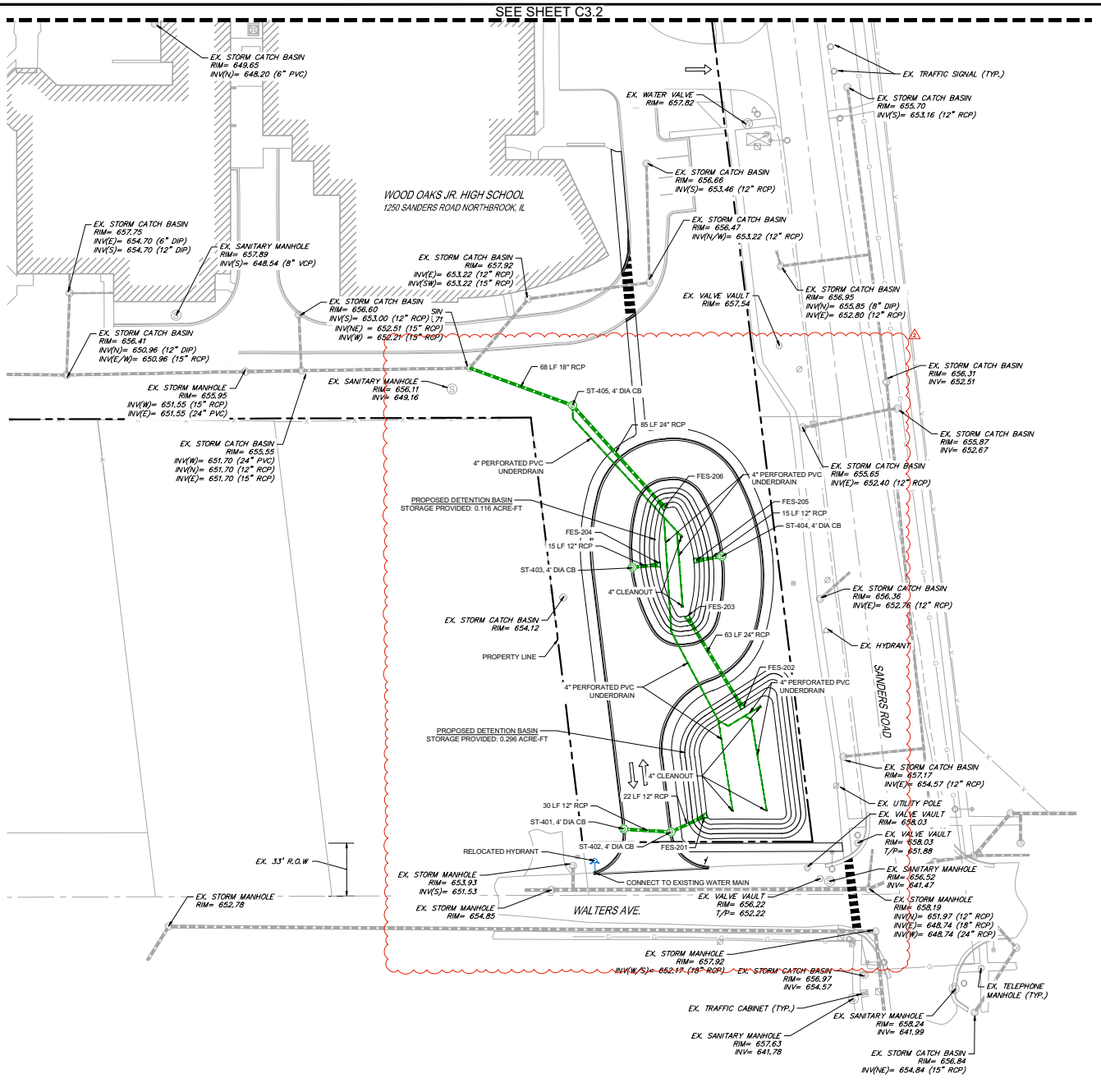
0 40' 80'
1" = 40' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - NORTHEAST

SHEET NUMBER
C4.2
15 OF 16



UTILITY LEGEND

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NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
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0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 210270
ENG: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE UTILITY PLAN - SOUTH

SHEET NUMBER
C4.3
16 OF 16

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REVISIONS

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: ML
DATE: 01/21/2026

SHEET TITLE
QUEUING EXHIBIT - EXISTING CONDITIONS

SHEET NUMBER
EX-1
6 OF 1

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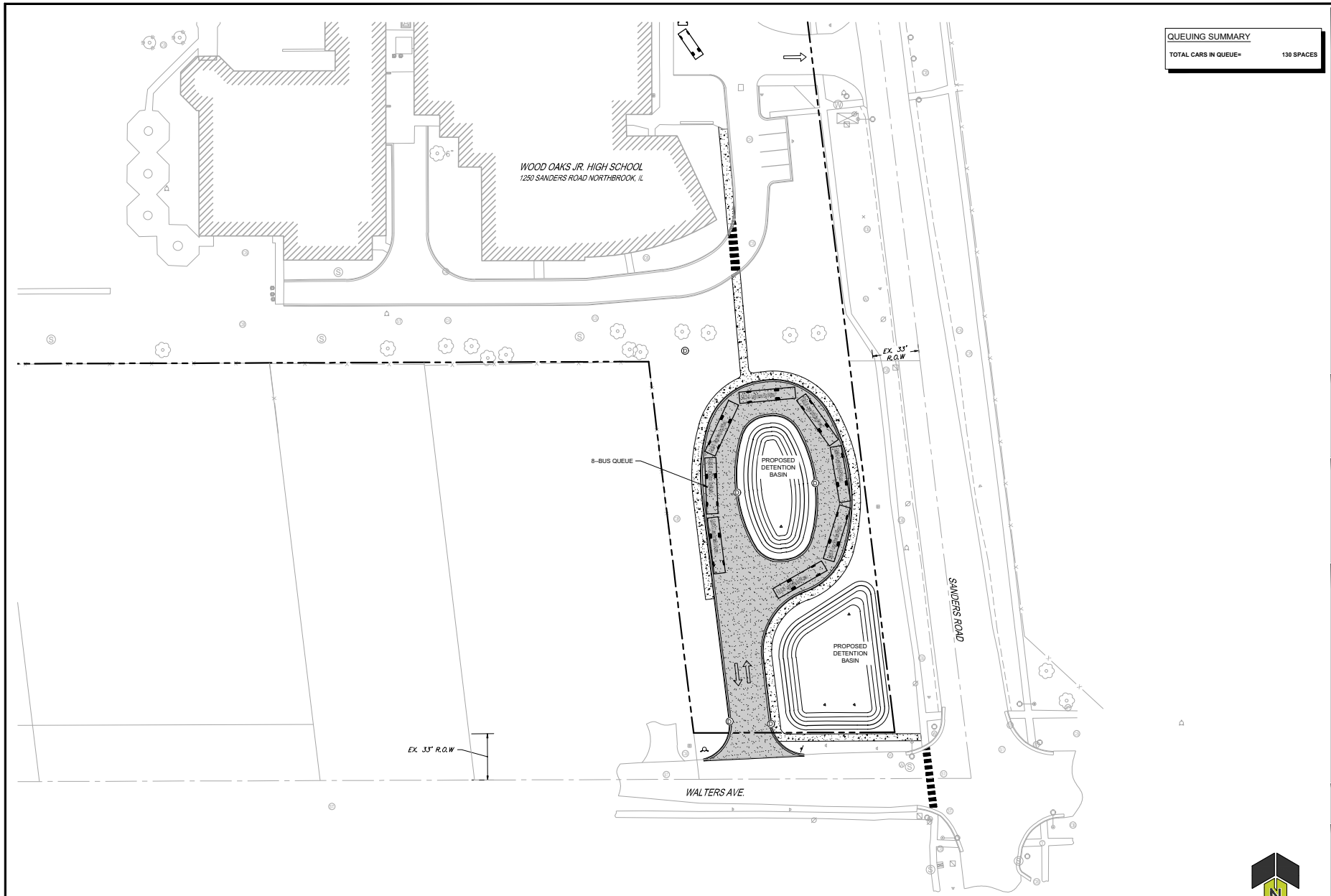
REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
1 OF 3



QUEUING SUMMARY

TOTAL CARS IN QUEUE= 130 SPACES

0 30' 60'

1" = 30' (HORIZONTAL)

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NORTHBROOK, IL

PROJ NO: 210270

ENG: LES

DATE: 03/25/2026

SHEET TITLE

QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER

EX-2

2 OF 3

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1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 03/25/2026

SHEET TITLE
QUEUING EXHIBIT - PROPOSED CONDITIONS

SHEET NUMBER
EX-2
3 OF 3

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF AN EXISTING SCHOOL. 19 MATURE TREES WITH 225 COMBINED CALIPER INCHES SHALL BE REMOVED AS PART OF THIS CONTRACT, ASSUMING 40% LANDMARK STATUS. 38 TREES ARE CURRENTLY PLANNED TO REMEDIATE LOSSES, BUT WE UNDERSTAND THIS WILL CHANGE AFTER TREE SURVEY IS COMPLETED. TREE SURVEY IS PLANNED FOR SPRING '26 TO FULLY ASSESS CONDITION OF EXISTING TREES ON-SITE.

TREE PROTECTION & REMOVAL NOTES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TREE PROTECTION IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN AND TREE PROTECTION DETAILS PROVIDED HEREIN AND IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS FOR ALL PARKWAY AND PRIVATE TREES ON THE SUBJECT LOT OR NEIGHBORING LOTS THAT WILL BE WITHIN THE LIMITS OF THE PROPOSED WORK, ACCESS TO THE SITE, STORAGE OF MATERIAL, ETC...

2. THE TREE PROTECTION SHALL REMAIN INTACT DURING THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT, THROUGH FINAL GRADING. NO WORK IS ALLOWED WITHIN A TREE PROTECTION AREA. GRADING, IF SHOWN ON THE APPROVED PLANS, IS WITHIN A TREE PROTECTION AREA IT SHALL BE DONE BY HAND. NO MACHINERY IS PERMITTED IN A TREE PROTECTION AREA. IF, FOR ANY REASON DURING THE PROJECT THE TREE PROTECTION NEEDS TO BE REMOVED OR MODIFIED, THE TREE PRESERVATION OFFICER IS TO BE CONTACTED AT 847/272-4711.

3. PROTECTIVE FENCING SHALL BE ERECTED IN ACCORDANCE WITH THE APPROVED PLANS. SMALLER TREE PROTECTION ZONES MAY BE PERMITTED BY THE TREE PRESERVATION OFFICER. THE FENCING MATERIAL SHALL BE CONTINUOUS CHAIN LINK OR WOODEN SLAT SNOW FENCING THAT IS SECURED TO METAL STAKES. ORANGE OR GREEN MESH FENCING IS NOT ALLOWED.

4. NO GRADE CHANGES + OR – 6 INCHES WILL BE ALLOWED WITHIN ANY ESTABLISHED TREE PROTECTION ZONE.

5. TRUNK PROTECTION, IF REQUIRED, SHALL BE NOMINAL 2X4 DIMENSION LUMBER SECURED WITH A ROPE BAND OR STRAP OF SUFFICIENT DURABILITY TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. PLANKS SHALL BE INSTALLED TO A HEIGHT OF TEN FEET (10) OR TO THE LOWEST MAJOR BRANCHES WHICHEVER IS LOWEST. UNDER NO CIRCUMSTANCES WILL NAILS, SCREWS, OR ANY OTHER DAMAGING ATTACHMENT BE USED.

6. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AREA FREE OF TRASH AND GRASS/WEEDS IN EXCESS OF 10-INCHES TALL.

7. CONTRACTOR SHALL PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS AND ROOTS ACCORDING TO CERTIFIED ARBORIST'S WRITTEN INSTRUCTIONS. NO MECHANICAL EXCAVATING OR TRENCHING SHALL BE ALLOWED WITHIN TREE PROTECTION AREAS.

8. ALL UTILITIES, IF POSSIBLE, SHALL BE AUGER/BORED THROUGH ESTABLISHED TREE PROTECTION AREAS. IF THIS IS NOT POSSIBLE PLEASE CONTACT THE TREE PRESERVATION OFFICER.

9. BEFORE PERFORMING WORK ON ANY VILLAGE OWNED RIGHT-OF-WAY, CONTACT THE VILLAGE FORESTER AT PUBLIC WORKS, 847/272-4711 TO DETERMINE IF YOU WILL BE REQUIRED TO POST MONIES FOR ANY PARKWAY TREES THAT MAY BE AFFECTED BY THE PROPOSED WORK. IF A TREE WILL NEED TO BE REMOVED ALL APPLICABLE FEES AND REPLACEMENTS SET FORTH BY PUBLIC WORKS WILL APPLY.

10. NO SURVEY NAILS OR LATHE/SCREWS ARE TO BE INSTALLED ON ANY TREE ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT OF WAY. IF SURVEY NAILS ARE FOUND TO BE INSTALLED ON A TREE, FINES AND ANY APPLICABLE COSTS RELATED TO THE REMOVAL OF THE NAIL AND REPAIR OF THE TREE WILL BE ASSESSED.

11. ALL PRIVATE TREE REMOVALS OF SINGLE TRUNK TREES GREATER THAN 6 INCHES IN DIAMETER OR MULTIPLE TRUNK TREES WITH A COMBINED DIAMETER OF 12 INCHES IN DIAMETER MUST BE APPROVED BY THE TREE PRESERVATION OFFICER. A SEPARATE PERMIT WILL BE ISSUED FOR ANY TREE REMOVALS.



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

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. GLASCOCK JR. 157.001939 STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH PARKING EXPANSION

1250 SANDERS RD. NORTHBROOK, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025
2.	Rev's per Comments	01/20/2026
3.	Rev's per Comments	03/30/2026

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1

TREE SURVEY

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
100						
101						
102						
103						
104						
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TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	NOTES
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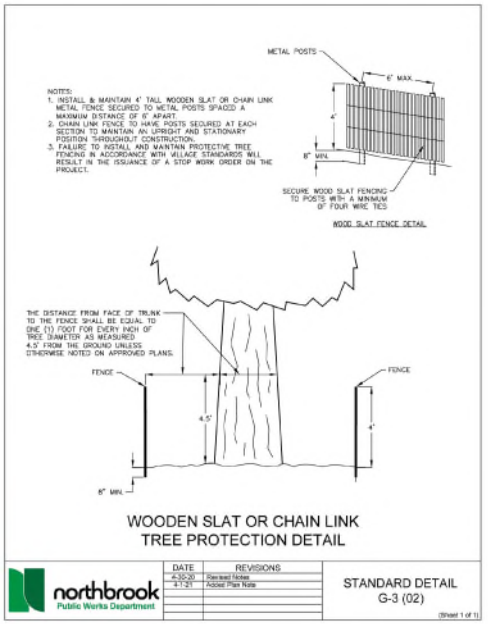
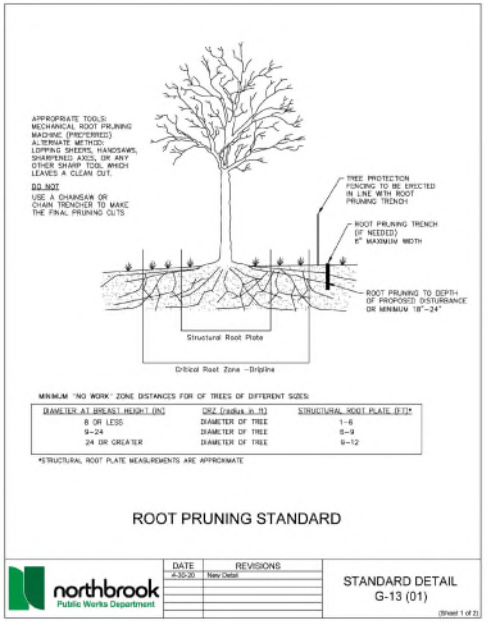
194						
195						
196						
197						
198						
199						
200						

DATE CONDUCTED:
BY:

1) Trees measured at 4.5' above the ground - DBH (diameter Breast Height)
2) All trees 6" DBH and above tagged. Shrubs, and cedar were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defectsLess than
2	Good to Fair	20% dead wood, minor defects, sound structure, no decayLess than
3	Fair	30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disase evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay





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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C GLADKOOK JR
STATE OF ILLINOIS
EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

PROJECT NAME

WOOD OAKS JR. HIGH
PARKING EXPANSION

1250 SANDERS RD.
NORTHBROOK, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	12/12/2025
2.	Rev's per Comments	01/20/2026
3.	Rev's per Comments	03/30/2026

SET TYPE
LANDSCAPE PLANS

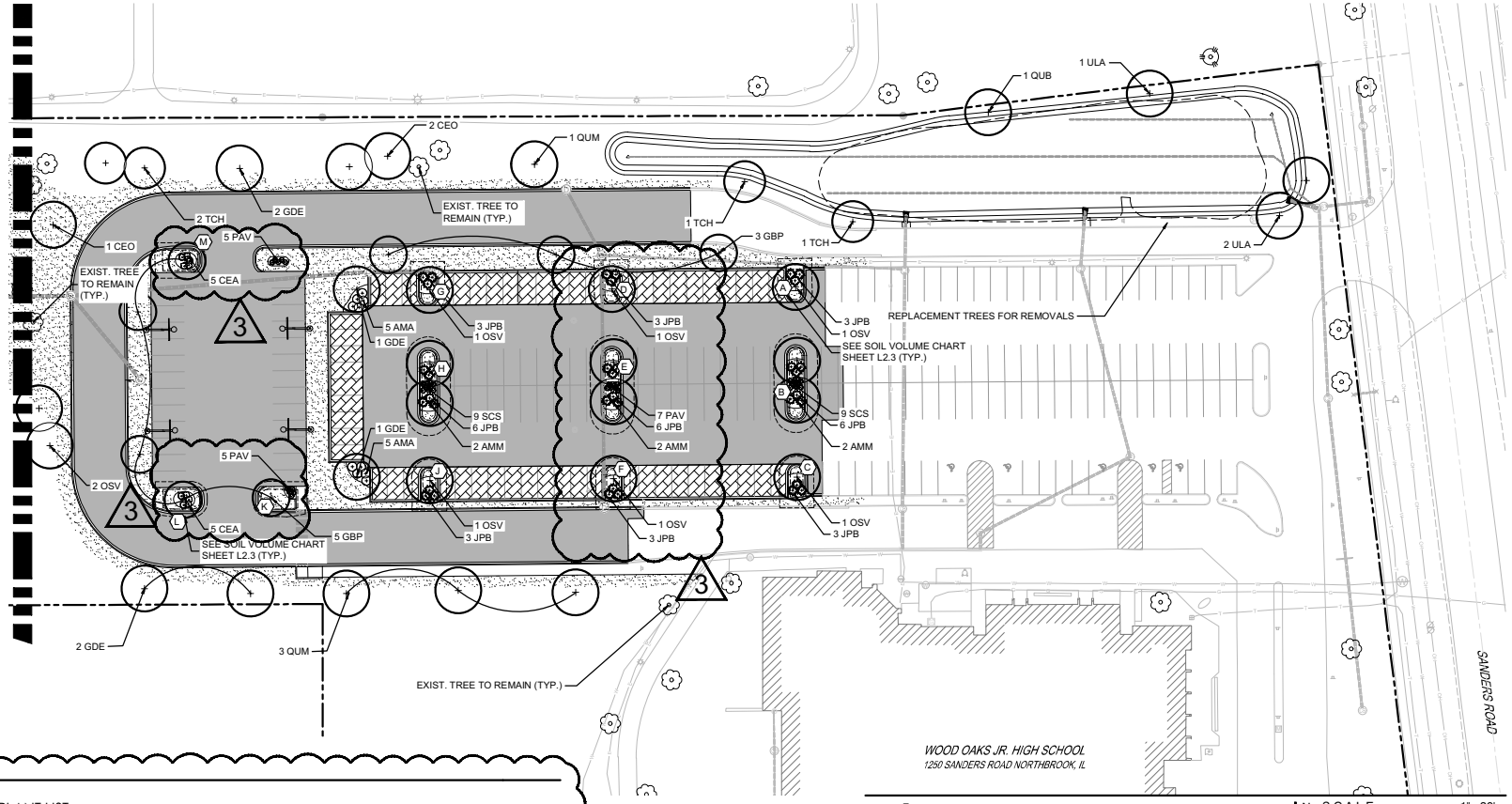
PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE SURVEY / TREE PROTECTION DETAILS

SHEET NUMBER
L1.2



1 LANDSCAPE PLAN

N SCALE 1"=30'
0' 15' 30' 60' 90'

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	MAX H X W
DECIDUOUS SHADE TREES						
AMM	2.5" cal.	6	Acer miyabei 'Morton'	State Street Miyabe maple	B&B	35' X 30'
CBF	2.5" cal.	4	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	B&B	50' X 30'
CEO	2.5" cal.	5	Celtis occidentalis	Common Hackberry	B&B	60' X 50'
GBP	2.5" cal.	10	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	50' X 30'
GDE	2.5" cal.	8	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B	60' X 40
OSV	2.5" cal.	8	Ostrya virginiana	American Hophornbeam	B&B	35' X 25'
QUB	2.5" cal.	5	Quercus bicolor	Swamp White Oak	B&B	70' X 60'
QUM	2.5" cal.	6	Quercus muehlenbergii	Chinkapin Oak	B&B	70' X 60'
TCH	2.5" cal.	8	Tilia cordata x mongolica 'Harvest Gold'	Harvest Gold Linden	B&B	40' X 30'
ULA	2.5" cal.	8	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B	60' X 40'
EVERGREEN TREES						
PGD	8' ht.	11	Picea glauca 'Densata'	Black Hills Spruce	B&B	50' X 25'
ORNAMENTAL TREES						
AMG	8' multi..	7	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B	25' X 20'
CEC	8' multi.	5	Cercis canadensis	Eastern Redbud	B&B	30' X 30'
DECIDUOUS SHRUBS						
AMA	24" ht.	10	Aronia melanocarpa	Black Chokeberry	B&B	6' X 6'
CAE	30" ht.	25	Cornus alba 'Elata'	Variegated Dogwood	B&B	8' X 8'
CEA	24" ht.	22	Ceanothus americanus	New Jersey Tea	B&B	3' X 5'
CEP	30" ht.	13	Cephalanthus occidentalis	Buttonbush	B&B	10' X 7'
HYQ	30" ht.	13	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B	8' X 8'
VNB	30" ht.	7	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	B&B	6' X 6'
EVERGREEN SHRUBS						
JCS	24" ht.	7	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	5' X8'
JPB	18" w.	36	Juniperus procumbens 'Greenmound'	Greenmound Japanese Juniper	B&B	1' X 5'
TMT	24" ht.	19	Taxus media 'Tauntonii'	Taunton Intermediate Yew	B&B	4' X 7'
ORNAMENTAL GRASSES						
ERS	#1 cont.	11	Eragrostis spectabilis	Purple Love Grass		2.5' X 2'
PAV	#1 cont.	32	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass		3' X 3'
SCS	#1 cont.	18	Schizachyrium scop.'Standing Ovation'	Blue Stem Standing Ovation		4' X 2'
GROUNDCOVER / PERENNIALS						
SOD	sq. yd.	7,228	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

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SEAL

LICENSED LANDSCAPE ARCHITECT LARRY C GLASSCOCK JR 157.001139 STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

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1250 SANDERS RD. NORTHBROOK, IL

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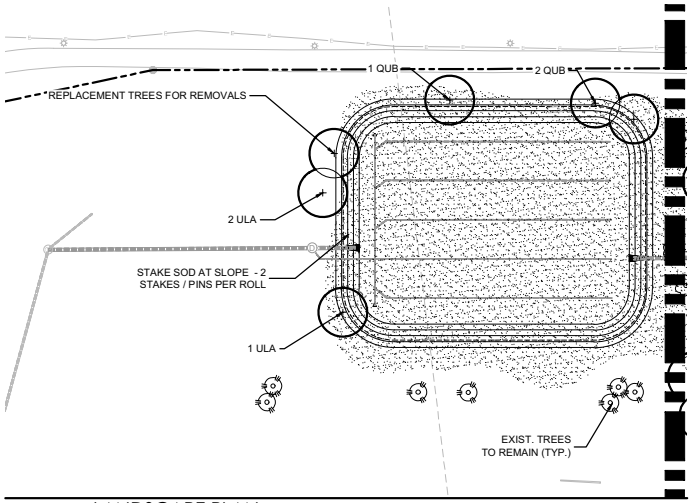
PROJECT NUMBER
2512026

DATE
12-11-2025

DRAWN BY: LCG | APPROVED BY: LCG

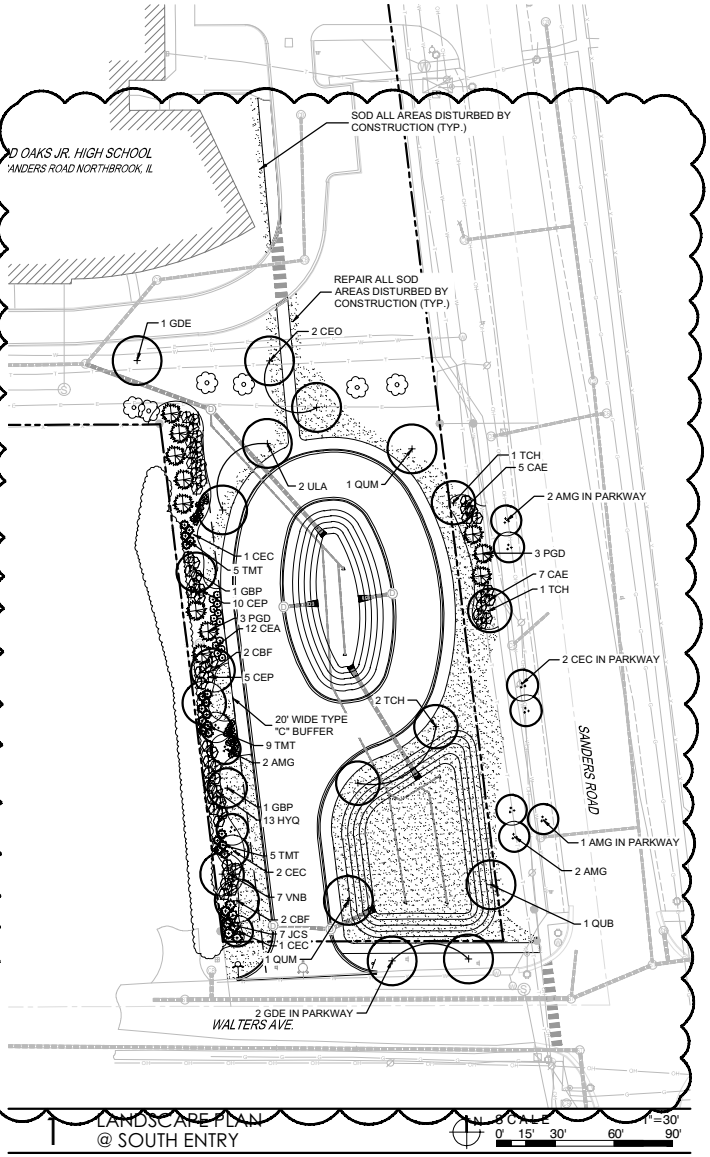
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L2.1



2 LANDSCAPE PLAN @ DETENTION AREA

N SCALE 0' 15' 30' 60' 90' 1"=30'



3

1 LANDSCAPE PLAN @ SOUTH ENTRY

N SCALE 0' 15' 30' 60' 90' 1"=30'

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

LANDSCAPE CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED / DETAILS
Total site		796,813 SQ. FT.	
Total building	Existing Building	73,555 SQ. FT.	
Total parking	Square Footage of Exist. Parking Area Expanded Parking Area	97,412 SQ. FT. 51,391 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. 940 L. F. / 40 = 23.5 TREES N/A - NO ROW	39,419 SQ. FT. 4 EXISTING TREES 20 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.	 4 END CAPS 10 ISLANDS 14 TREES 42 SHRUBS	 12 ISLANDS 14 TREES 69 SHRUBS
Transition Landscape Area	**I-B / R-4 west - Type C.** **Type C.** The intent of the Type C transition landscape area is to create a semi-opaque buffer, having only seasonal horizontal openings, not to exceed 25 percent of the total width, from the ground to a height of six feet within two years of planting. **Option 1:** 20' + No Optional Fence or Berm **Per 100' of Length:** Evergreen Trees = 3 Canopy Trees = 2 Understory Tree = 1 Shrubs /Grasses = 36	39,419 SQ. FT. 300 L. F. / 100 = 3 X 3 = 9 3 X 2 = 6 3 X 1 = 3 3 X 36= 108	39,419 SQ. FT. Existing dense- 12' ht. everg. hedge adjacent 8 Evergreen Trees 6 Columnar Shade Trees 3 Understory 110 Shrubs / Grasses
Tree replacement for removals	Tree replacement formula. a. Protected, landmark, or heritage trees shall be replaced by trees in such number and of appropriate species such that the sum of the caliper of the new trees that are to be planted... b. Nuisance trees larger than six (6) inches DBH shall be replaced by on a tree-for-tree basis with a new tree that has a caliper of two and one-half (2½) inches.	Protected / Landmark / Heritage Trees - 3 Total 54 Cal. Inches Nuisance Trees - 16 Total 162 Cal. Inches	NOTE: Survey is currently being performed. All replacements are estimates and will updated based on actual removals. 22 - 2.5" Cal. Trees 16 - 2.5" Cal. Trees 38 - 2.5" Cal. Trees

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SHEET TITLE
LANDSCAPE PLANS
DETENTION / SOUTH ENTRY

SHEET NUMBER
L2.2

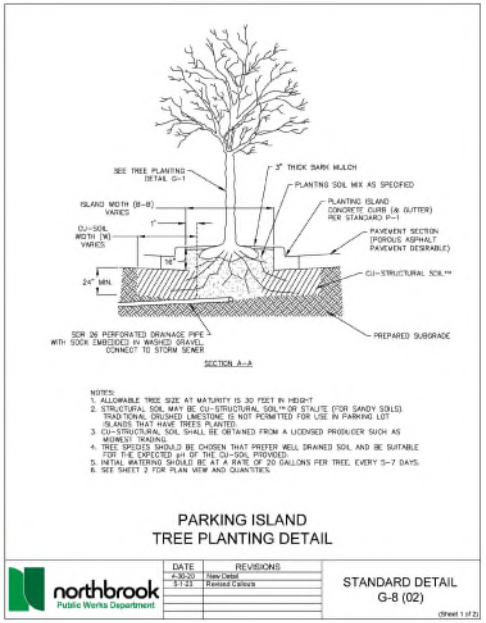
LANDSCAPE NOTES

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.
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.
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.

3

ISLAND SOIL VOLUME CHART

ISLAND	TOTAL SOIL VOLUME	PLANTING SOIL MIX VOLUME	CU-SOIL VOLUME	CU-SOIL WIDTH (W)
A	980 CF	234 CF	746 CF	5'-10"
B	2824 CF	498 CF	2326 CF	8'-6"
C	980 CF	234 CF	746 CF	5'-10"
D	980 CF	234 CF	746 CF	5'-10"
E	2824 CF	498 CF	2326 CF	8'-6"
F	980 CF	234 CF	746 CF	5'-10"
G	980 CF	234 CF	746 CF	5'-10"
H	2824 CF	498 CF	2326 CF	8'-6"
J	980 CF	234 CF	746 CF	5'-10"
K	1414 CF	412 CF	1002 CF	4'-2"
L	1414 CF	412 CF	1002 CF	4'-2"
M	1414 CF	412 CF	1002 CF	4'-2"



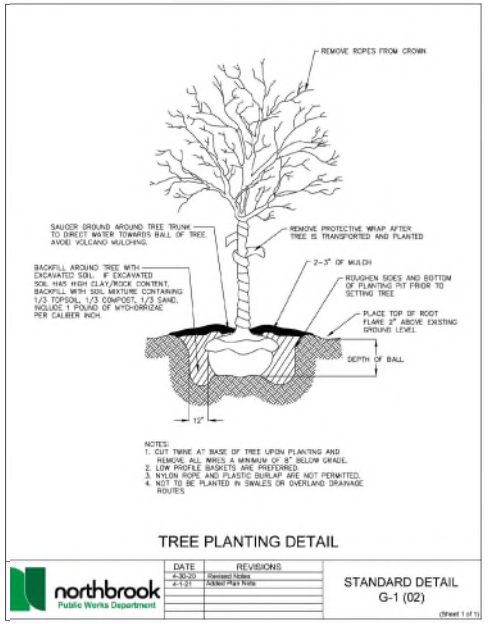
PARKING ISLAND TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	New Detail
5-1-23	Revised Callouts

STANDARD DETAIL G-8 (02)

(Sheet 1 of 2)



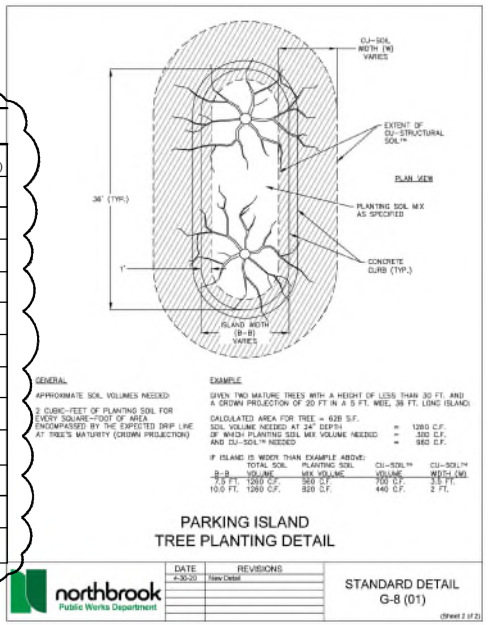
TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-1 (02)

(Sheet 1 of 1)



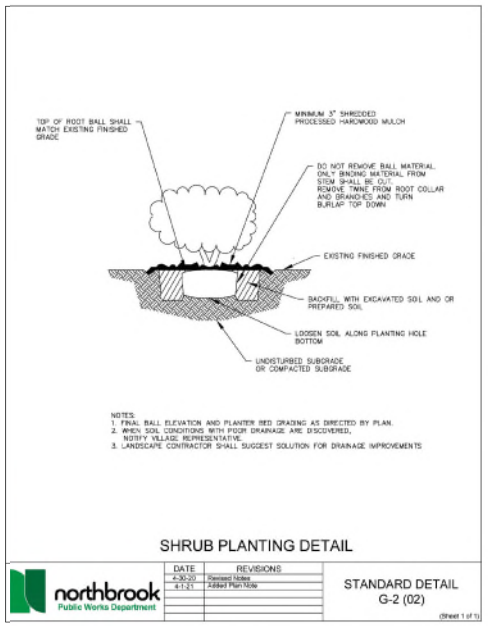
PARKING ISLAND TREE PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	New Detail

STANDARD DETAIL G-8 (01)

(Sheet 2 of 2)



SHRUB PLANTING DETAIL

northbrook Public Works Department

DATE	REVISIONS
4-30-20	Revised Notes
4-1-21	Added Plan Note

STANDARD DETAIL G-2 (02)

(Sheet 1 of 1)

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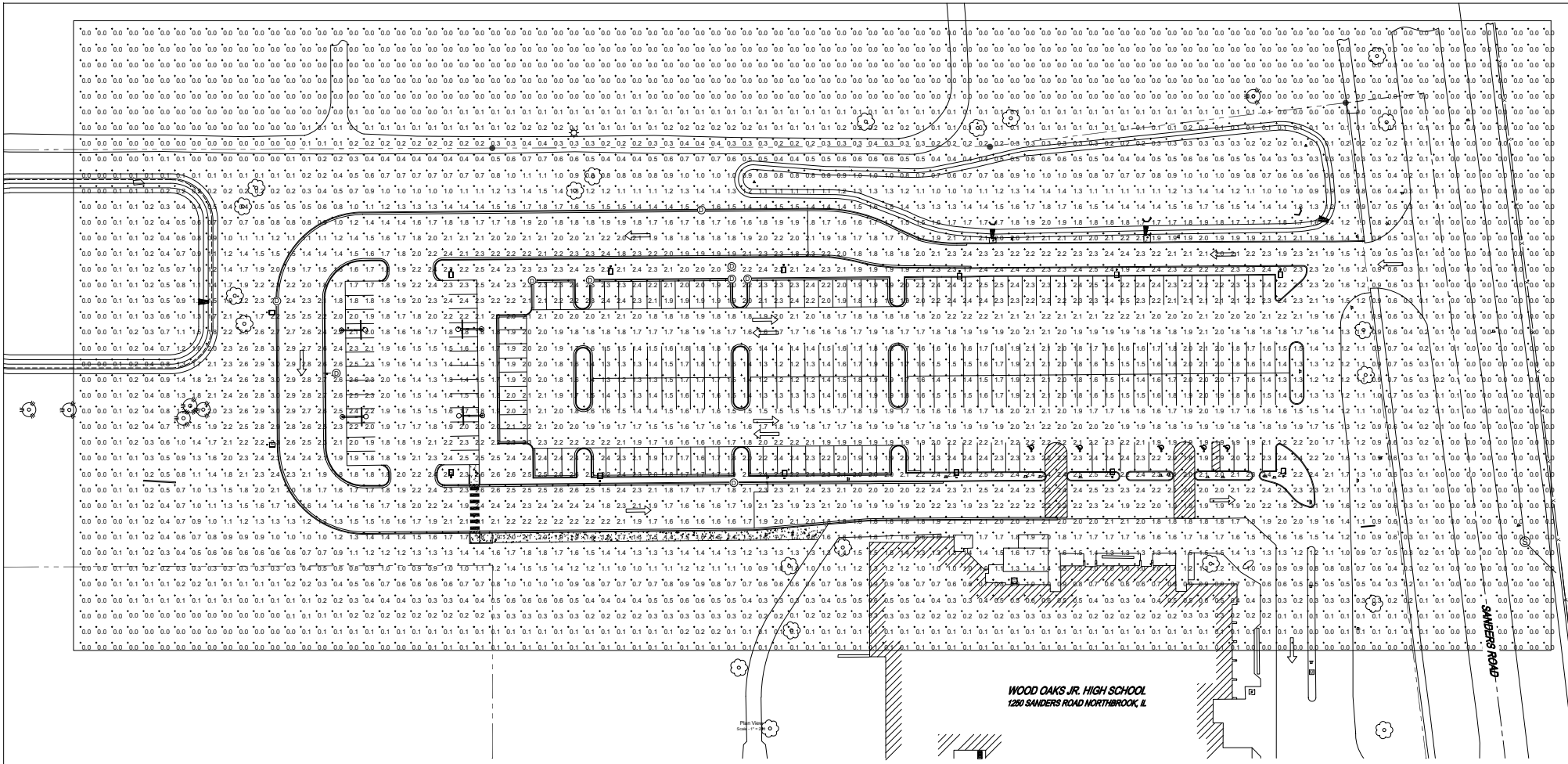
LANDSCAPE DETAILS / NOTES

SHEET NUMBER
L2.3



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		14	DSX2 LED P3 30K 70CRI T5M	D-Series Size 2 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 5 Medium	Full Cut-Off	1	29479	0.9	219.4	Max: 15408cd

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
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3	A	1106957.00	1990238.00	25.00	25.00	180.00	0.00	1106957.00	1990236.00	0.00
4	A	1106845.00	1990242.00	25.00	25.00	180.00	0.00	1106845.00	1990240.00	0.00
5	A	1106735.00	1990241.00	25.00	25.00	180.00	0.00	1106735.00	1990239.00	0.00
6	A	1106634.00	1990239.00	25.00	25.00	180.00	0.00	1106634.00	1990237.00	0.00
7	A	1106634.00	1990107.00	25.00	25.00	0.00	0.00	1106634.00	1990109.00	0.00
8	A	1106729.00	1990105.00	25.00	25.00	0.00	0.00	1106729.00	1990106.00	0.00
9	A	1106846.00	1990106.00	25.00	25.00	0.00	0.00	1106846.00	1990108.00	0.00
10	A	1106955.00	1990107.00	25.00	25.00	0.00	0.00	1106955.00	1990109.00	0.00
11	A	1107054.00	1990107.00	25.00	25.00	0.00	0.00	1107054.00	1990109.00	0.00
12	A	1107163.00	1990108.00	25.00	25.00	0.00	0.00	1107163.00	1990109.00	0.00
13	A	1106517.00	1990212.00	25.00	25.00	90.00	0.00	1106519.00	1990212.00	0.00
14	A	1106517.00	1990128.00	25.00	25.00	90.00	0.00	1106519.00	1990128.00	0.00

Statistics

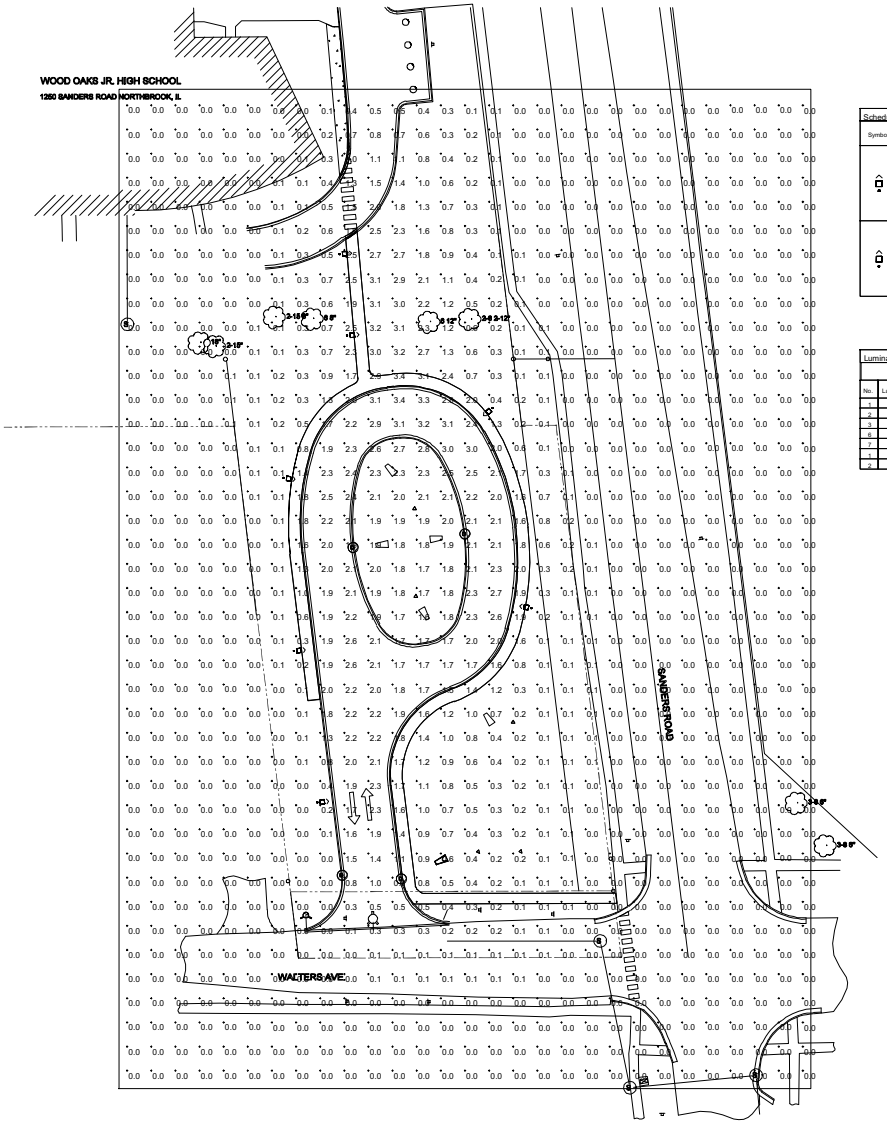
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	3.0 fc	0.0 fc	N/A	N/A

Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-1
Summary
Main Lot Lighting

WOOD OAKS JR. HIGH SCHOOL

1250 SANDERS ROAD NORTHBROOK, IL



Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		5	DSX1 LED P5 30K 70CRI BLC4 EGS	D-Series Size 1 Area Luminaire P5 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control External Glare Shield		1	11685	0.9	138.16	
	B		2	DSX1 LED P3 30K 70CRI T2M HS	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 2 Medium Houseside Shield		1	11327	1	102.1727	

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
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2	A	1110162.00	1989451.00	25.00	25.00	83.39	0.00	1110163.00	1989452.00	0.00
3	A	1110151.00	1989527.00	25.00	25.00	83.39	0.00	1110152.00	1989527.00	0.00
6	A	1110269.00	1989548.00	25.00	25.00	280.00	0.00	1110267.00	1989549.00	0.00
7	A	1110249.00	1989648.00	25.00	25.00	290.00	0.00	1110248.00	1989647.00	0.00
1	B	1110173.00	1989724.00	25.00	25.00	84.88	0.00	1110175.00	1989724.00	0.00
2	B	1110177.00	1989684.00	25.00	25.00	84.86	0.00	1110178.00	1989684.00	0.00

Wood Oaks Junior High School
1250 Sanders Rd, Northbrook, IL 60062

Designer
DBD
Date
03/03/2026
Scale
Not to Scale
Drawing No.
PH-2
Summary
Bus Turnaround Lighting

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-06-09
Subject: An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Docket No. PCD-25-21)

Overview
As recommended by the Plan Commission, a n amendment to the Comprehensive Plan is recommended associated with Wood Oaks Jr. High School.

Fiscal Impact
N/A.

Recommendation
Approval.

Strategic Priority
Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background
On May 26, 2026, the Board of Trustees reviewed the below requested relief and heard public comment from surrounding members of the community, as well as the applicant. Following discussion, the item was continued to June 9, 2026, with time for the applicant to assess if any adjustments could be made to the proposed design to address concerns expressed by members of the community. The applicant has submitted an updated proposed plan which eliminates access on to Walters Avenue and has the buses enter and exit the school property at the existing curb cuts along Sanders Road that are utilized today, but with the inclusion of the bus cul-de-sac to accommodate the buses on the site without impeding traffic on site and Sanders Road.

The applicant, Northbrook School District 27, as owner of the properties commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road, has requested the following zoning relief to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane on south of the existing school building (Wood Oaks Jr. High School):

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;

B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

The Board of Trustees is requested to consider the applicant's voluntary annexation application, in addition to the Plan Commission recommendation for the zoning relief.

The applicant proposes to construct a bus circulation lane off which requires annexation of two vacant single-family residential parcels owned by Northbrook School District 27, currently located in unincorporated Cook County. The property is contiguous and abuts the school property and municipal boundary and is eligible for voluntary annexation upon approval by the Board of Trustees. Upon annexation, both parcels will be rezoned to IB Institutional District and merged with the school property through a Final Plat of Subdivision. No public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The applicant's voluntary annexation application fee is waived per the standards for taxing bodies in Northbrook. The applicable Village recapture fee per Ordinance No. 82-8 (attached), is $1,450 for each lot. The recapture fee will not be required to be paid with the annexation since the Ordinance states that the recapture fee shall be due, "upon use connection". Considering the applicant is not connecting to the water utilities, the recapture fee is not due at this time. The draft ordinance approving this annexation states that if, in the future, any improvements on the property require a connection to the water utilities, then the recapture fees should be paid. Village staff and the Village Attorney have reviewed the application and the draft ordinance.

On January 13, 2026, a notice of waiver of preliminary review application was provided to the Board of Trustees at their regular meeting. The applicant waived the preliminary review application with the direct submittal of a formal application.

On May 26, 2026, the Board considered the following approval documents on the consent portion of the agenda. The placement of the approval documents on the consent portion of the agenda is consistent with the policies endorsed by the Board for a unanimous recommendation from the Plan Commission and consideration of a Voluntary Annexation application.

1. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof;

2. A Resolution Approving a Final Plat of Subdivision;
3. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
4. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map.

On April 21, 2026, the Plan Commission conducted a public hearing on the application. The Village staff and the applicant made presentations explaining the details of the project and the requirements. Following the presentations, the Commission asked questions about alternative site plan options being considered by the applicant during the design phase, long queueing duration, and pedestrian safety. The applicant responded, stating that they had considered several options but found that their plan to separate the car and bus lanes would best address their requirements and safety concerns.

There were three written public comments, which are attached; and eight members of the public spoke at the meeting with concerns regarding traffic impact, pedestrian safety, car stacking causing traffic signal delays, and adequacy of stormwater management. The applicant responded to the traffic concerns and stated that the intent of the proposed design was to alleviate traffic congestion in the nearby residential neighborhoods and increase capacity on the school property; reduce stacking on Sanders Road; and improve pedestrian safety by adding a sidewalk. The Commission closed the public hearing, discussed the application, and found the proposal acceptable.

On April 21, 2026, the Plan Commission adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 26-PC-03 recommending approval of the Zoning relief noted above. The staff report from the meeting, and other application materials are attached. The minutes from the meeting were not available at the time of writing this report.

Following the Plan Commission public hearing, the Village received additional public correspondence which is attached for review, as well as additional exhibits submitted by the applicant at the request of staff to provide a more detailed depiction of bus turning maneuvers and stacking of vehicles with the proposed site design. These exhibits and additional information from the applicant are also attached.

The Applicant and staff will attend the June 9, 2026 meeting in case there are any questions.

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)
Ordinance Exhibit A-B - 1250 Sanders
Supplemental - Updated Letter & Plans - 6-2-26 - 1250 Sanders
Supplemental - Annexation & Formal Application - 1250 Sanders
Supplemental - Public Comment - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - Project Narrative & Letters - 1250 Sanders

Supplemental - Additional Stacking Plans&Information - 1250 Sanders

Ordinance 2026-

BE IT ORDAINED by the Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook

(1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND.

Northbrook School District 27 ("***Applicant***"), as owner, has submitted an application requesting a comprehensive plan amendment relating to the parcels located at 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road (collectively, the "***Property***").

On [***INSERT DATE***], the Board of Trustees of the Village of Northbrook adopted Resolution No. 2026-[***INSERT***] approving a Final Plat of Subdivision which resubdivided four parcels of the Property into two lots – Lot 1 and Lot 2. References to Lots 1 and 2 in this Ordinance shall be as designated on the Final Plat approved pursuant to Resolution No. 2026-[***INSERT***].

The entirety of the Property is currently designated as Institutional Facility, Open Space & Outdoor Recreation, and Single Family use in the Village of Northbrook Comprehensive Plan (2010), as amended ("***Comprehensive Plan***"), and the Applicant has requested an amendment to the Comprehensive Plan to re-designate Lot 1 of the Property as appropriate for Institutional Facility ("***Amendment***"), while Lot 2 would remain Open Space & Outdoor Recreation.

The Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code, as amended ("***Zoning Code***"), and pursuant to the Village's home rule powers

Section 2. PUBLIC HEARING.

A public hearing to consider the Amendment was duly published on the Northbrook Public Notice webpage on March 30, 2026 and was held at the Plan Commission's regular meeting on April 21, 2026. On April 21, 2026, the Plan Commission formally adopted Resolution No. 26-PC-03 recommending approval of the Amendment to the Comprehensive Plan.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN.

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Property, as legally described in ***Exhibit A***, and as depicted in ***Exhibit B***, attached to and by this reference incorporated into this Ordinance, as appropriate for "Institutional Facility" with respect to Lot 1 and to remain "Open Space & Outdoor Recreation" with respect to Lot 2, in accordance with Article 2-116 of the Zoning Code and pursuant to the home rule powers of the Village of Northbrook.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Clerk in accordance with and pursuant to Section 2-116.E.2 of the Zoning Code.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect only upon the occurrence of all of the following events:

A. passage by the Board of Trustees by a majority vote in the manner required by law;

B. publication in pamphlet form in the manner required by law.

PASSED: This __ day of May, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B) THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C) THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D) THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING

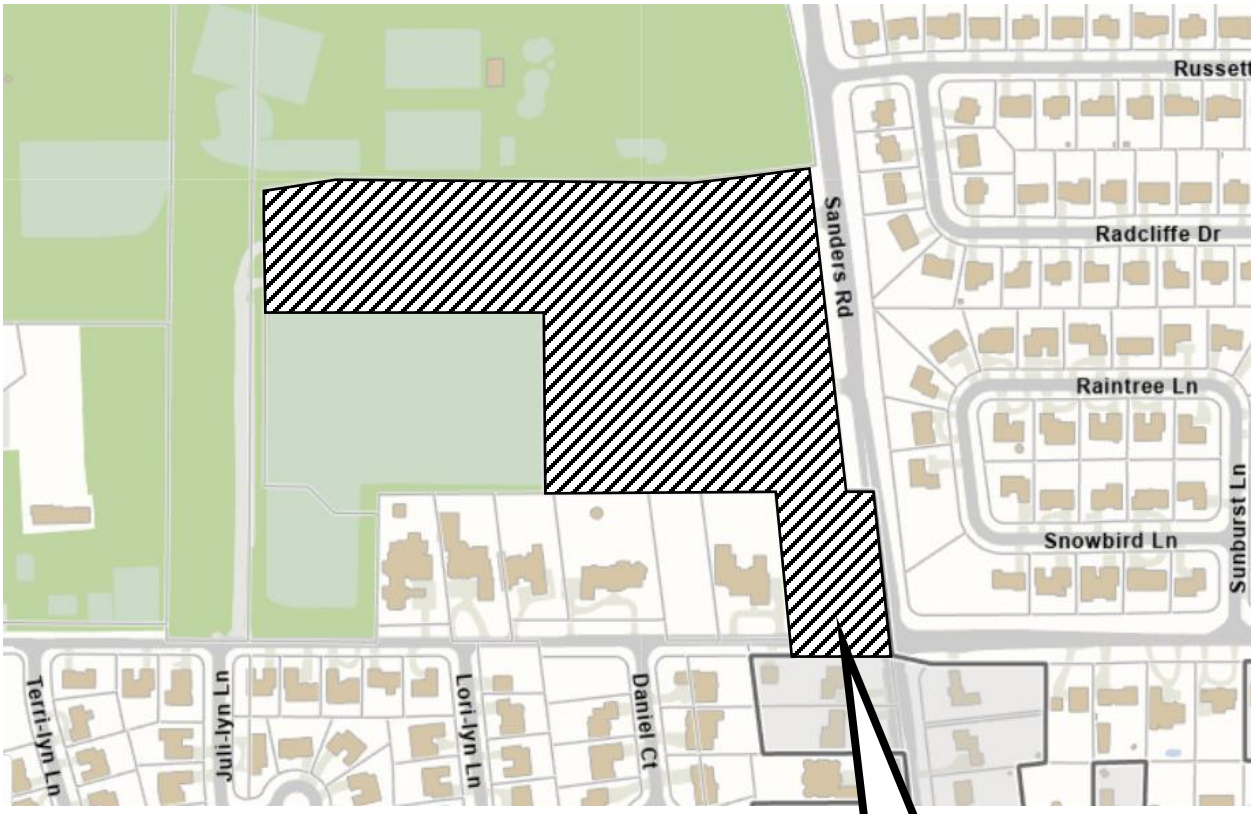
AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; 04-07-300-027-0000; 04-07-300-010-0000; AND 04-07-300-011-0000

Commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road, Northbrook, Illinois, 60062.

EXHIBIT B

DEPICTION OF PROPERTY



1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road redesignated from Institutional Facility, Open Space & Outdoor Recreation, and Single Family to Institutional Facility for Lot 1

June 2, 2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

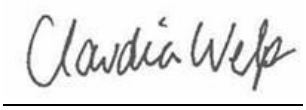
RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot Plan Change

Dear Swati,

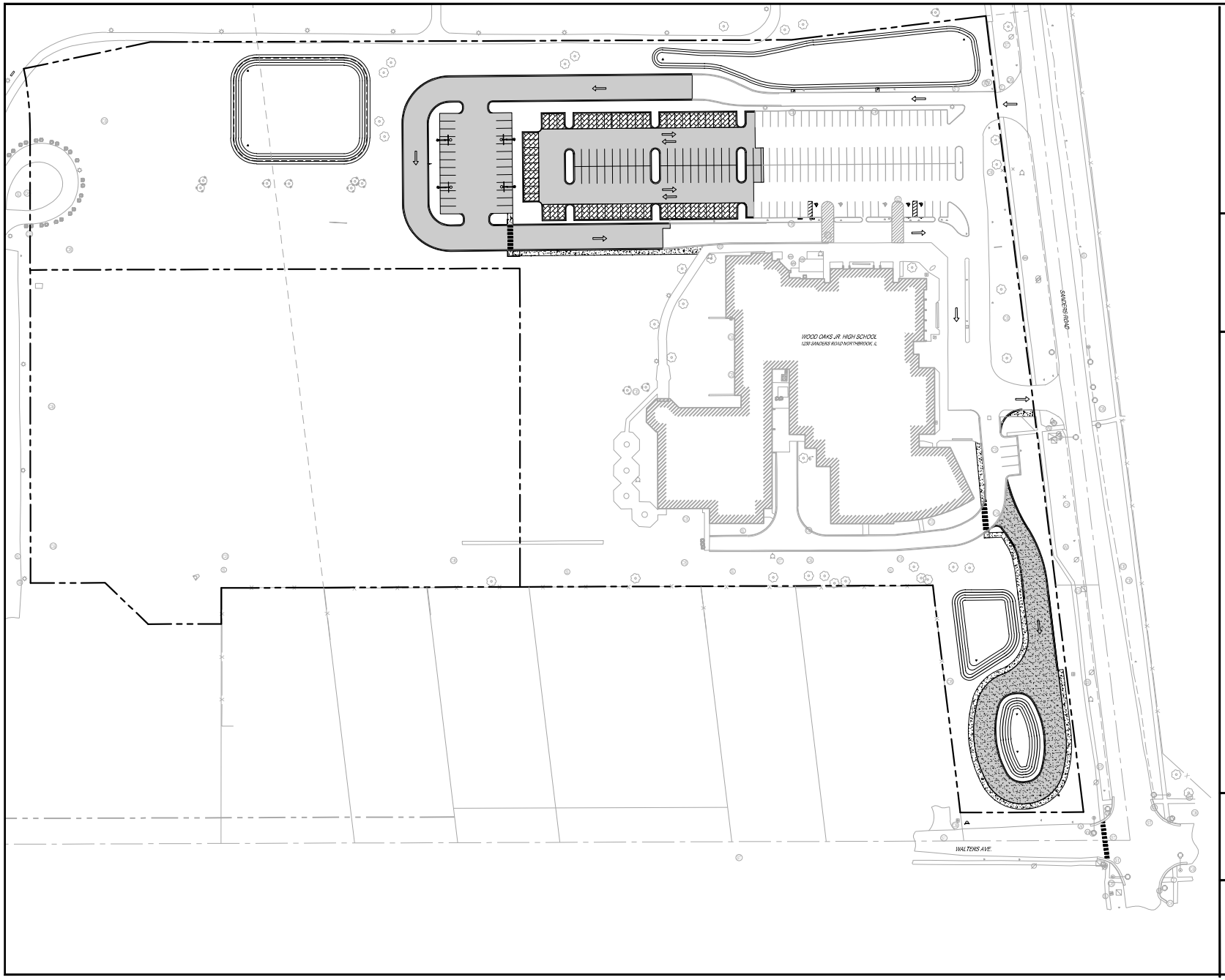
On behalf of Northbrook School District 27 and Wood Oaks Junior High, we are submitting a revised plan for the proposed parking lot expansion and bus loop project. Enclosed are an updated site plan and bus loop exhibit reflecting these changes. In response to traffic concerns on Walters Avenue, the proposed bus loop will no longer include a curb cut or access from Walters Avenue and will instead connect internally. Buses will enter from Sanders Road at the north entrance, travel south to the bus loop, and exit onto Sanders Road at the south entrance. The bus loop will meet the required 20-foot landscape buffer along the west property line adjacent to the residential area and the overall plan will still include the plantings required by the landscape ordinance. An updated landscape plan will be provided for your review. No other changes have been made to the proposed parking lot expansion. We believe this satisfies the primary concerns for our proposal and respectfully request Village Board consideration to approve the project based on these changes.

Should you have any questions or comments, please do not hesitate to contact me at 630.598.0007 or cwelp@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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

REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27
WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16

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

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS RD.
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 06/02/2026

SHEET TITLE
BUS CONCEPT PLAN

SHEET NUMBER
EX-1
1 OF 1

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☒ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ Application

Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ Written Explanation of Application Request

Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☒ Proposed Plans

Attach proposed plans for the property sought to be annexed, if applicable.

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Is the property held in trust? □ Yes □ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? □ Yes □ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Consolidate area maintained by school into a school's property

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 1370, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-010

Size of Property: 19,338 SF / 0.44 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 19,338 SF Lot Width: 100 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Is the property held in trust? □ Yes □ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? □ Yes □ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Consolidate area maintained by school into a school's property

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 1390, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-011

Size of Property: 38,253 SF / 0.88 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 38,253 SF Lot Width: 198 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

Now come the undersigned Petitioners requesting annexation of the parcel of land hereinafter set forth to the Village of Northbrook, County of Cook and State of Illinois.

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:
2) 1370 and 1390 Sanders Road Northbrook, Illinois 60062
(collectively "***Property***") Also attach legal description and survey)
3) The undersigned certify [Check One]

☒ There are no electors residing on the Property.

☐ 51% or more of the electors residing on the Property have joined in this petition by signing below.

4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.
5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.
6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and
b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☒ There are no electors residing at the property.

Subscribed and sworn to before me this 8th day of December 2025

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

Marianne K. Schachte
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

{00123519.2}

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me
this 8th day of December 2025

Marianne K. Schachte
Notary Public

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

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

Applicant Information

Legal Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Primary Contact Person

Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Ste. 325

City, State, Zip Lisle, IL 60532

[redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 1250 Sanders Road, Northbrook IL

Property Index Numbers: 04-07-300-026, 04-07-300-027, 04-07-300-010, and 04-07-300-011

Size of Property: 8.61 Acres (PIN: 04-07-300-026), 8.32 Acres (PIN: 04-07-300-027) 0.44 Acres (PIN: 04-07-300-010), 0.88 Acres (PIN: 04-07-300-011) (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: Institutional Facility (PIN: 04-07-300-026) Open Space/Outdoor Recreation (PIN: 04-07-300-027) Single Family (PIN: 04-07-300-010 & 04-07-300-011)

Current Zoning: IB (PIN: 04-07-300-026), OS (PIN: 04-07-300-027), and Unincorporated (PIN: 04-07-300-010 & 04-07-300-011)

Current Use of the Property: _____

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☒ Annexation (*separate form required*)
- ☒ Rezoning from OS to IB
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☒ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **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.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **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. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio
Address 1250 Sanders Road
City, State, Zip Northbrook, IL 60062
[redacted]

Proposed Property Owner Information

Legal Name: Same as current

Primary Contact:
Address
City, State, Zip
Phone No.
Email

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 ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☒ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☒ Annexation Worksheet
- ☒ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☒ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☒ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

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 ____ 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** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations
Signatures of Property Owner(s): _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations **Property Address:** 1250 Sanders Road, Northbrook IL
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Comprehensive Plan Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Trend of development

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

b. Property value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

c. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

d. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

e. Orderly development of adjacent properties

The amendment supports orderly development by addressing existing deficiencies and aligning site infrastructure with current needs. Improved circulation and parking management reduce off-site impacts and help ensure that adjacent properties are not adversely affected by congestion or unsafe conditions.

f. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

g. Ingress, egress, and traffic conditions

Adequate ingress and egress will be provided through redesigned traffic loops and a separated bus circulation system. A traffic study has confirmed that the proposed improvements will significantly reduce congestion and improve safety along Sanders Road, particularly during peak arrival and dismissal periods.

h. Utilities and public services

The subject property is fully served by existing utilities and public services. The proposed improvements include upgraded stormwater management, lighting, and EV charging infrastructure.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community needs

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s)**: IB Institutional Building; OS Open Space; Unincorporated Parcels
- ☑ **Specify Requested Zoning District(s)**: Lot 1 zoned IB Institutional Building and Lot 2 OS Open Space
- ☑ **Statement of Justification**

A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

j) The community need for the proposed map amendment and for the uses and development it would allow.

Rezoning & Zoning Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Existing uses and zoning classifications

The subject property is an established institutional use occupied by Wood Oaks Junior High School and the attached District 27 Administration Center. Surrounding properties along Sanders Road and within the immediate vicinity consist primarily of public and institutional uses, including other school facilities, park district properties, and nearby residential neighborhoods that have long coexisted. The property is currently zoned Institutional Building and Open Space. A small portion of the Open Space zoning is proposed to be rezoned to Institutional Building.

b. Trend of development in the vicinity

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

c. Property Value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

d. Offset by public health, safety, and welfare

The proposed rezoning enables improvements that address documented congestion, emergency access constraints, pedestrian safety concerns, and conflicts between bus and car traffic, directly benefiting students, staff, parents, and the surrounding community.

e. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

f. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

g. Effect on orderly future development

The rezoning supports orderly development by allowing improvements that align the site with its current intensity of use. By addressing parking and circulation needs internally, the proposal minimizes off-site impacts and ensures adjacent properties are not adversely affected by congestion or unsafe conditions.

h. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community need

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

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MD\VRUNLQ#JPDLO FRP

April 9, 2026

Swati Pandey

Village of Northbrook

1225 Cedar Lane

Northbrook, IL 60062

Dear Ms. Pandey:

Thank you for taking the time to meet with me yesterday about the proposed bus turnaround at Wood Oaks Junio r High.

I have serious concerns about the placement of this turnaround and its impact on traffic patterns on Walters Avenue where I live. It is already difficult to exit Walters due to the length of the red light while Sanders Road traffic moves. I understand that a traffic study was done, but I have several questions about it and other issues.

1. When was this traffic study done?
    a. Did they ever look at traffic on Walters during the summer when Decoma Day Camp buses line the street making it difficult to turn onto Sanders Road?
    b. Was it just a quantitative study based on the number of cars, or were qualitative variables also considered, such as the ones below?
    c. Was the study done while cars were lined up on Walters waiting to pick up children after school? How will the buses maneuver around these cars? The alternate plan

you mentioned for parents to wait on the other side of the school may not alleviate this problem, as some parents will continue to use Walters rather than deal with the increased traffic in the parking lot , and the long wait time at the current stoplight.

2. This turnaround will affect traffic twice per day for close to 180 days, more in the afternoon than in the morning.
    a. What is the length of time from when the first bus will arrive and the last bus leave, morning and afternoon? How many buses are used by the school each day?

3. You indicated that the turnaround would be at the west end of the proposed annexation, approximately 100 - 120 feet from the corner.
    a. What is the length of a school bus?
    b. How many buses can fit at the corner waiting for a green light without blocking both lanes?
    c. The drivers are on a schedule and will be wanting to make the light on Walters during its short green cycle. How will other traffic be able to exit Walters while buses are blocking both lanes. It is naïve to think that the drivers will wait to allow this other traffic through.

4. Has there been any consideration given to lengthening the time Walters has a green light to accommodate this added traffic?

As the time is short for these issues to be given consideration before the meeting on April 21, please factor them into the discussion. I'm sure there are more points involved, but this is what comes to mind immediately.

Thank you for your attention,

Jay Sorkin

Archived: Monday, April 20, 2026 9:20:46 AM
From: Kohlstedt, Michaela
Sent: Friday, April 17, 2026 11:39:18 AM
To: Pandey, Swati
Subject: FW: Northbrook Plan Commission Meeting 4-21-2026
Response requested: No
Sensitivity: Normal

From: Adam Greenberg <ajgreenberg@yahoo.com>
Sent: Friday, April 17, 2026 11:22 AM
To: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Subject: Re: Northbrook Plan Commission Meeting 4-21-2026

Beware External Email - Think Before You Act

I won't be able to attend.

My main concern is that there is a plan to address the current situation with parent vehicles parked on walters (extending on Daniel Ct.) in the afternoon at pickup.

I'm also not sure that expanding the car pickup lane is giving an incentive for more kids to take the bus. It seems to incentivize the opposite affect. And then the line will look much longer so even more cars will park on the Walters side.

It is very dangerous having kids walk across walters and entering vehicles in a very narrow street. Adding busses into that mix could be a recipe for disaster.

there is currently no signage preventing parents from standing on the south side of walters waiting for students, and it makes the road too narrow for residents to exit Walters safely and poses too much risk with so many students running across the road with little warning and at many random crossing points, not the traffic light. Now they would be running across the bus driveway too which is extra scary.

Thank you for brining this to the attention of the Commission.

On Friday, April 17, 2026 at 09:38:41 AM CDT, Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us> wrote:

Good Afternoon,

Archived: Friday, April 24, 2026 9:16:06 AM
From: Byron Udell
Sent: Friday, April 24, 2026 8:10:13 AM
To: Pandey, Swati; byronudell@gmail.com
Subject: Docket no. PCD-25-21
Response requested: Yes
Sensitivity: Normal

Beware External Email - Think Before You Act

I was unable to attend the public hearing as I was out of town.

My question is regarding the normal requirements of drainage after any construction. Parking lots cause runoff, and runoff is a no no. The water will run downhill and add to the water that all downhill neighbors will have to deal with.
Are any proposals bring vetted the same way as if a resident were building a home in the property, as all of us were when we built our homes in Northbrook? E.g. Impervious limits, retaining pond requirements to hold any storm water that can't be initially absorbed, etc?

Byron Udell
4220 Walters Ave, Northbrook, IL 60062
847.912.5433

May 10, 2026

Village of Northbrook
Kathryn Ciesla, President

Trustees:
Robert Israel
Heather Ross
Johnathan Hebi
Joy Ebhomielen
Matt Cassidy
Tamara Reese

I write this letter to express my thoughts on Northbrook School District 27, Wood Oaks School
Proposed Parking Lot Addition
PCD-25-21 Applications (Enclosed)

Page 2A

A. No one can disagree with this need
B. It is clear what the goal is
C. This has nothing to do with the Village Hall

Page 3

A. All of these points
B. Are a statement of
C. The facts
D. Leaving out many points

Page 4
Site proposed plan
No one can disagree with the added space to the parking lot
I believe the issue for the community is the proposed bus loop

This drawing lacks any site measurement for

- Proposed Lot
- Walters going west of Sanders to bus loop
- No drawing and measurement for Walters; no road measurement turn lane
- No Sanders measurement north or south

Page 5
This drawing lacks any measurement of size

- Width of proposed lane
- Width of entrance/exit to Walters
- Depth of retention area
- No Sanders Road lane measurement

I believe no bus can get around another in bus loop

So when it's time to leave after school, these eight buses, full of kids, must exit into Walters traffic

- Parents picking there kids up on Walters
- It's now a traffic jam, add 8 buses – it is a mess
- Only one bus will be able to be in the left turn lane (space issue)
- If a car or two are in left turn lane, no bus would be able to be in left turn lane; therefore, all east bound traffic would come to a stop

Page 6
Vehicle stacking
It vehicle parking in a proposed new design

Page 7
Who disagrees with any of this

Page 8

A. The plan moves their traffic problem from your school lot to the corner of Walters and Sanders
B. This is a mess as the 2-3 buses that dropped off kids leave making a left turn east; now they meet buses coming west and want to make a right turn into the bus loop
C. A false statement: To prove my point, you would look at 8C

Page 8C

- Distance from Bus Loop Exit to Sanders white line at light
- Radis of a bus turning out of lot to Walters
- Width of lanes on Walters is most important with turn lane going north and length of turn lane in feet
- Length of bus, weight of bus with proposed safety distance between buses and buses and any cars
- North bound traffic on Sanders is backed up from the school light to Walters every morning
- At best, 1 car can make a left turn to go north on Sanders and those cars must deal with the west bound traffic on Sanders turning right on red to go north
- A school bus would not be able to turn left on Walters in that traffic mess

- Your traffic analysis does not take into account any afternoon traffic with parents parked on Walters, Daniel Ct., Lori Lyn Ln. Those cases could limit the bus flow leaving in the afternoon

Page 9
This traffic plan when proposed is a few years old.
It would be nice if the Trustees could stop by and see the traffic impact on the neighborhood and clearly understand the safety issue here.

Page 10
D. False statement; an out-of-date study was put forward
No reference made to the following
- Truck traffic for Truck Depot from the Lopistist Center on former All State property

Page 10D
No comment or proposal of impact on the widening of Sanders Road
No estimated traffic increase
No comment and measurement to widen street

Page 12
Proposed idea
- Add a single lane from west end of new parking lot north driveway lane going west to driveway that enters that part of Walters
- This is school land
- This would move the buses to be able to leave the school in one line going east
- This is similar to buses leaving Decoma Day Camp

I thank you for your time.

I ask you to stop and see the site both in the morning and afternoon to fully understand.

I believe I have provided enough facts to at least stop and review and look at the impact of moving the school lot problem in the community (Walters Road) would have on an already impacted area.

I believe my proposal would load the buses safely and provide a smooth exit into the community and if you took the area where you want a bus loop and made a parking lot tied to the school lot, you would add many extra parking spaces.

I believe an outdated traffic study should have no merit. Whoever explained it to the Trustees in May should have more details than provided at April 21 meeting.

There was no comment about bus radius turns. It's important to note the bus leaving the bus loop to the left turn lane is more than a 90-degree turn into the turning lane and a problem if cars are in the right lane. To me it would make sense to get the Police Department feedback to this proposal based on traffic and safety and hearing from real people rather than paid consultants selling a plan.

To me is would make sense for the Village Management and Development Teams to be asked to comment on both the traffic and safety issue.

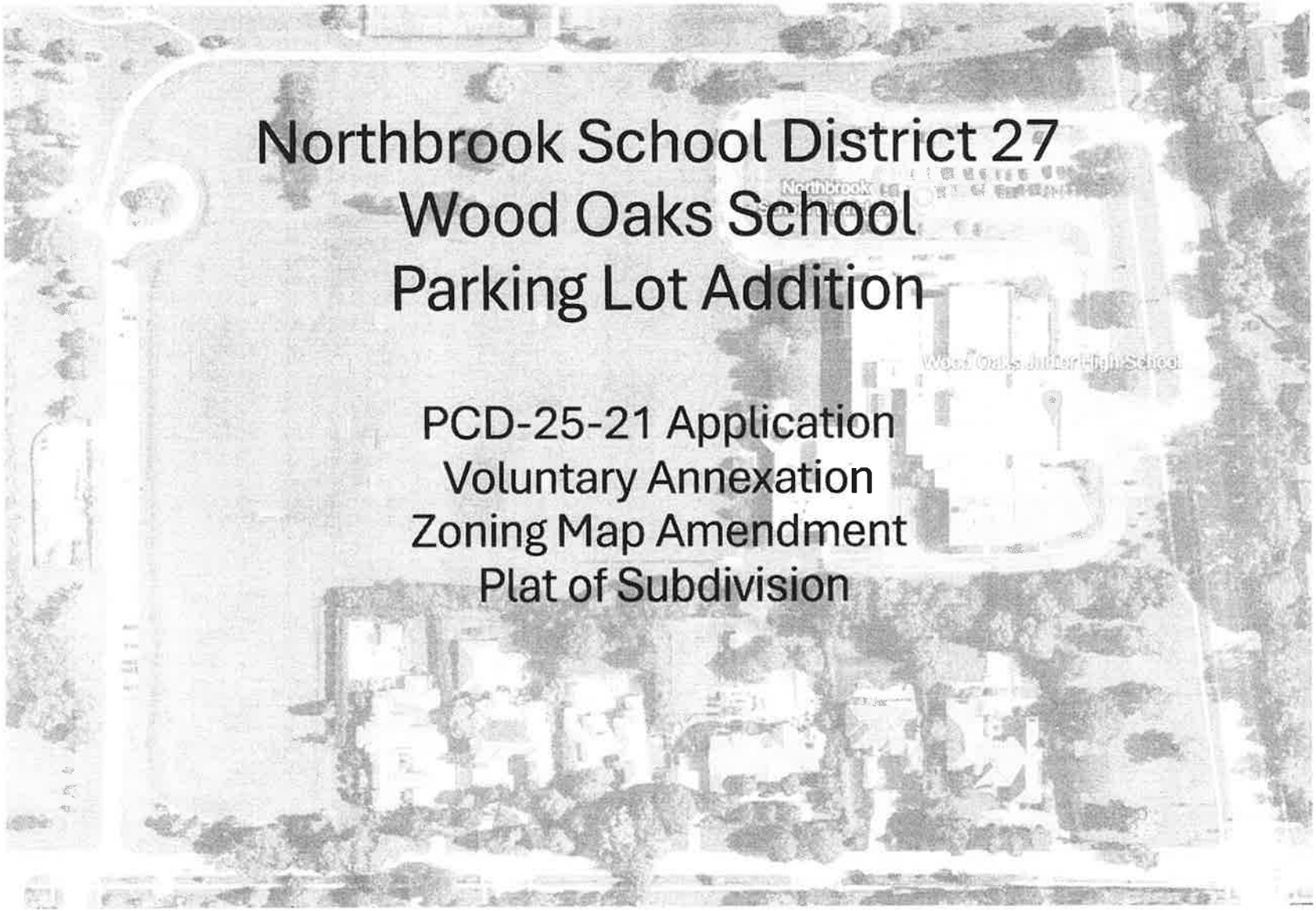
It would make sense to know who owns the driveway going north of Walters behind the school.

I have asked and gotten it owned by the school and owned by the Park District.
No bus traffic would be going west through the park when events are being held in the park.

I ask you to please give my comments some thought rather than Rubber-Stamp the School's Proposal. Let common sense prevail.



Elliot Miller
4263 Terri Lyn
Northbrook, IL 60062
847-272-7180

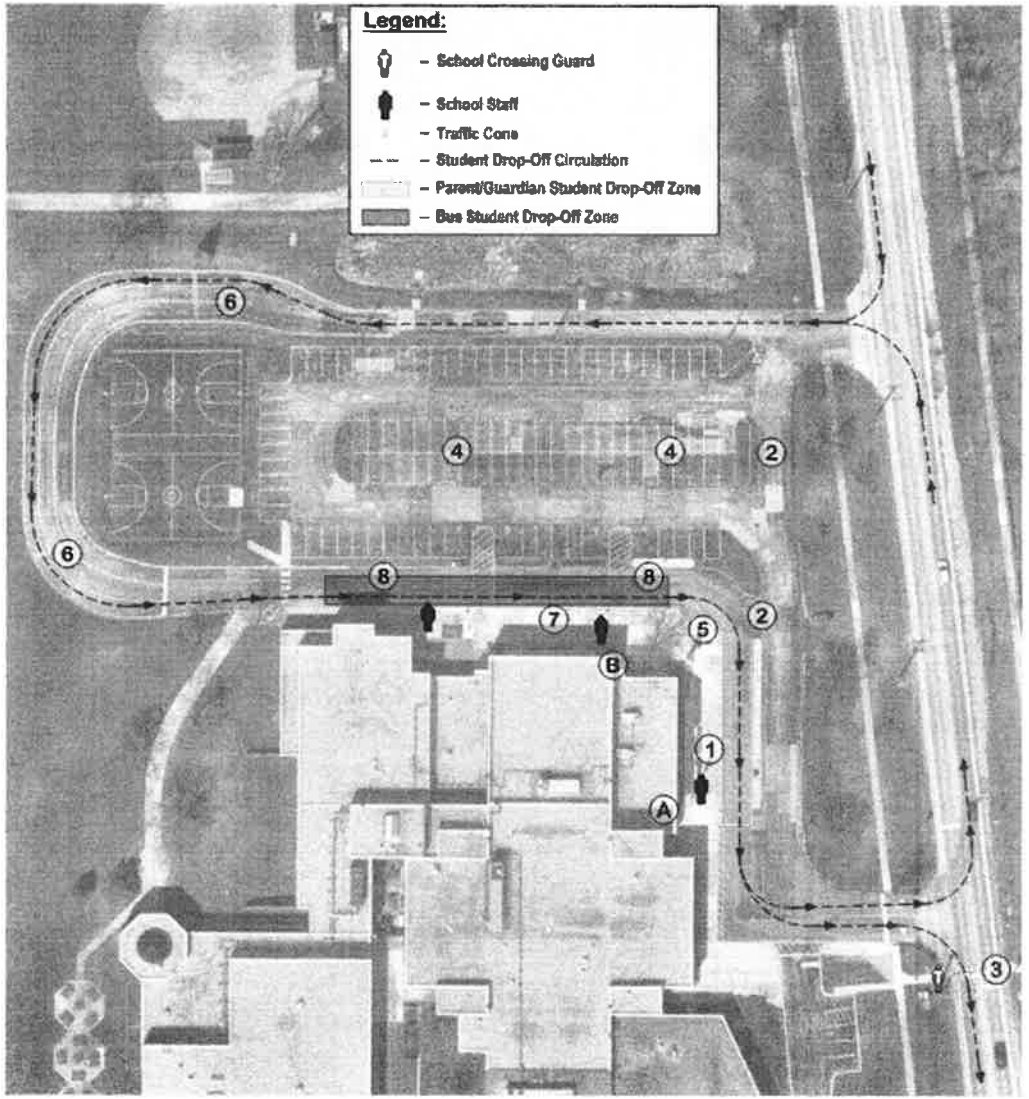

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

Wood Oaks Goals

- Increase parking for staff and after school events

- Move buses out of drop off/pick up
  - Allows buses to leave sooner:
    - Increase bus ridership
    - Decrease drop off/pick up

- Existing Parking lot in need of repair



Parking Needs – Stacking – Safety

A
- Vehicle crash date provided by IDOT 2017-2021 – 6 crashes on Sanders Road – School data provided 3 reported crashes over the last 3 years.

B
- Overflow stacking on Sanders Road due to not enough on-site space

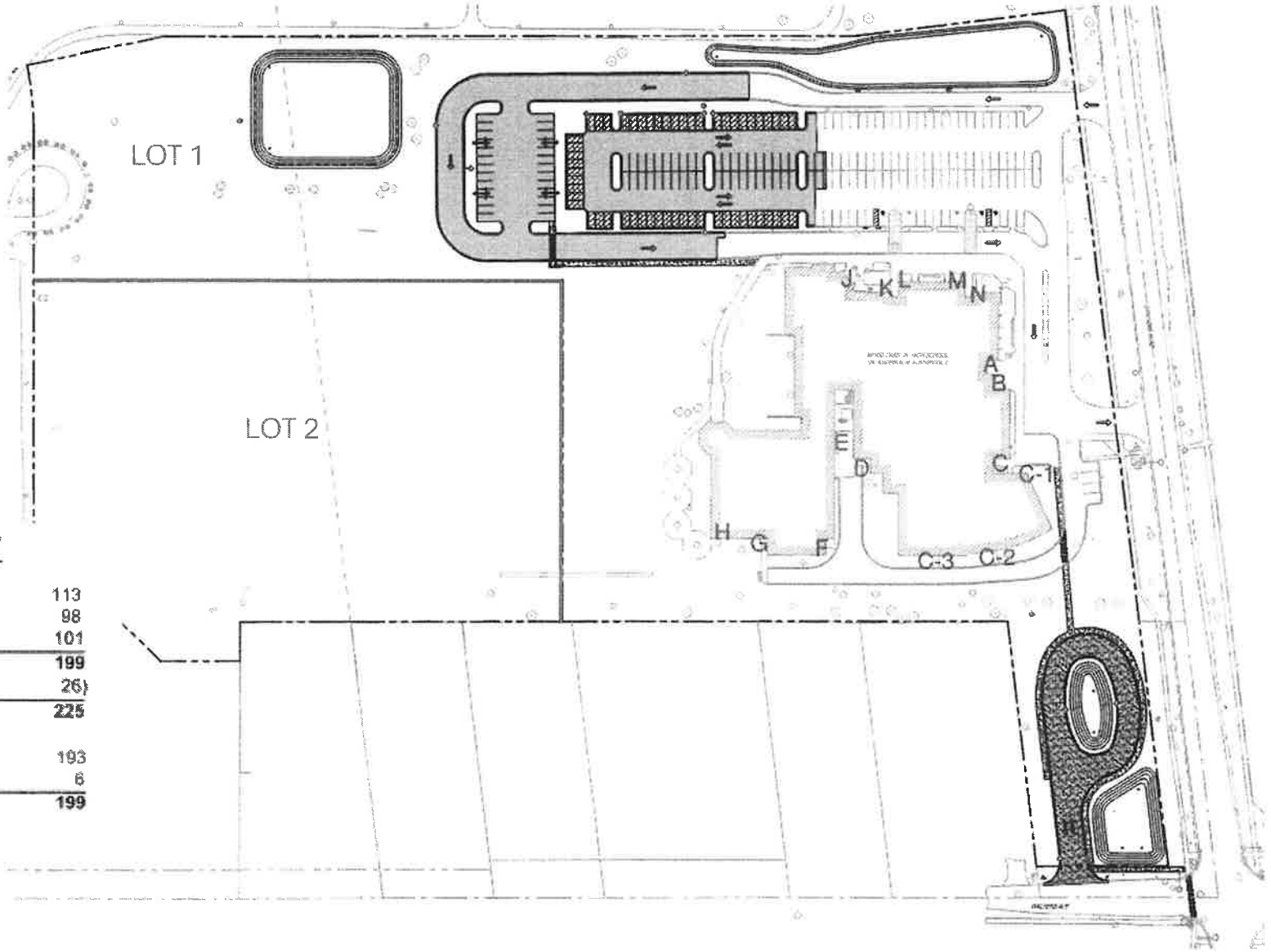
C
- 90+ daily staff members + visitors

D
- Numerous athletic teams, sport events, music ensembles, clubs and activities. Often conflict on the same evening and require parking for families and staff.

E
- The only school in the district that doesn't currently separate bus and parent drop off

#3

Proposed Site Plan



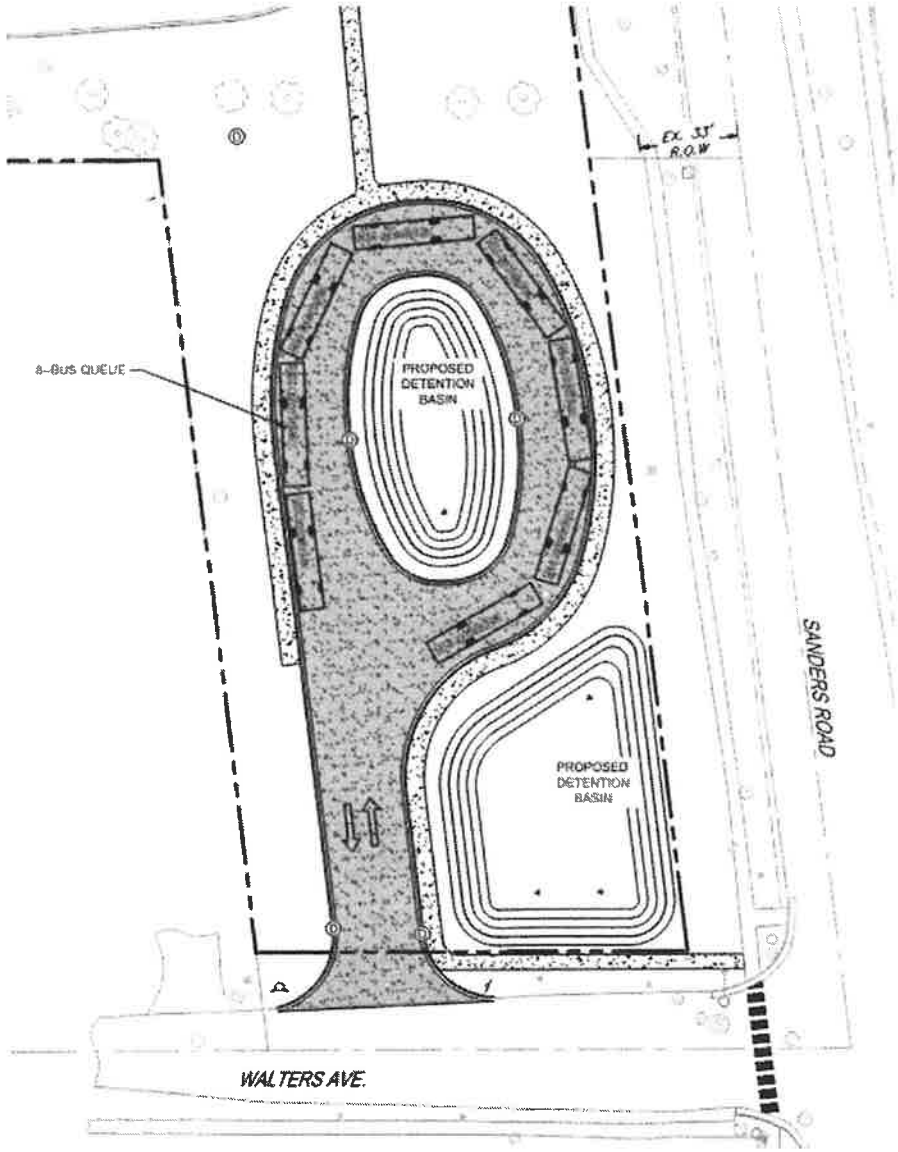
PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

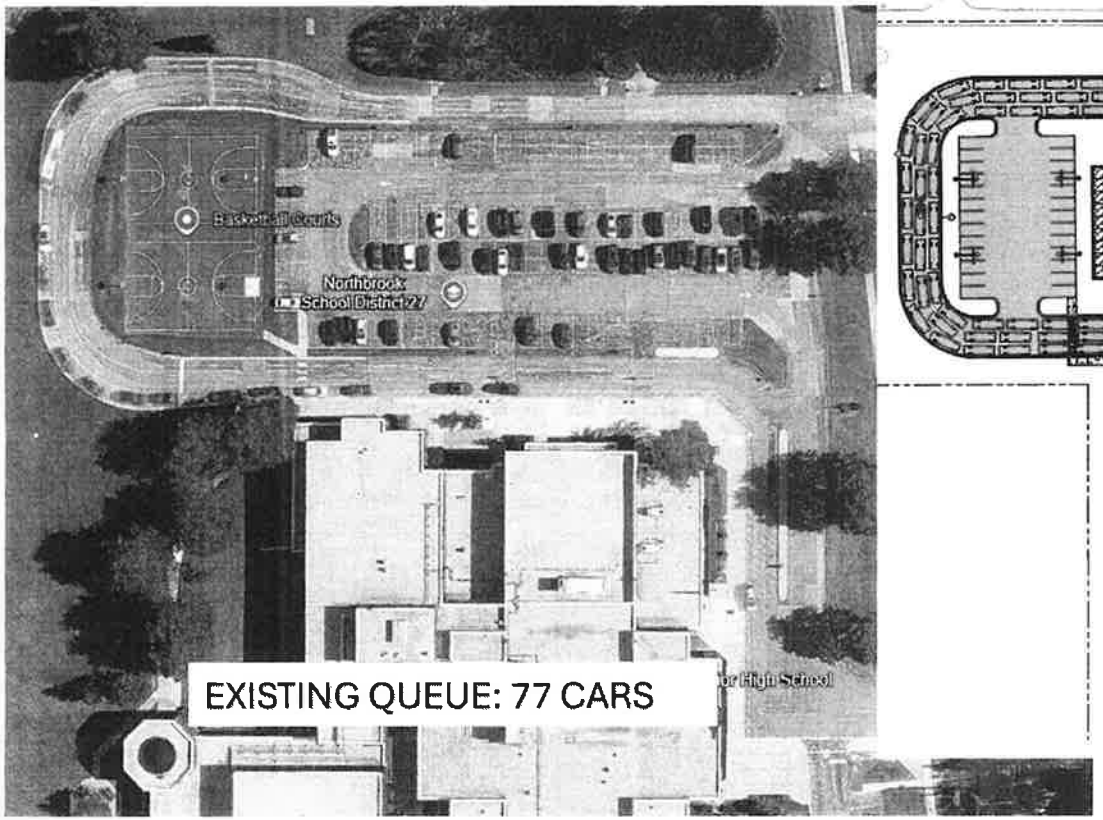
#4

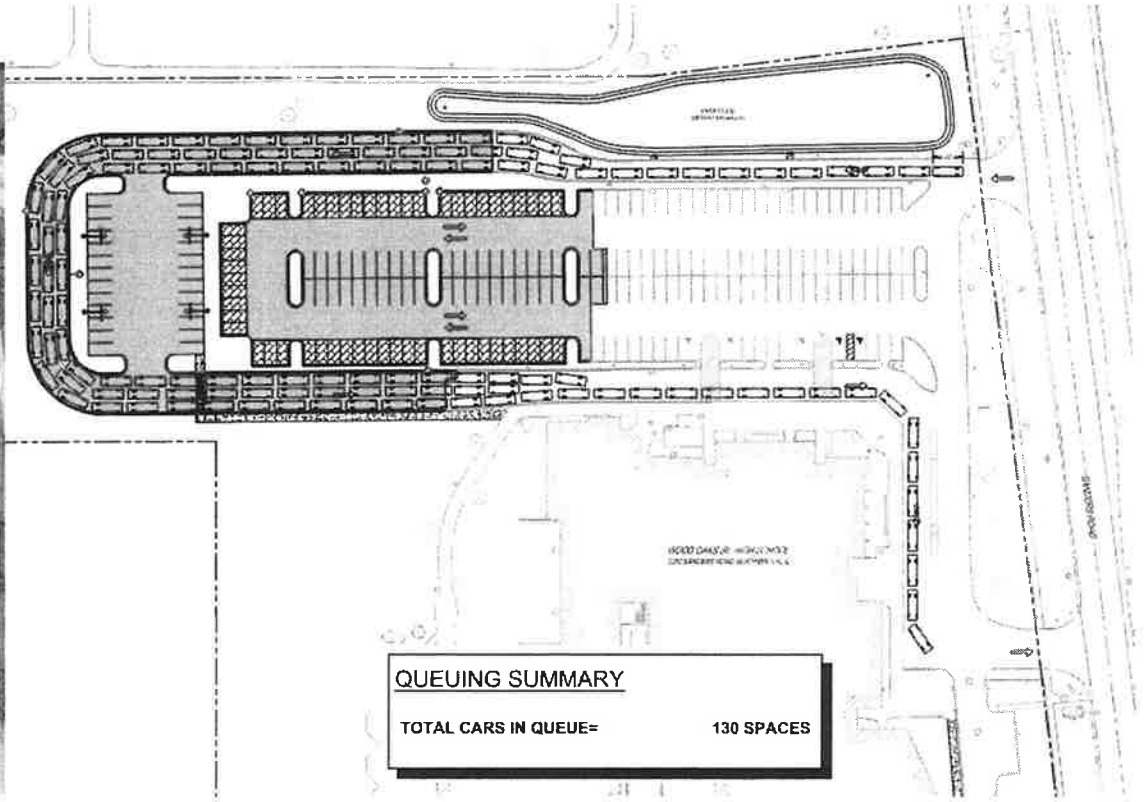
Bus Loop


EX. 33' R.O.W.
8-BUS QUEUE
PROPOSED DETENTION BASIN
PROPOSED DETENTION BASIN
SANDERS ROAD
WALTERS AVE.

#5

Vehicle Stacking





#6

Proposed Sustainability Measures

- Enhanced stormwater management
- Permeable pavers
- Landscape design
- Provisions for EV charging stations
- Upgraded energy efficient LED lighting



#7

Traffic Analysis

- Improvements proposed are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods

A.

- Only 2-3 busses were generally observed dropping off students at once, the proposed loop provides adequate space to minimize any impact to or queuing on Walters Ave.

B.

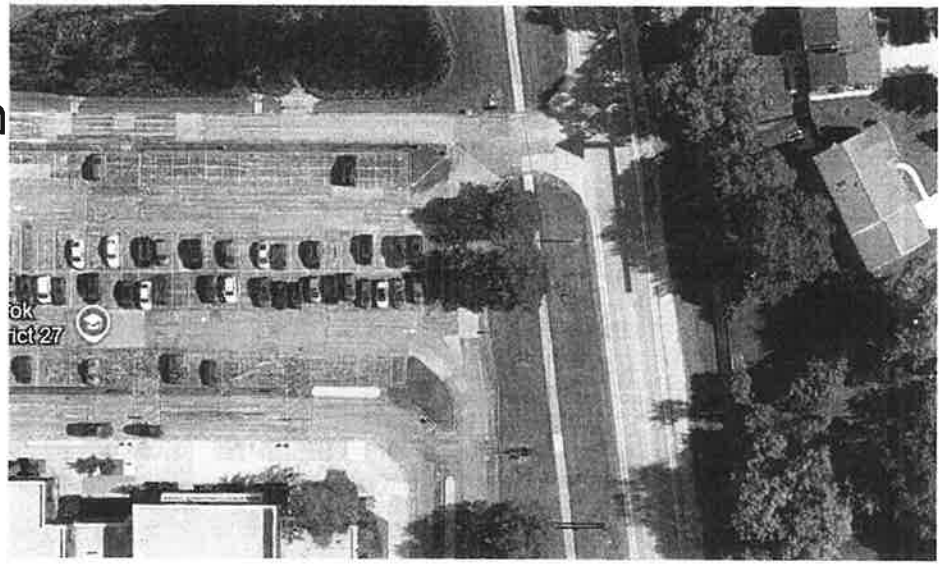
- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

C

#8

Future Traffic Improvements

- A Traffic Planning Study prepared as part of this project recommended an auxiliary left-turn lane along Sanders Road at the North Site Access Drive as a future project.



- This will be looked at as a collaborate project with the School District, Village and Cook County which will further alleviate traffic issues in the neighborhood.

#9

ALTA/NSPS LAND TITLE SURVEY

PIN NO.: 04-07-300-026
PIN NO.: 04-07-300-027
PIN NO.: 04-07-300-010
PIN NO.: 04-07-300-011

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 96 DEGREES 55 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

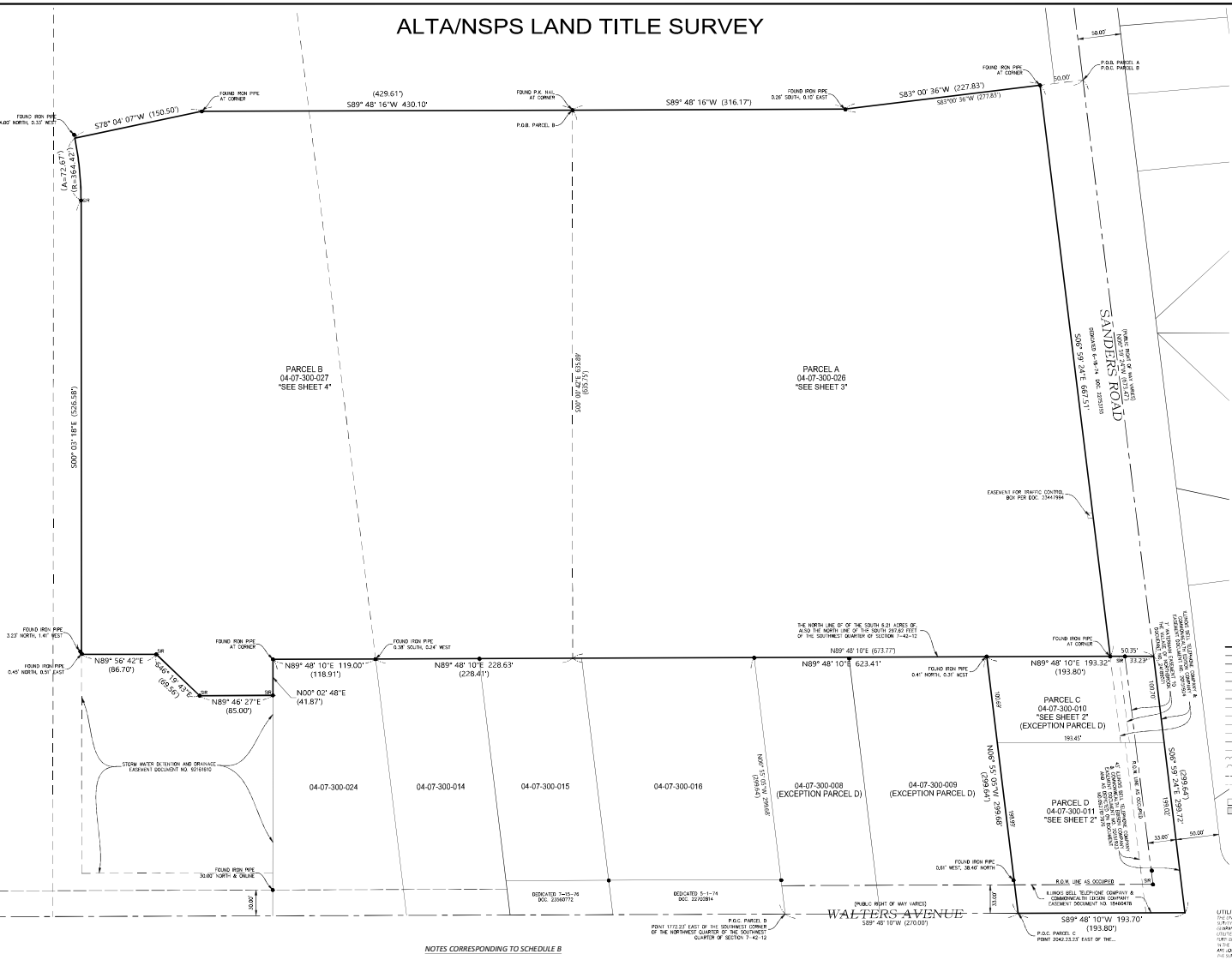
PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.88 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

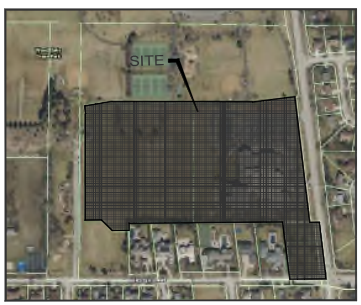
AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13526275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13526275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.





LOCATION MAP
NOT TO SCALE

LEGEND
EXISTING AIR CONDITIONER
EXISTING BOLLARD
EXISTING CLEAN OUT
EXISTING FLAG POLE
EXISTING HANDHOLE
EXISTING LIGHT POLE
EXISTING CABLE TV PEDESTAL
EXISTING ELECTRIC PEDESTAL
EXISTING TELEPHONE PEDESTAL
EXISTING HYDRANT
EXISTING TRAFFIC CABINET
EXISTING TRAFFIC HANDHOLE
EXISTING TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING SANITARY MANHOLE
EXISTING STORM CATCH BASIN
EXISTING STORM WATER INTAKE SECTION
EXISTING STORM INLET
EXISTING STORM MANHOLE
EXISTING WELL MONUMENT
EXISTING WATER RETAIL CHECK
EXISTING WATER VAULT
EXISTING WATER VALVE & VAULT
EXISTING BUILDING (LOCATION ONLY, NON-LEAD TREE)
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING GAS METER
EXISTING TELEPHONE RISER/VAULT
EXISTING POWER POLE
EXISTING IRON WIRE
PARCEL LINE
RIGHT OF WAY LINE
CENTER LINE OF RIGHT OF WAY
EXISTING SANITARY LINE
EXISTING STORM LINE
EXISTING WATERMAIN LINE
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING OVERHEAD WIRES
EXISTING CABLE TV LINE
EXISTING TELEPHONE LINE
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING CONCRETE CURBS
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT

NOTES CORRESPONDING TO SCHEDULE B

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 5, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBERS 04-07-300-026, 04-07-300-027, 04-07-300-010 AND 04-07-300-011 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: EASEMENT DATED APRIL 10, 1962 AND RECORDED APRIL 27, 1962 AS DOCUMENT NO. 18460478 MADE BY JAMES E. SCHWEIZER TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 9: EASEMENT DATED APRIL 23, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151923 MADE BY CHARLES GRIGSBY, ET AL. TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOCUMENT NOT LEDGIBLE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY AS DEPICTED PER DOCUMENT NO. 0527017076

5. SCHEDULE B ITEM 10: EASEMENT DATED APRIL 28, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151924 MADE BY RICHARD DEAN ALLEN TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 11: PLAT OF EASEMENT FOR TRAFFIC CONTROL BOX RECORDED APRIL 12, 1976 AS DOCUMENT NO. 23447994 IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 12: WATER MAIN EASEMENT DATED SEPTEMBER 12, 1977 AND RECORDED NOVEMBER 10, 1977 AS DOCUMENT NO. 24189071 MADE BY MARILYN HOWARD AND EVELYN MISSNER TO VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

8. SCHEDULE B ITEM 13: AGREEMENT FOR FIRE LANE EASEMENT DATED DECEMBER 16, 1996 AND RECORDED JANUARY 21, 1997 AS DOCUMENT NO. 97042161 MADE BY AND BETWEEN THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT NO. 27 AND VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

9. SCHEDULE B ITEM 14: NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 11, 2006 AND RECORDED SEPTEMBER 27, 2006 AS DOCUMENT NO. 0627017076 MADE BY NORTHBROOK SCHOOL DISTRICT 27 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. SHOWN ON SAID SURVEY.

NOTES CORRESPONDING TO TABLE A:

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

1250 SANDERS ROAD, NORTHBROOK, IL 60062

1370-1390 SANDERS ROAD, NORTHBROOK, IL 60062

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0069J EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 796,813 SQUARE FEET OR 18.292 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 5: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 104 REGULAR STALLS, 6 ACCESSIBLE STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND AVAILABLE DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES AS SHOWN WERE IN FACT IN THE EXACT LOCATION AS INDICATED HEREON, BUT ONLY THAT THEY ARE AS ACCURATE AS LOCATIONS AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. 1-(800) 6420-810 DIG 48 HOURS (2 WORKING DAYS) BEFORE YOU DO 811 or 1-800-892-0123 JULIE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: BUYER TO BE DETERMINED
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

REGIONAL LAND SERVICES, LLC.
PROFESSIONAL DESIGN FIRM: NUMBER 007006008

12/16/2025
RUDY P. DIXON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026

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

RUDY P. DIXON
035-003832
ROCHELLE
ILLINOIS
PROFESSIONAL LAND SURVEYOR

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

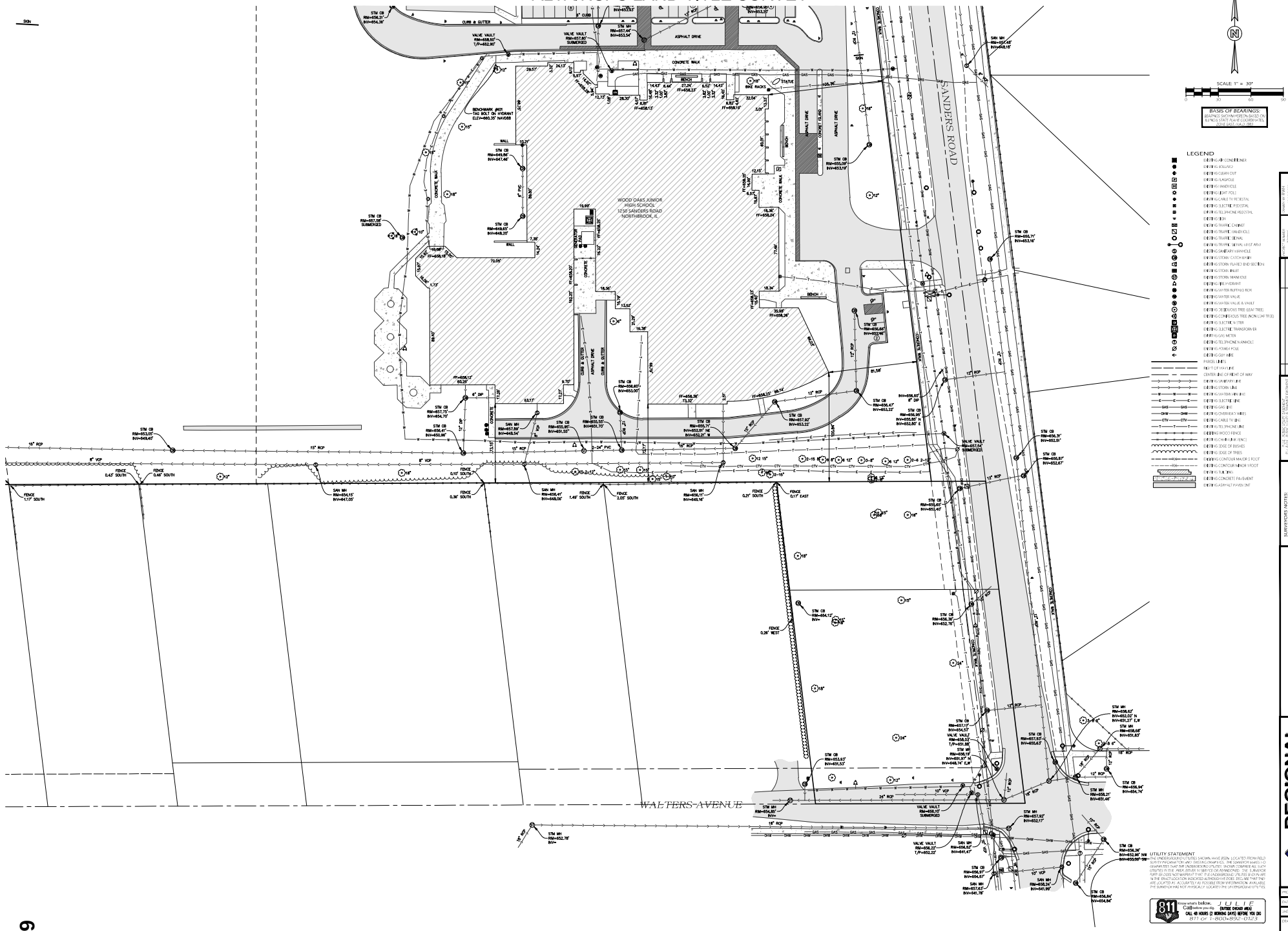
REV	DESCRIPTION	DATE
0	INITIAL SUBMITTAL	12/16/25

DRAWN BY: RDH
DATE: 12/16/2025
SCALE: 1" = 50'
DESIGNED BY: RDH
DRAWING NO.: 25-1216
CHECKED BY: RDH
DATE: 12/16/2025

PROJECT MANAGER: RDH
DATE: 12/16/2025
SHEET: 1 OF 5
DRAWING NUMBER: ALTA

630

ALTA/NSPS LAND TITLE SURVEY

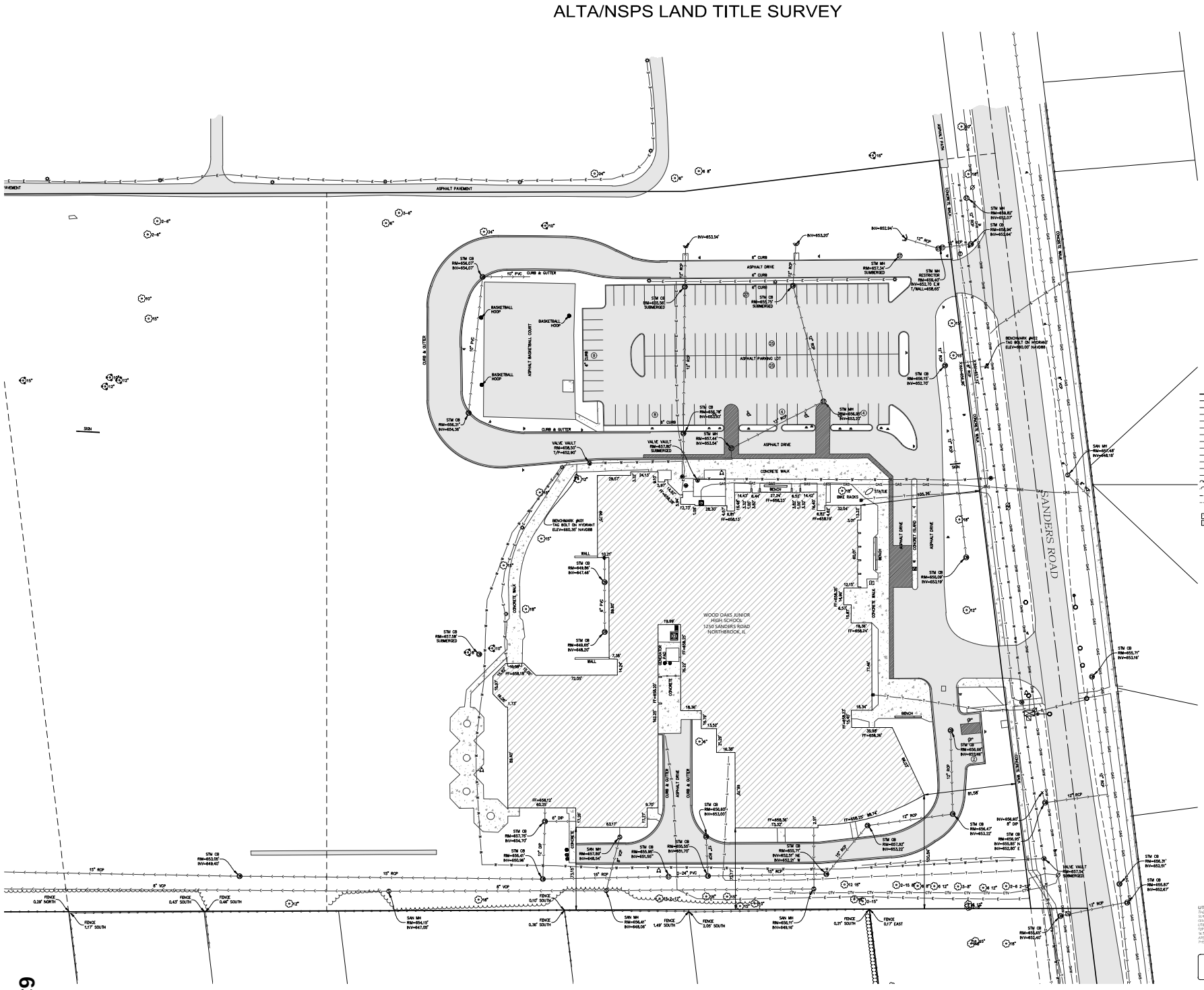


CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 2 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY

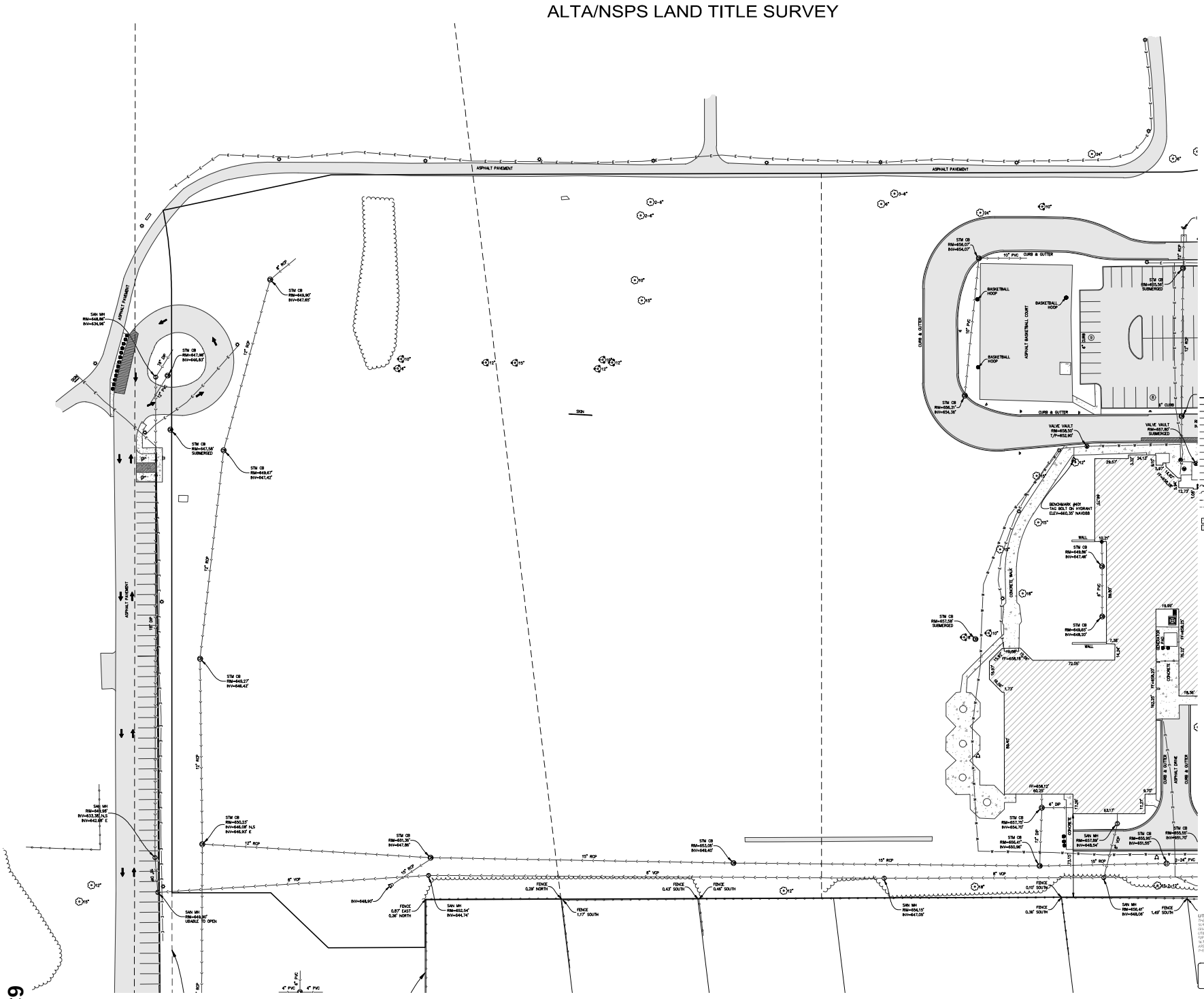


CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER 220116
DATE 12/16/2025
SHEET 3 OF 5
DRAWING NUMBER ALTA

ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT

THE UNDERSIGNED PLUTTES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES ARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 FOR UTILITY LOCATIONS.
3. SEE LEGEND FOR SYMBOLS AND ABBREVIATIONS.
4. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
5. PROPERTY IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS BUILDING LINES OF RECORD.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE ONLY. CONTACT J.U.L.I.E. FOR LOCATION OF UNDERGROUND UTILITIES.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0007

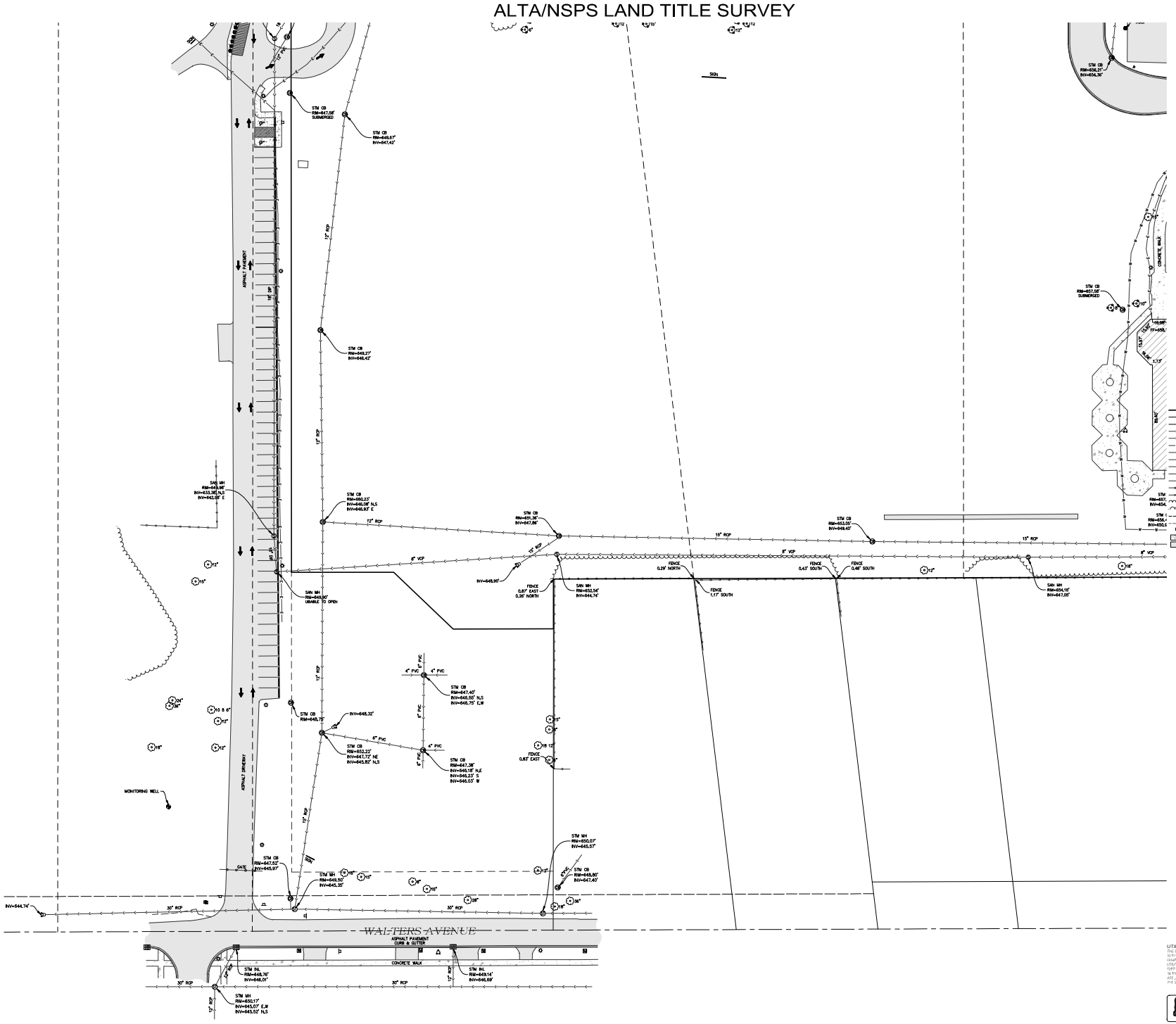
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

SCALE: 1" = 30'
DRAWN BY: MATT SCHLAUCH
CHECKED BY: MATT SCHLAUCH
FIELD DATE: 12/16/2025
DRAWING NO. 220116
150 SAUNDERS ROAD
NORTHBROOK, IL 60062

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

SURVEYOR'S NOTES:
1. SURVEYOR'S REPORT MUST ACCOMPANY THIS PLAT TO BE CONSIDERED COMPLETE.
2. BEFORE STARTING ANY CONSTRUCTION OF BUILDINGS, CONTACT THE LOCAL BUILDING OFFICIAL FOR SETBACK LINES, RESTRICTIONS AND EASEMENTS.
3. DIMENSIONS ARE NOT TO BE ASSUMED BY SCALING.
4. COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
5. DISTANCES ALONG CURVED BOUNDARIES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 5 OF 5
DRAWING NUMBER: ALTA

NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT COMMENTS	12/16/25
2	REVISED PER CLIENT COMMENTS	12/19/25

DRAWN BY: KEVIN
CHECKED BY: MATT SCHLAUCH
PROJECT MANAGER: MATT SCHLAUCH
SCALE: 1" = 30'
DATE: 12/16/2025
CLIENT: CAGE CIVIL ENGINEERING
1305 SAUNDERS ROAD
NORTHBROOK, IL 60062

Northbrook School District 27 - Wood Oaks Jr. High Narrative

Wood Oaks Jr. High, located at 1250 Sanders Road in Northbrook, Illinois, was originally built in 1972, with additions built in 1991, 1992, and 2006. The original construction included a 65,000 square foot school, parking for approximately 100 vehicles, and a bus/car drop-off lane. Since that time, Wood Oaks has seen three building additions, effectively doubling the square footage of the actual building to over 130,000 square feet, with no additional square footage added to the parking lot. Through the decades, the total number of staff accessing the school building has increased, including teachers, support staff, and administrative staff. The Administration Center is attached to Wood Oaks Junior High School. The junior high currently supports 85-90 staff members on a daily basis, plus visitors. The junior high serves approximately 450 students in grades 6-8. About 40% (approx. 200 students) take one of eight school buses that serve the school, and the remaining students either walk, ride their bikes, or are picked up/dropped off by car. The majority of the non-bus riders are picked up/dropped off by car. Depending on the school schedule, holiday breaks, and/or inclement weather, the car and bus traffic creates congestion, often with the overflow spilling out onto Sanders Road, causing further congestion and potential safety issues on a major North/South county road. Wood Oaks Junior High is the only school building in the school district that currently does not separate car and bus traffic for arrival and dismissal times, further adding to the congestion and overflow onto Sanders Road.

Students participate in eighteen different athletic teams year-round. There are six different music ensembles and numerous after-school clubs and activities. The need for increased parking can be seen daily as parents arrive to watch their children participate in these different activities, while school staff vehicles remain parked after hours. Wood Oaks is a busy campus from the first student arrivals at 7:30 am too well after dark.

In addition, the school hosts more than a dozen events requiring parking for 100 to 300 families; this is in addition to the school staff requiring a parking space. Custodial staff must assist in parking vehicles inside the bus/car lane. Sometimes, late-arriving vehicles block access for emergency vehicles. There are over thirty-six sports events needing adequate parking, which can occur at any time of the year as the school hosts both indoor and outdoor competitions.

As previously mentioned, parent drop-offs and pickups have increased dramatically. Any inclement weather, rain, cold, or snow, increases the need for more traffic holding capacity. The current lot has only a few spaces to spare once all staff arrive for work each day. Wood Oaks also hosts parking for Park District events, and it acts as a spare lot for Northbrook Days.

This use has deteriorated the parking lot surface and infrastructure to the point of needing to be completely replaced. Understanding the current needs of the school, District 27 has engaged CAGE Civil Engineering to design a new parking area, enlarge the current traffic loop, and create a separate bus loop on D27 property at the corner of Sanders Road. and Walters Ave. This redesign will more than double our current parking capacity. It will also bring the school up to the current zoning code parking requirements. A traffic study was performed to assess the

need for more car capacity. The redesigned traffic loop will accommodate even the busiest parent drop-off day.

Included in this redesign are increased stormwater detention, EV charging stations, improved LED lighting, and Crisis Prevention Through Environmental Design (CPTED) for added safety measures. Every improvement made to the Wood Oaks parking and traffic infrastructure increases the safety level for students, staff, and parents. The increased traffic capacity and bus/car separation will greatly improve traffic flow and accident avoidance on and off of Sanders Road. Frustrated parents will not be inclined to drop students off inside the parking lot or park in the surrounding neighborhood streets. Bus ridership may actually increase as students will no longer have to wait to board buses after all car traffic has finished loading. District 27 also acknowledges the need for sustainability and green space. CAGE Civil Engineering has been directed to provide options for paver-surfaces, bioswales, and other green space opportunities as budgeting and Metropolitan Water Reclamation District (MWRD) requirements allow.

This parking infrastructure project will improve safety for all District 27 stakeholders, and it will serve the families of District 27 as well as various user groups, including the Northbrook Park District and Village of Northbrook. These improvements are an investment for the community for many years in the future.

Sustainability Addendum Response

Wood Oaks Junior High School – Northbrook School District 27

The proposed parking and site improvements at Wood Oaks Junior High School have been planned with a strong emphasis on sustainability, environmental stewardship, and alignment with the Village of Northbrook's Climate Action Plan goals.

District 27 has acknowledged the importance of incorporating sustainable and green infrastructure where feasible. As part of the project design, CAGE Engineering evaluated opportunities for enhanced stormwater management, including increased on-site above ground detention, the use of permeable paver pavement systems, bioswales, and other green space strategies as permitted by site constraints, budget considerations, and Metropolitan Water Reclamation District (MWRD) requirements.

Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12) canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

03.10.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat: Based on the DPS response from the applicant, dated 1-21-26 – it appears that the applicant wishes to resubdivide the property as opposed to consolidate:
   a) Confirm if the applicant will resubdivide the four PINs into two lots. The engineering plan lot lines do not match the Plat.
   Response: Correct, per our discussion, the four PINs (Parcels A, B, C and D) will be resubdivided into Lots 1 and 2.
   b) If yes, prepare a Final Plat of Subdivision showing proposed lots. See Final Plat Worksheet attached.
   Response: Final Plat of Subdivision is included in this resubmittal.

2) Rezoning Worksheet: Revise the worksheet and note the requested zoning district for the proposed lots. Revise worksheet statements as applicable. See a copy of the worksheet attached.
   Response: Revised Rezoning Worksheet is included in this resubmittal.

3) Annexation: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: Revised Petition for Voluntary Annexation is included in this resubmittal.

4) Legal Description: Confirm and submit a Word document with the existing legal description and post-subdivision legal description of the Subject Property.
   Response: Existing legal description is enclosed. Per our surveyor and previous discussion, the post-subdivision legal descriptions for Lots 1 and 2 will be created after recording.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as “TBD”. Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items and submit.
Response: Surrounding PIN list was verified and revised accordingly.

6) The project narrative and the sustainability response mentions ‘EV charging stations’ – confirm if EV charging stations will be installed within the parking lot. If yes, show the location within the parking lot on the site plan.
Response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

7) Parking: The total parking count noted in the parking summary table on the site plans probably accounts for the four spaces along Sanders Road, however those spaces are not shown on the plan. Show the existing and proposed spaces and match the data on the plans. Confirm and revise as appropriate.
Response: The spaces along Sanders Road are now shown on the plans as they should be accounted for as part of the campus parking count.

8) Landscape Plan: Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area.
   a) Given that the landscape buffer distance along the west property line is 15 feet – show and label a fence along the west property line on the site and landscape plan. Provide a detail.
   Response: The landscape buffer has been increased to 20 feet so a fence will not be required per the Type C requirements. Additional plantings have been provided per code.

9) Based on the comments above, match all plans for details.
Response: Plans have been updated accordingly.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

northbrook

Plan Review	Engineering Code Review / Response 1250 SANDERS RD	Reviewer: Aram Beladi [redacted]

Date Review Completed: 02/09/2026

Instructions:

A. *Return this sheet with the revised drawings / documents to permits@northbrook.il.us*
B. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM.*
C. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*
D. *Identify all drawing revisions with a BUBBLE.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning Review Comments should be directed to [redacted].

Building Code Review Comments

1. Total of 50' ROW dedication required on Sanders Road. 33' required ROW dedication is sufficient on Walters Ave.
Response:

ROW dedication along Sanders Road has been increased to 50'.

2. All above ground detention basins shall be located such that the design high water level is a minimum of 10 feet from any property line, structure, and right-of-way.

Any sharp change in grade adjacent to sidewalk requires a 3' buffer or physical barrier seperating sidewalk and change in grade.
Response:

Setbacks from property lines for detention are maintained at locations adjacent to residential. Buffers near sidewalks are maintained.

3. Extend sidewalk on Walters to connect to corner current presentation shows it dead ending at ROW.
Response:

Sidewalk was added to connect to the sidewalk on Walters.

End of Review Comments

The Design Professional is to complete the follow

Claudia Welp — Claudia Welp

Print Name *Signature*

Date: 03/10/26

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Waiting for tree inventory to be completed. On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. Replacement calculations may change based on the trees being removed. Final tree replacements can be handled at time of permit submittal.
   Response: We are in the process of engaging a certified arborist for the tree survey. This will be updated in the next round of revisions.

2) Plans okay to proceed to plan commission.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:
Civiltech has reviewed the revised Traffic Planning Study prepared by Gewalt Hamilton dated January 20, 2026 along with the associated site plan, disposition of comments, and supporting exhibits for the Wood Oaks Junior High School parking lot expansion project. The previous traffic-related comments have been appropriately addressed. With respect to the recommendations contained in page 21 of the traffic study, Civiltech has the following responses:

1) *Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.*

   Civiltech concurs with this recommendation. Based on our experience, signage will likely need to be occasionally reinforced by school communications and on-site staff to ensure parents and guardians comply.
   Response: This has been updated.

2) *Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.*

   Because this is not a school capacity expansion, traffic volumes will remain relatively stable in the future. Furthermore, the project will improve traffic on Sanders Road by increasing internal queuing space, thus reducing impacts of queues on Sanders Road. Therefore, we agree that adding turn lanes should not be a requirement of the development. We agree with

the traffic study that coordination with Cook County should be considered to incorporate the appropriate modifications into a future roadway project.
Response: Acknowledged.

3) *At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.*

   We concur with this recommendation.
   Response: This has been updated.

4) *A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.*

   We concur with this recommendation.
   Response: This has been updated.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat of Consolidation:
   a) Is the Applicant requesting to combine the open space parcel with the other three parcels as one lot and rezone the consolidated lot/school property to IB Institutional Building District? Confirm.
   Response: We are looking to combine the two southern parcels the parcel entirely. As for the open space parcel, we are looking to take combine around half of the northern portion of the parcel with the three other parcels to make one lot. This is being done due the new parking extension and detention basin encroaching into the existing open space parcel boundary.
   b) Show and label the right-of-way dedication along Walters Avenue and Sanders Road for the two unincorporated parcels. Match all plans appropriately.
   Response: Plat has been revised to show right-of-way dedication along Walters Avenue and Sanders Road, see provided Plat of Consolidation and Civil Engineering Plans.
   c) The legal description noted on page 2 of the plat is describing the existing conditions or the proposed consolidation? Explain.
   Response: The legal description described the existing conditions. The legal description for the proposed conditions will be on the consolidation plat after the subdivision is recorded.
   d) Is the 'Mortgage Certificate' required on the Plat? Who is responsible for signing this certificate?
   Response: The mortgage certificate has been removed from the Plat.

2) Worksheets:
   a) The responses for item no. (i) on the Comprehensive Plan Amendment Worksheet and Rezoning worksheet states that the property is not vacant. Even though that is true for the majority of the property, the complete scope includes the two vacant parcels proposed for the bus turn-around lane. The responses should include elements from

complete scope of work to accurately address the Standards. Revise the documents appropriately.
Response: The responses for item no. (i) have been updated on both worksheets to include the two currently vacant southern parcels.

3) Annexation:
   a) Petition: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: See attached document.
   b) Staff has updated the Annexation Affidavit with the most current information, which is attached. Sign and notarize the document and submit.
   Response: See attached document.
   c) Confirm if 1370 Sanders and 1390 Sanders is tax exempt. If not, submit tax bill from the Cook County Treasurer's Office indicating no current property taxes due and owing.
   Response: Both properties are tax exempt as shown on the Cook County Treasurer's website.

4) Legal Description: Confirm the existing and proposed legal description of the Subject Property. Update the Word document and submit.
   Response: Revised legal descriptions have been submitted.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as "TBD". Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items.
   Response: Surrounding Property PIN List has been updated. Any previous TBD's have been marked as N/A's since more information on those specific PIN's was not able to be found.

6) Parking:
   a) Confirm the total number of existing parking spaces on the property; the number of spaces removed; and new spaces added. Confirm the final proposed total parking count for the permanent parking lot plus the temporary spaces within the basketball court.
   b) Confirm and show the minimum number of handicapped parking stalls per the Illinois Accessibility Code on the site plan for the entire school parking lot.
   Response: Parking summary has been revised to show the number of existing and proposed parking stalls as well as the number of handicapped parking stalls, see sheet C2.0.

7) Landscape Plan:
   a) Label all proposed landscape material with their respective type.
   Response: All labels for construction and installation have been added to the drawings.
   b) Add a column to the Plant List noting the height at maturity for the proposed landscape material.
   Response: A column had been added for maximum height and width.

c) The parking area end cap and island is required to have a minimum width of 10 feet and length of 18 feet. Revise the site plan and landscape plan to show and label the minimum required dimensions. (10-106.F)
Response: Islands and end caps have been updated and plantings revised.

d) A parking area island should be provided 10 parking spaces apart or not more than 90 feet. A section of the parking lot shows that the parking area island is 13 spaces or 117 feet apart. Revise the plan for compliance (10-106.F.1.a.iii)
Response: A parking island has been added.

e) Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area. Label the landscape buffer distance and Type C Standards to show compliance with the requirements [Table 10-106-G(3)(c)].
Response: Table and drawings has been updated. We ask for a waiver for the full transition area landscape requirement. The school board is concerned about views and security related to additional shrub plantings.

8) Lighting Plan:
   a) Confirm if all new proposed outdoor lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast on to any adjacent property or street.
   Response: The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results. These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass. The D-Series also has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.
   b) Based on a response to comment number 1.b. – if the right-of-way dedication shifts the property line, then all plans should be revised including the photometric plan.
   Response: A revised photometric plan has been provided showing the right-of-way dedication.

9) Fence: Is there a fence proposed for this project?
   Response: There are currently no plans for proposed fencing for this project.

10) Signage: Are there any new signs proposed for the school at this time as part of this project?
   Response; There are no new signs proposed for the school at this time. No signs are being removed except for one being salvaged on the west side of the parking lot near the basketball courts.

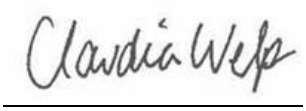
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

12) For your information only: Our records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required.

Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 1

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Use Village details for tree protection, tree planting, shrub planting, and parking island tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   Response: Completed as requested.
2) On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. The table on L2.3 shows Heritage trees being removed. I do not believe there are any Heritage trees being removed. The inventory will verify. Replacement calculations may change based on the trees being removed.
   Response: Replacement trees have been changed to an estimate 50% landmark for now, finals will be updated based on arborist's survey.
3) Verify the proposed tree removals. More trees are shown to be removed on the engineering plans than on the landscape plans. Based on the proposed engineering, it is likely that the removals will follow the engineering plans. Update the landscape plans as needed. Replacement calculations will change based on the additional removals.
   Response: Completed as requested.
4) Label all proposed plantings on the landscape plan with their respective types.
   Response: Completed as requested.
5) Replace Redpointe Red Maple, Shademaster Honey Locust, Red Oak, and Greenspire Littleaf Linden trees with trees off the Village's approved Tree Replacement List. Those 4 trees are listed as overplanted/do not plant.
   Response: Completed as requested.

6) Remove the proposed trees from the center of the new circle drive. This area is proposed to be used for detention.
Response: Completed as requested.
7) Please include, on the plans, a table showing proposed soil volumes for any island containing trees. The islands should provide adequate soil volume for the proposed tree based on the tree's size at maturity.
Response: Completed as requested.
8) Proposed evergreens and ornamental trees should be a minimum of 8 foot tall.
Response: Completed as requested.
9) Enhanced screening on the west side of the proposed circle drive may need to include trees of a columnar variety as to not encroach/grow into the neighbor's tall dense hedge.
Response: Completed as requested.
10) Additional comments may be forthcoming with future submittals.
Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments

Dear Swati,

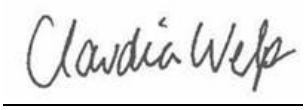
CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:

1) Include a discussion in the traffic study regarding the operation of the proposed school bus drop off accessed from Walters Avenue. Provide information on number of buses anticipated and queuing anticipated within the circular drop off area and on Walters Avenue.
   Response: Refer to revised traffic study for discussion of school bus drop off.
2) Include an updated site plan in the traffic study that matches the current development proposal.
   Response: Traffic study has been revised to include latest site plan
3) Include AutoTurn exhibits showing the paths of buses entering and exiting the drop off area to confirm the design of the proposed driveway on Walters Avenue.
   Response: AutoTurn exhibits showing bus paths as well as bus stacking have been provided, see EX-3 and EX-4.
4) Consider providing an exhibit that shows the stacking space available (using rectangles to represent cars) for both the existing and proposed conditions.
   Response: Stacking exhibits for both the proposed and existing parking conditions have been provided, see EX-1 and EX-4.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

Archived: Wednesday, May 13, 2026 1:14:15 PM
From: Claudia Welp
Sent: Wednesday, May 13, 2026 12:37:07 PM
To: Pandey, Swati
Cc: Kimberly Rio; Kohlstedt, Michaela; Marisa Kolman; Rick Hansen
Subject: RE: Wood Oaks - additional drawing request
Sensitivity: Normal

Beware External Email - Think Before You Act

Hi Swati,

Connecting an additional lane to the north bus loop was also evaluated and determined to not be a feasible solution for the site. This approach would still result in buses and parent vehicles attempting to enter the site from the same location, continuing the intermixing of traffic patterns and not significantly improving the overall circulation objectives of the proposed plan.

In addition, student drop-off locations would need to occur farther from the building or along the backside of the facility, creating concerns related to student supervision, visibility, and overall site security. Students exiting buses in this area may also be required to cross traffic movements to access the building, introducing additional pedestrian safety concerns.

Implementation of this option would also require substantial reconstruction of the existing loop roadway and improvements located on Park District property. This would likely necessitate extensive coordination, additional cost, and the establishment of an intergovernmental agreement between the involved agencies before the improvements could proceed. Given these operational, pedestrian safety, security, and coordination challenges, this alternative was not considered a practical or beneficial improvement to the overall site circulation plan.

Last, as you mentioned, they will still be utilizing the Walters/Sanders traffic light.

Thank you,
Claudia

Claudia Welp
Director of Operations - Illinois
CAGE
M: 815-757-0140
P: 630-598-0007
www.cagecivil.com
Civil Engineering
Land Surveying
Construction Management
Illinois | Colorado | Arizona | Florida | North Carolina

From: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Sent: Monday, May 11, 2026 9:29 AM
To: Claudia Welp <cwelp@cagecivil.com>; Marisa Kolman <mkolman@cagecivil.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Kimberly Rio <rio.k@nb27.org>
Subject: RE: Wood Oaks - additional drawing request

Did the District ever consider extending the parking drive aisle along the NORTH side of the property to the northern portion of the Park District cul-de-sac? That is what the Village was asking in the email below sent on April 30.

While the buses would still require accessing the traffic light eastbound at Walters and Sanders, they would at least be approaching from further west instead of attempting the left turn out of the proposed bus cul-de-sac that results in the buses needing to turn out of the site into the eastbound right turn lane to adequately maneuver to the eastbound left turn lane on Walters. It would also allow for buses on the road to have more than two moving eastbound at the light without impeding other westbound traffic flow given the current proposed proximity to the Walters and Sanders traffic light.

Michaela Kohlstedt, AICP (She/Her/Hers)
Deputy Director | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4057

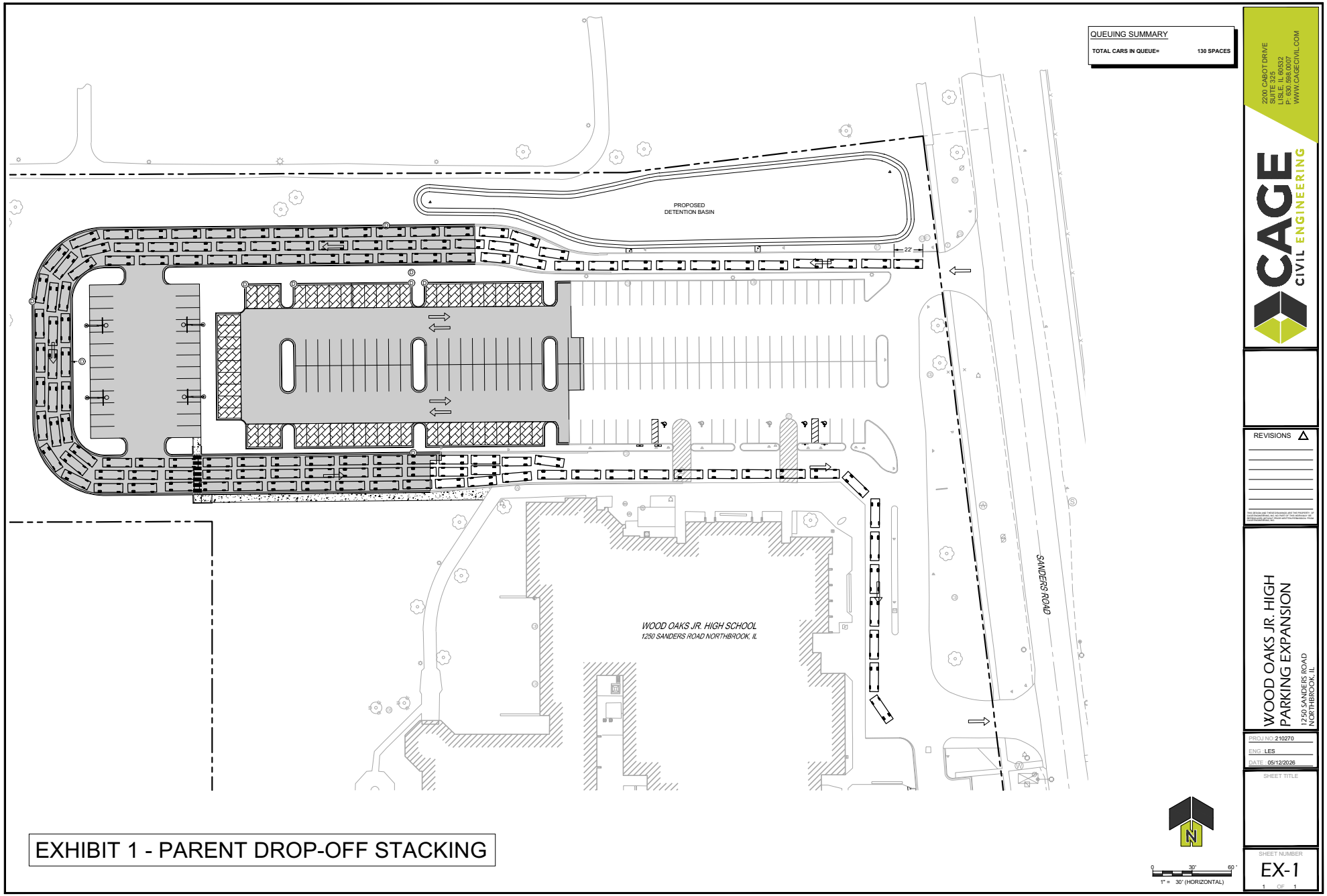


EXHIBIT 1 - PARENT DROP-OFF STACKING

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

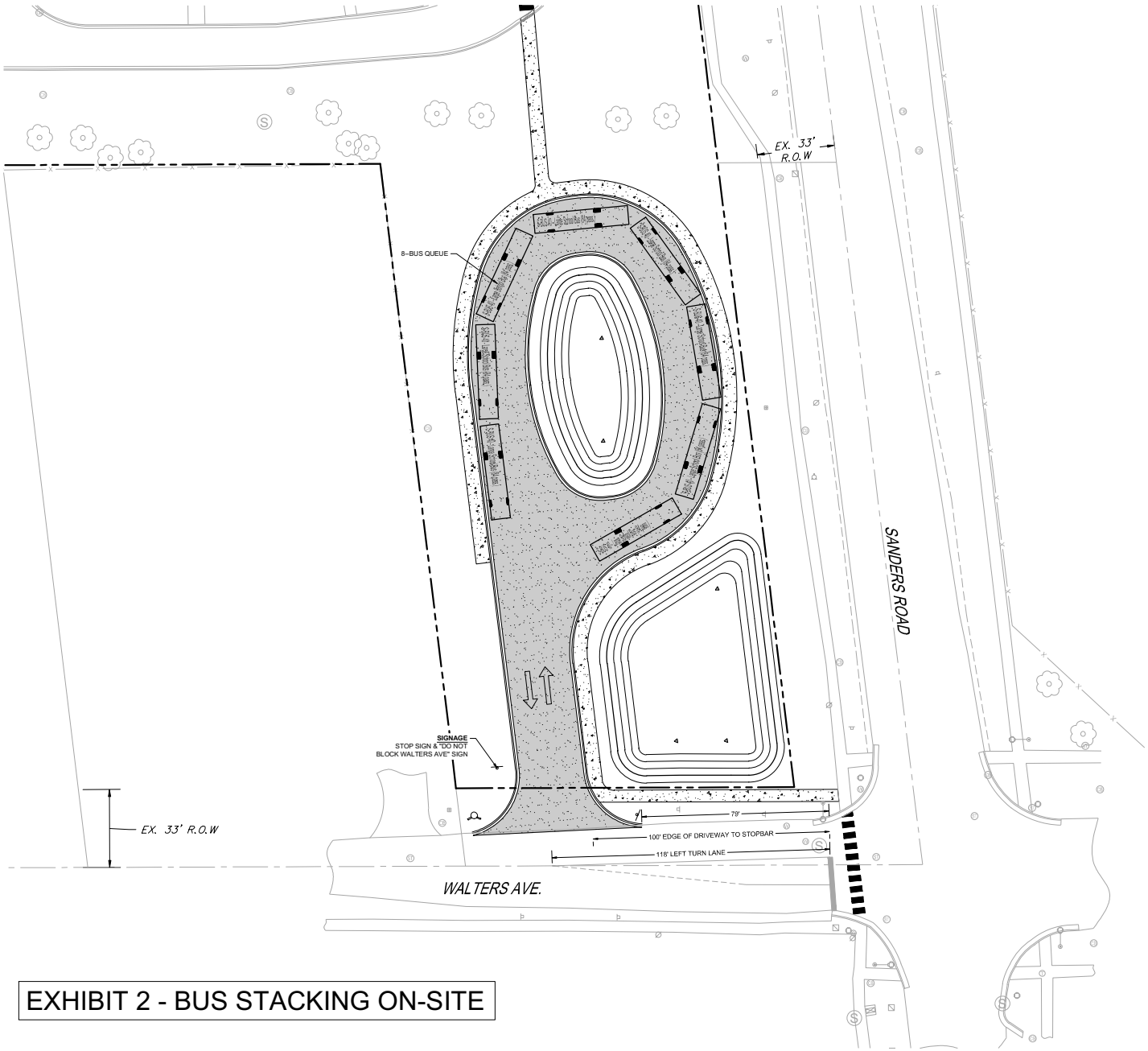
REVISIONS

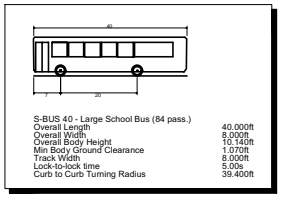
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-1
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 2 - BUS STACKING ON-SITE

0 20' 40'
1" = 20' (HORIZONTAL)

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

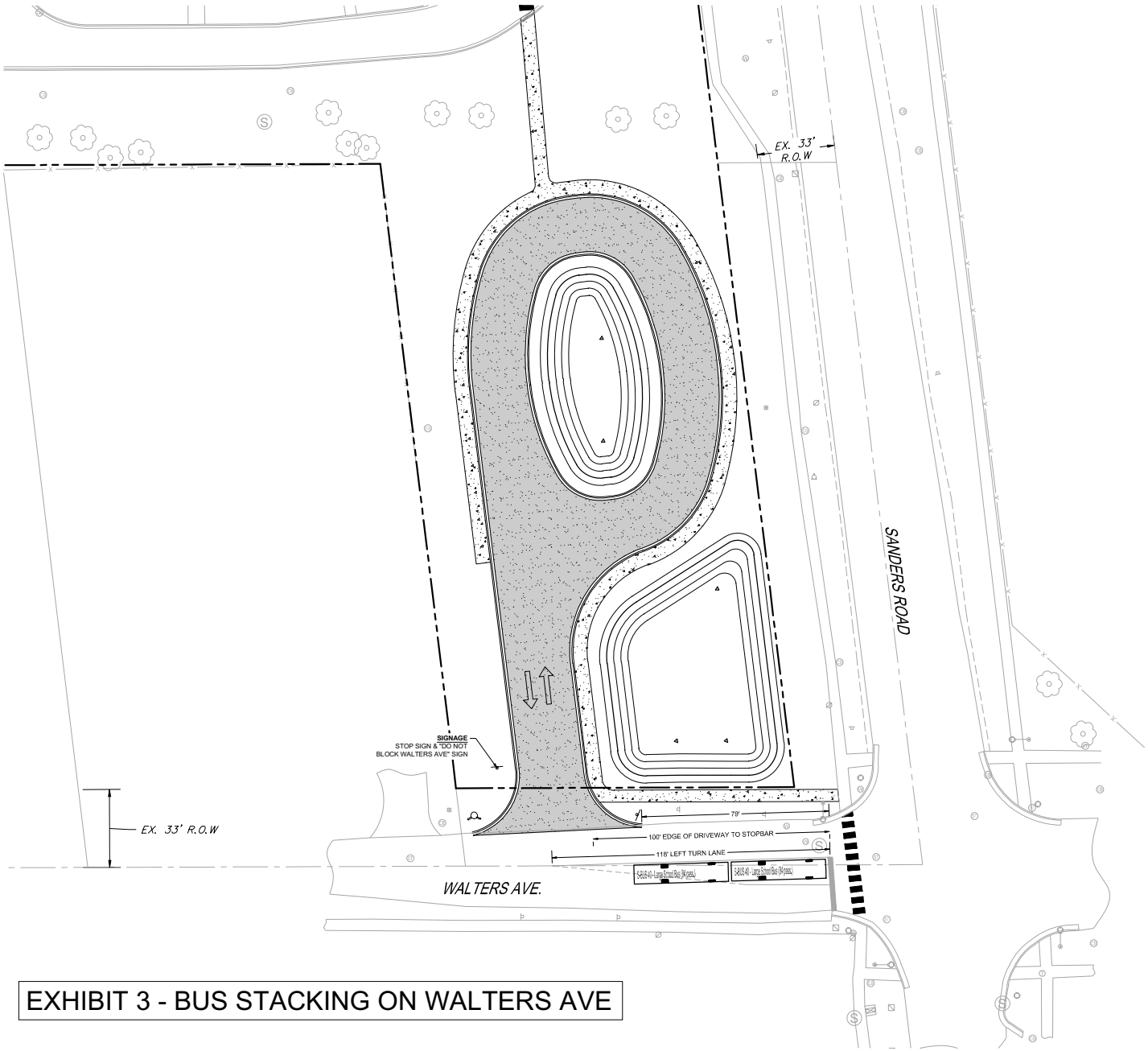
REVISIONS

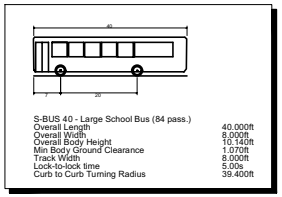
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-2
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 3 - BUS STACKING ON WALTERS AVE

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

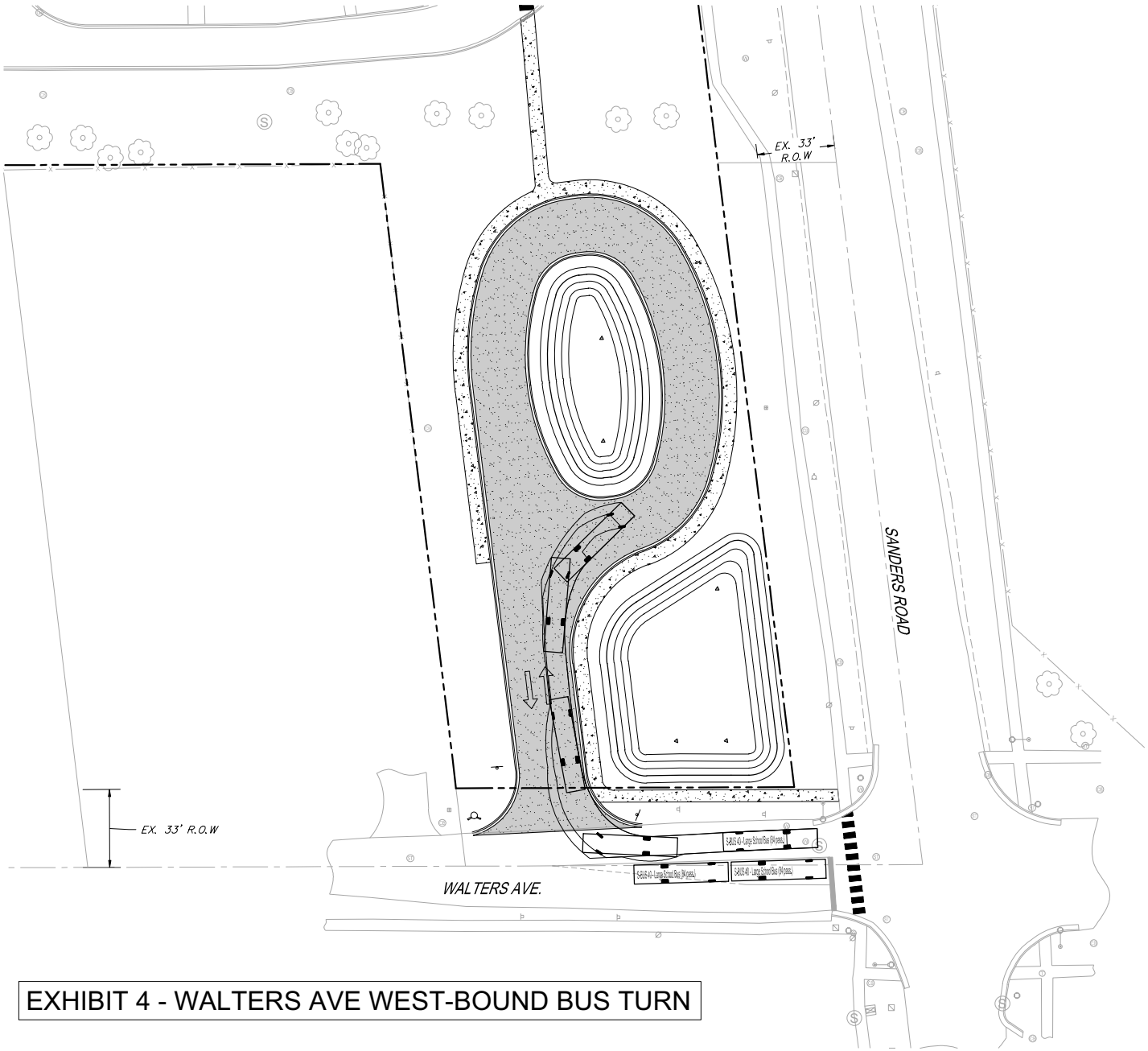
REVISIONS

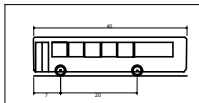
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-3
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 4 - WALTERS AVE WEST-BOUND BUS TURN

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

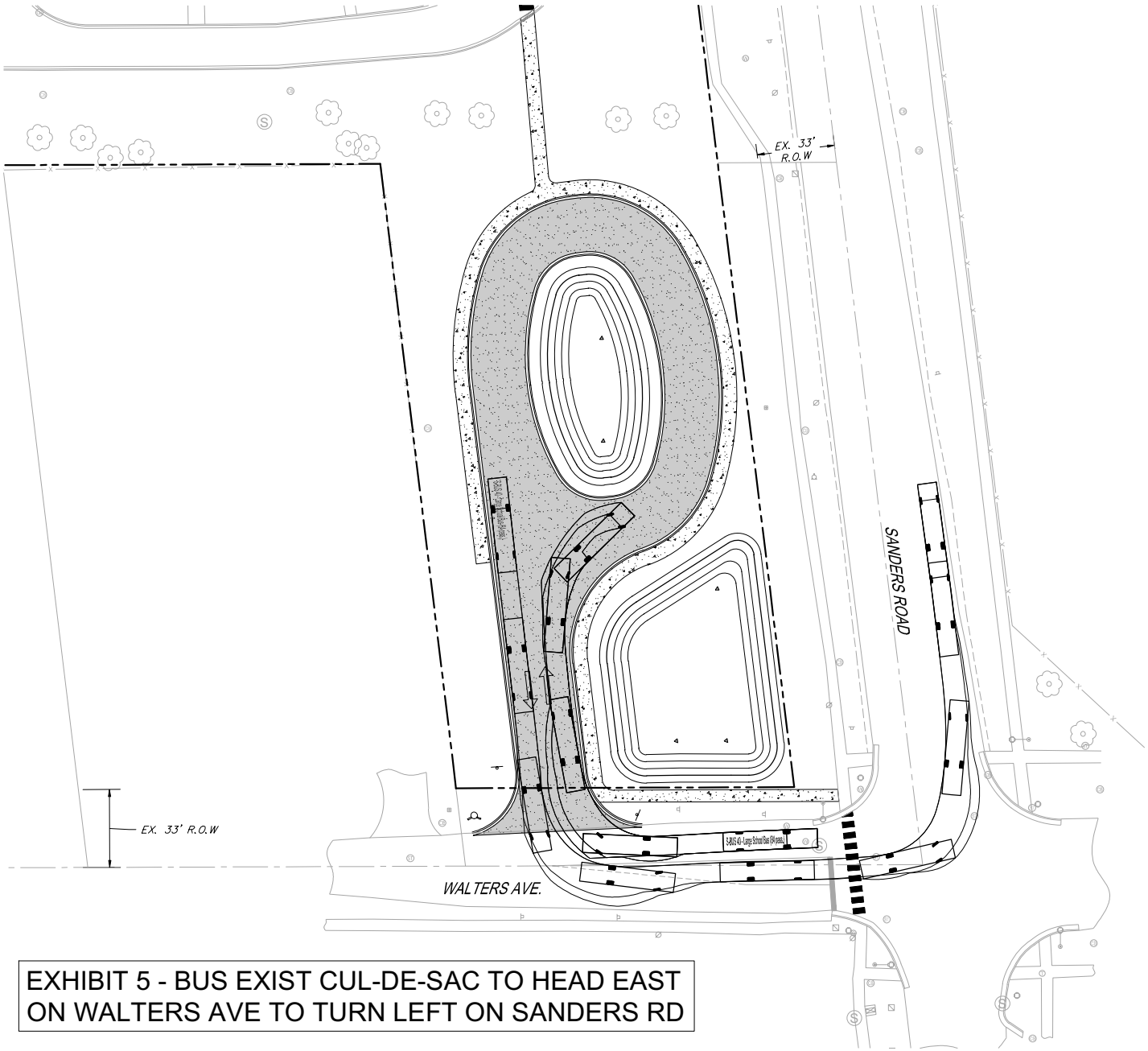
REVISIONS

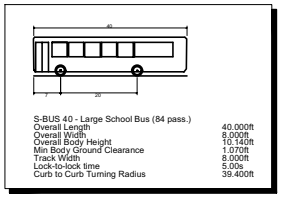
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-4
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 5 - BUS EXIST CUL-DE-SAC TO HEAD EAST ON WALTERS AVE TO TURN LEFT ON SANDERS RD

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-5
1 OF 1

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Development & Planning Services Amy McEwan
Date: 2026-06-09
Subject: An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road (Docket No. PCD-25-21)

Overview
As recommended by the Plan Commission, approval of rezoning Lot 1 of the subdivided Property to the IB Institutional Building District at Wood Oaks Jr. High School is requested.

Fiscal Impact
N/A.

Recommendation
Approval.

Strategic Priority
Economic Vitality. Promote Northbrook as a thriving community and economic leader.

Background
On May 26, 2026, the Board of Trustees reviewed the below requested relief and heard public comment from surrounding members of the community, as well as the applicant. Following discussion, the item was continued to June 9, 2026, with time for the applicant to assess if any adjustments could be made to the proposed design to address traffic on Walters Avenue. The applicant has submitted the attached updated proposed plan which eliminates access on to Walters Avenue and has the buses enter and exit the school property at the existing curb cuts along Sanders Road that are utilized today, and with the inclusion of the bus cul-de-sac to accommodate the buses on the site without impeding traffic on site and Sanders Road.

The applicant, Northbrook School District 27, as owner of the properties commonly known as 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road, has requested the following zoning relief to allow an extension of the existing parking lot on the north side of the building and construction of a bus circulation lane on Walters Avenue south of the existing school building (Wood Oaks Jr. High School):

A. Voluntary Annexation of two unincorporated parcels into the Village of Northbrook;

B. Final Plat of Subdivision of four parcels into two lots as Lot 1 and Lot 2;
C. Comprehensive Plan Amendment of subdivided lots to Institutional Facility (Lot 1), and Open Space & Outdoor Recreation (Lot 2);
D. Rezoning of Lot 1 to IB Institutional Building District, and Lot 2 to Open Space;
E. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

The Board of Trustees is requested to consider the applicant's voluntary annexation application, in addition to the Plan Commission recommendation for the zoning relief.

The applicant proposes to construct a bus circulation lane which requires annexation of two vacant single-family residential parcels owned by Northbrook School District 27, currently located in unincorporated Cook County. The property is contiguous and abuts the school property and municipal boundary and is eligible for voluntary annexation upon approval by the Board of Trustees. Upon annexation, both parcels will be rezoned to IB Institutional District and merged with the school property through a Final Plat of Subdivision. No public hearing is necessary to approve an ordinance authorizing the voluntary annexation. The Library, Rural Fire Protection District and Northfield Township have all been notified of the proposed annexation. Copies of those notices are attached to this report.

The applicant's voluntary annexation application fee is waived per the standards for taxing bodies in Northbrook. The applicable Village recapture fee per Ordinance No. 82-8 (attached), is $1,450 for each lot. The recapture fee will not be required to be paid with the annexation since the Ordinance states that the recapture fee shall be due, "upon use connection". Considering the applicant is not connecting to the water utilities, the recapture fee is not due at this time. The draft ordinance approving this annexation states that if, in the future, any improvements on the property require a connection to the water utilities, then the recapture fees should be paid. Village staff and the Village Attorney have reviewed the application and the draft ordinance.

On January 13, 2026, a notice of waiver of preliminary review application was provided to the Board of Trustees at their regular meeting. The applicant waived the preliminary review application with the direct submittal of a formal application.

On May 26, 2026, the Board considered the following approval documents on the consent portion of the agenda. The placement of the approval documents on the consent portion of the agenda is consistent with the policies endorsed by the Board for a unanimous recommendation from the Plan Commission and consideration of a Voluntary Annexation application.

1. An Ordinance Voluntarily Annexing Certain Territory Contiguous to the Village of Northbrook and Establishing Zoning Thereof;

2. A Resolution Approving a Final Plat of Subdivision;
3. An Ordinance Amending the Comprehensive Plan of the Village of Northbrook; and
4. An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map.

On April 21, 2026, the Plan Commission conducted a public hearing on the application. The Village staff and the applicant made presentations explaining the details of the project and the requirements. Following the presentations, the Commission asked questions about alternative site plan options being considered by the applicant during the design phase, long queueing duration, and pedestrian safety. The applicant responded, stating that they had considered several options but found that their plan to separate the car and bus lanes would best address their requirements and safety concerns.

There were three written public comments, which are attached; and eight members of the public spoke at the meeting with concerns regarding traffic impact, pedestrian safety, car stacking causing traffic signal delays, and adequacy of stormwater management. The applicant responded to the traffic concerns and stated that the intent of the proposed design was to alleviate traffic congestion in the nearby residential neighborhoods and increase capacity on the school property; reduce stacking on Sanders Road; and improve pedestrian safety by adding a sidewalk. The Commission closed the public hearing, discussed the application, and found the proposal acceptable.

On April 21, 2026, the Plan Commission adopted, by a vote of 6-0 (three members were absent), the attached Resolution No. 26-PC-03 recommending approval of the Zoning relief noted above. The staff report from the meeting, and other application materials are attached. The minutes from the meeting were not available at the time of writing this report.

Following the Plan Commission public hearing, the Village received additional public correspondence which is attached for review, as well as additional exhibits submitted by the applicant at the request of staff to provide a more detailed depiction of bus turning maneuvers and stacking of vehicles with the proposed site design. These exhibits and additional information from the applicant are also attached.

The Applicant and staff will attend the June 9, 2026 meeting in case there are any questions.

An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)
Ordinance Exhibit A-B - 1250 Sanders
Supplemental - Updated Letter & Plans - 6-2-26 - 1250 Sanders
Supplemental - Annexation & Formal Application - 1250 Sanders

Supplemental - Public Comment - 1250 Sanders
Supplemental - Plat of Survey - 1250 Sanders
Supplemental - Project Narrative & Letters - 1250 Sanders
Supplemental - Additional Stacking Plans&Information - 1250 Sanders

ORDINANCE NO. 2026-

BE IT ORDAINED by the Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Rezoning the Property at 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road and Amending the District Zoning Map (1250 Sanders Road, 1370 Sanders Road, 1390 Sanders Road) (Plan Commission Docket No. PCD-25-21)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND.

Northbrook School District 27 ("***Applicant***"), as the owner of the property commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road (collectively, the "***Property***"), has filed an application requesting that the Property be rezoned.

On [***INSERT DATE***], the Board of Trustees of the Village of Northbrook adopted Resolution No. 2026-[***INSERT***] approving a Final Plat of Subdivision which resubdivided four parcels of the Property into two lots – Lot 1 and Lot 2. References to Lots 1 and 2 in this Ordinance shall be as designated on the Final Plat approved pursuant to said resolution.

On [***INSERT DATE***], the Board of Trustees of the Village of Northbrook adopted Ordinance No. 2026-[***INSERT***] which amended the Northbrook Comprehensive Plan (2010) to re-designate Lot 1 of the Property as appropriate for Institutional Facility, with Lot 2 remaining Open Space & Outdoor Recreation.

The Property is currently zoned IB Institutional Building District, OS Open Space District, and unincorporated Cook County. The Applicant has requested an amendment to the District Zoning Map to rezone Lot 1 of the Property to the IB Institutional Building District ("***Amendment***"), while Lot 2 would remain OS Open Space District.

The Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code, as amended ("***Zoning Code***") and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING.

A public hearing to consider the Amendment was duly published on the Northbrook Public Notice webpage on March 30, 2026 and was held at the Plan Commission's regular meeting on April 21, 2026. On April 21, 2026, the Plan Commission formally adopted Resolution No. 26-PC-03 recommending approval of the Amendment.

Section 3. AMENDMENT TO THE DISTRICT ZONING MAP.

The District Zoning Map shall be, and is hereby, amended to rezone the Property, as legally described in ***Exhibit A*** and depicted in ***Exhibit B***, attached to and by this reference made a part of this Ordinance, to the IB Institutional Building District with respect to Lot 1 and OS Open Space District with respect to Lot 2, in accordance with Article 2-117 of the Zoning Code and pursuant to the Village's home rule powers.

Section 4. EFFECTIVE DATE.

This Ordinance shall be effective upon passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law and publication in pamphlet form in the manner required by law.

PASSED: This __ day of June, 2026.

AYES: ( )

NAYS: ( )

ABSENT: ( )

ABSTAIN: ( )

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST

QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B) THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST

QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C) THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET

THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

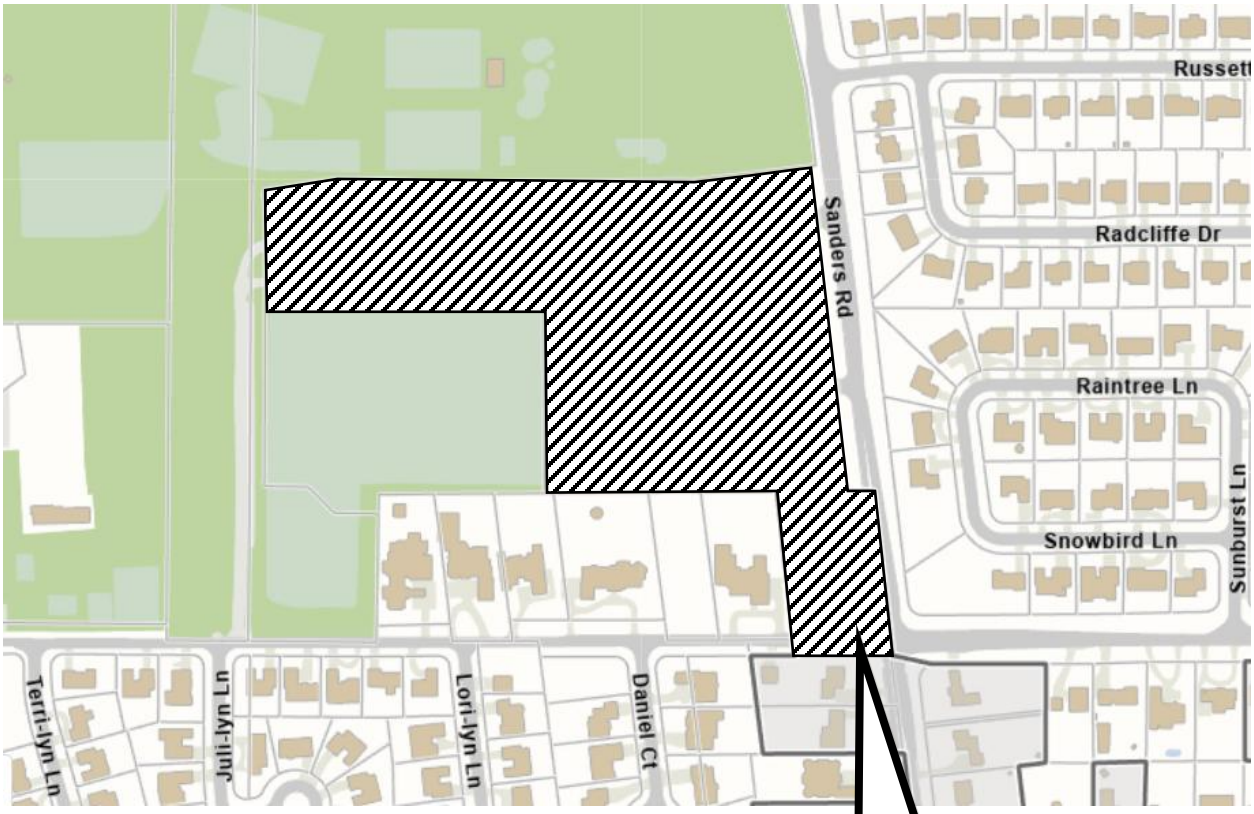
(PARCEL D) THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-07-300-026-0000; 04-07-300-027-0000; 04-07-300-010-0000; AND 04-07-300-011-0000

Commonly known as 1250 Sanders Road; 1370 Sanders Road; and 1390 Sanders Road, Northbrook, Illinois, 60062.

EXHIBIT B

DEPICTION OF REZONED PROPERTY



Rezone 1250 Sanders Road, 1370 Sanders Road, and 1390 Sanders Road from the IB Institutional Building District, OS Open Space District, and unincorporated Cook County to the IB Institutional Building District

June 2, 2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

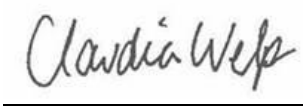
RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot Plan Change

Dear Swati,

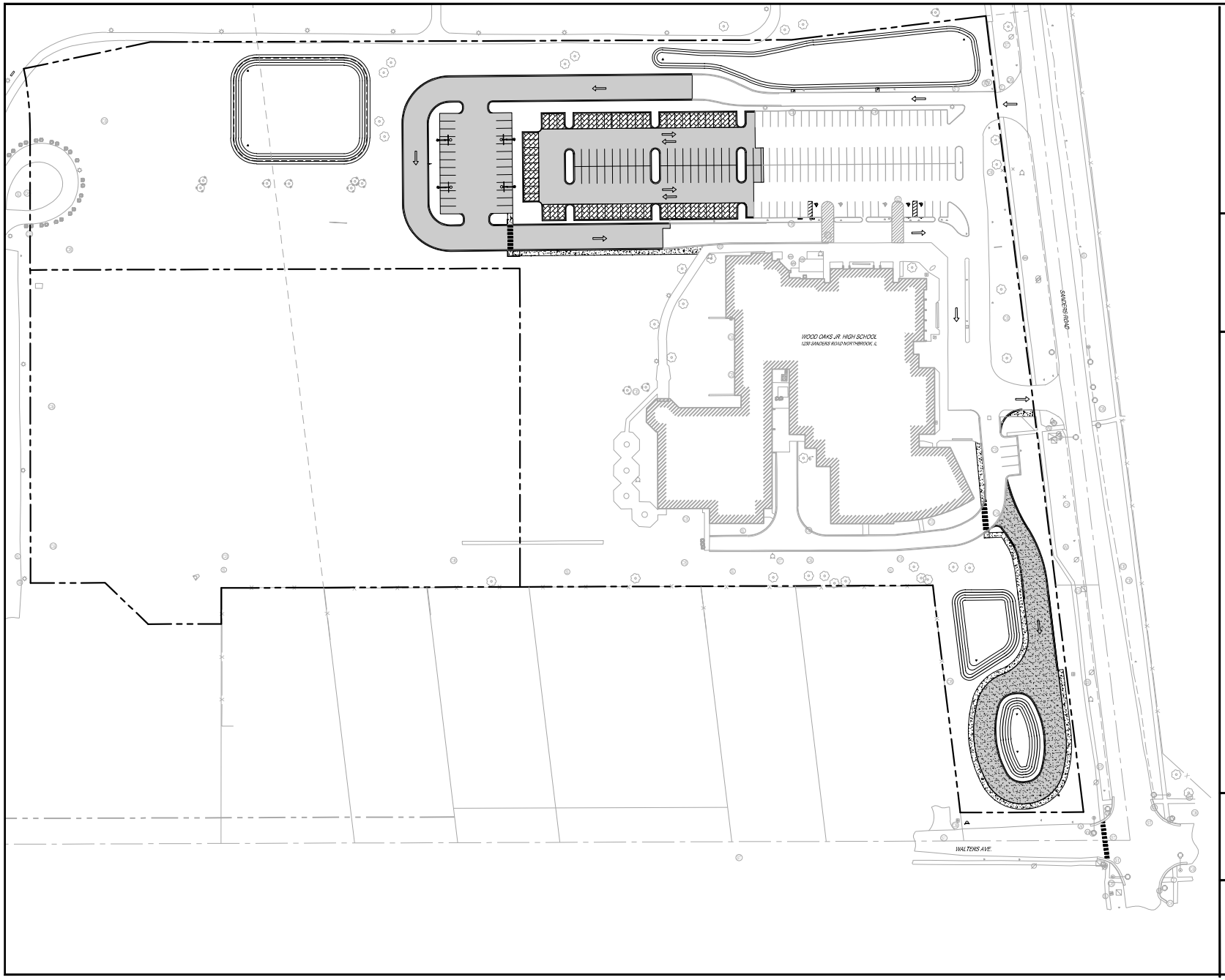
On behalf of Northbrook School District 27 and Wood Oaks Junior High, we are submitting a revised plan for the proposed parking lot expansion and bus loop project. Enclosed are an updated site plan and bus loop exhibit reflecting these changes. In response to traffic concerns on Walters Avenue, the proposed bus loop will no longer include a curb cut or access from Walters Avenue and will instead connect internally. Buses will enter from Sanders Road at the north entrance, travel south to the bus loop, and exit onto Sanders Road at the south entrance. The bus loop will meet the required 20-foot landscape buffer along the west property line adjacent to the residential area and the overall plan will still include the plantings required by the landscape ordinance. An updated landscape plan will be provided for your review. No other changes have been made to the proposed parking lot expansion. We believe this satisfies the primary concerns for our proposal and respectfully request Village Board consideration to approve the project based on these changes.

Should you have any questions or comments, please do not hesitate to contact me at 630.598.0007 or cwelp@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PCC SIDEWALK
- PAVERS
- COBBLESTONE
- B6.12 CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

JULIE CALL BEFORE YOU DIG 811

0 50' 100'
1" = 50' (HORIZONTAL)

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

REVISIONS
01/21/2026 VILLAGE REVIEW
02/06/2026 VILLAGE REVIEW

NORTHBROOK SCHOOL DISTRICT 27

WOOD OAKS JR. HIGH SCHOOL IMPROVEMENTS

1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG.: CW / LES
DATE: 03/04/2026

SHEET TITLE
SITE LAYOUT PLAN - OVERALL

SHEET NUMBER
C2.0
6 OF 16

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

REVISIONS

WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS RD.
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 06/02/2026

SHEET TITLE
BUS CONCEPT PLAN

SHEET NUMBER
EX-1
1 OF 1

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

VOLUNTARY ANNEXATION APPLICATION

This application for the voluntary annexation of property to the Village of Northbrook must be submitted to the Village's Department of Development & Planning Services and must include all required information and documentation. The voluntary annexation of property to the Village requires approval by the Village Board of Trustees. No petition for a voluntary annexation will be presented to the Board of Trustees until (1) the applicant(s) schedule a pre-submittal consultation with Village staff and (2) Village staff determines that the application is complete.

Applicants for voluntary annexation MUST submit the following:

- ☐ **1 hard copy** of all application materials
- ☒ **1 electronic version** of all application materials submitted as a compressed flat **PDF** file no larger than 20 MB

ELIGIBILITY

- ☒ **All parcels must be located outside of the Village but contiguous to the municipal boundary.**
- ☒ **Owners of parcels to be annexed must agree to pay any/all applicable utility recapture fees established by ordinance.**
- ☒ **Voluntary annexation of parcels may only be requested by the property owner(s).**

REQUIRED MATERIALS FOR SUBMISSION

☒ Application

Applicants must complete the voluntary annexation application packet. Attach each of following items and complete as necessary:

- Voluntary Annexation Evaluation Form
- Petition for Voluntary Annexation
- Annexation Affidavit
- Plat of Survey for Property sought to be annexed
- Proof of property ownership (e.g. recorded deed or title policy)
- Tax Bill from the Cook County Treasurer's Office indicating no current property taxes due and owing
- Voluntary Annexation Fee: $750.00 – Checks should be made out to the "Village of Northbrook"

☒ Written Explanation of Application Request

Attach a written statement explaining the request and reason for voluntary annexation. Affirm applicant's receipt of recapture fee information from staff.

☒ Proposed Plans

Attach proposed plans for the property sought to be annexed, if applicable.

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Is the property held in trust? □ Yes □ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? □ Yes □ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Consolidate area maintained by school into a school's property

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 1370, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-010

Size of Property: 19,338 SF / 0.44 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 19,338 SF Lot Width: 100 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

{00123519.2}

VOLUNTARY ANNEXATION EVALUATION FORM

Current Property Owner Information

Legal Name of Owner or Ownership Entity: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Is the property held in trust? □ Yes □ No *If yes, please append names and signatures of all beneficiaries*

Is the property under contract? □ Yes □ No *If yes, please append name and signature of contract purchaser(s)*

Reason for Annexation Consolidate area maintained by school into a school's property

Property Information *(if more than one parcel is involved in the request please include the information for all parcels; attach additional sheets as may be necessary)*

Site Location/Common Address: 1390, Sanders Road, Northbrook, IL 60062

Property Index Number(s): 04-07-300-011

Size of Property: 38,253 SF / 0.88 Acres (square feet/acres)

Size of Building Space, if applicable: no buildings on property (square feet)

Cook County Zoning:

Requested Village Zoning: IB Institutional Building

Current Principal Use of Structure(s): no structures exist on site

Current Accessory Use(s):

Lot Area: 38,253 SF Lot Width: 198 ft Lot Depth: 193 ft

Special Use Approvals (other agencies):

Bulk Compliance:

Lot Coverage: 0% Building Coverage: 0%

Setbacks: Front 35 Corner Side 35 Interior Side 20 Interior Side 20 Rear 20

General Regulations Compliance:

Outdoor Storage:

Parking Spaces: 0

Home Occupation: 0 Type:

Special Concerns:

PETITION FOR VOLUNTARY ANNEXATION

Now come the undersigned Petitioners requesting annexation of the parcel of land hereinafter set forth to the Village of Northbrook, County of Cook and State of Illinois.

In support of this Petition, the Petitioners respectfully say:

1) The undersigned certify that they are the owners of record of the following-described property:
2) 1370 and 1390 Sanders Road Northbrook, Illinois 60062
(collectively "***Property***") Also attach legal description and survey)
3) The undersigned certify [Check One]

☒ There are no electors residing on the Property.

☐ 51% or more of the electors residing on the Property have joined in this petition by signing below.

4) That said property is not within the Village or corporate limits of any other municipality, but is contiguous to the VILLAGE OF NORTHBROOK, ILLINOIS.
5) That the property included in this petition does not exceed one-third of the area of the Village of Northbrook before annexation.
6) That the undersigned owners of record and electors residing or owning the subject property have made this petition under oath;

WHEREFORE, Petitioners Pray:

a) That the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois favorably consider the question of annexation of the above-described property; and
b) That the above-described property be annexed to and declared within the corporate limits of the Village of Northbrook by an affirmative vote of said Board pursuant to the provisions and procedures set forth in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8).

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Electors (registered voters residing on the Property):

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

By: _____

Print Name: _____

☒ There are no electors residing at the property.

Subscribed and sworn to before me this 8th day of December 2025

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

Marianne K. Schachte
Notary Public

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

{00123519.2}

ANNEXATION AFFIDAVIT

The undersigned, on oath, deposes and states that I (we) have read and do understand the following provisions of the Northbrook Zoning Code and their applicability to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook, Illinois. The Northbrook Zoning Code can be accessed on the Village website at https://www.northbrook.il.us/230/Zoning-Code

1) Article II Zoning Districts and Official Zoning Map, Section 2-104, Annexed Land.

2) Article III Single Family Residential Districts, Sections 3-101 Purpose, 3-102 Permitted Uses and 3-110 Bulk Space and Yard Requirements.

3) Article IX District Regulations of General Applicability, Section 9-101 Accessory Structures and Uses, Section 9-102 Home Occupations and Section 9-107 Buffers and Landscaping Requirements.

4) Article X Nonconformities

The undersigned further accepts the required amortization schedule for the cited illegal or nonconforming uses identified on the attached Voluntary Annexation Evaluation Form. The undersigned further acknowledges that additional provisions of the Northbrook Zoning Code and other Northbrook codes, ordinances, rules and regulations may be applicable to the property described in the attached Petition for Annexation upon annexation to the Village of Northbrook.

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Owner:

Signature
Kimberly Rio - Assistant. Superintendent for Finance & Operations
Print Name (and title, if signing on behalf of corporation or trust)

Subscribed and sworn to before me
this 8th day of December 2025

Marianne K. Schachte
Notary Public

OFFICIAL SEAL
MARIANNE K SCHACHTE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/08/2026

[ATTACH ADDITIONAL SHEETS IF NECESSARY]

northbrook

DEVELOPMENT & PLANNING SERVICES DEPARTMENT

FORMAL APPLICATION – ZONING & SUBDIVISION RELIEF**

Prior to submitting this formal application, contact the Development & Planning Services Department of Northbrook to determine if your application requires a Preliminary Review by the Board of Trustees. The following materials are the minimum required for the processing of a formal application by the Village of Northbrook's Plan Commission and Board of Trustees. A public hearing or public meeting for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

Applications for zoning relief from the Zoning Board of Appeals must use a different application form.

The initial submittal MUST contain:

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

Applicant Information

Legal Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Primary Contact Person

Name Kimberly Rio

Company Board of Education of Northbrook School District 27

Address 1250 Sanders Road

City, State, Zip Northbrook, IL 60062

[redacted]

Consultants *(as applicable)*

Attorney

Name

Company

Address

City, State, Zip

Phone No.

Email

Architect/Planner

Name

Company

Address

City, State, Zip

Phone No.

Email

Civil Engineer

Name Claudia Welp

Company CAGE Engineering, Inc.

Address 2200 Cabot Drive, Ste. 325

City, State, Zip Lisle, IL 60532

[redacted]

Other

Name

Company

Address

City, State, Zip

Phone No.

Email

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

Site Location/Address: 1250 Sanders Road, Northbrook IL

Property Index Numbers: 04-07-300-026, 04-07-300-027, 04-07-300-010, and 04-07-300-011

Size of Property: 8.61 Acres (PIN: 04-07-300-026), 8.32 Acres (PIN: 04-07-300-027) 0.44 Acres (PIN: 04-07-300-010), 0.88 Acres (PIN: 04-07-300-011) (square feet/acres)

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

Comprehensive Plan Land Use Designation[1]: Institutional Facility (PIN: 04-07-300-026) Open Space/Outdoor Recreation (PIN: 04-07-300-027) Single Family (PIN: 04-07-300-010 & 04-07-300-011)

Current Zoning: IB (PIN: 04-07-300-026), OS (PIN: 04-07-300-027), and Unincorporated (PIN: 04-07-300-010 & 04-07-300-011)

Current Use of the Property: _____

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

Requested Action(s) *(check all that are applicable)*

- ☐ Comprehensive Plan Amendment
- ☒ Annexation (*separate form required*)
- ☒ Rezoning from OS to IB
- ☐ Special Permit for _____
- ☐ Renewal of Special Permit Ord. No. _____
- ☐ Amendment to Existing Special Permit Ord. No. _____
- ☐ Site Plan Approval
- ☐ Zoning Code Text Amendment
- ☐ Zoning Variation (in conjunction with other relief) for _____
- ☐ Planned Development
- ☐ Subdivision - Tentative Plat
- ☒ Subdivision - Final Plat
- ☐ Subdivision - Variations/Waiver for _____
- ☐ Exception for _____
- ☐ Other _____

☒ **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.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Official Comprehensive Plan and Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or Official Map, provide reasons justifying the requested approval.

☒ **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. See page 9 of this document for instructions on how to obtain the addresses.

[1] As found on the Village website www.northbrook.il.us/Government/Departments/Planning/GIS/index.php

SITE OWNERSHIP AND CONTROL

Current Property Owner Information

Legal Name: Board of Education of Northbrook School District 27

Primary Contact: Kimberly Rio
Address 1250 Sanders Road
City, State, Zip Northbrook, IL 60062
[redacted]

Proposed Property Owner Information

Legal Name: Same as current

Primary Contact:
Address
City, State, Zip
Phone No.
Email

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 ***(Required for Subdivision Applications & Plats of Consolidation Applications)***
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☐ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☐ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☒ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☐ Other

☐ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

Submit all relevant attachments specified in the below worksheet(s) that correspond with your application request(s) selected on page two of this application; the worksheets can be found on the Village of Northbrook website www.northbrook.il.us. *(Check all that are applicable)*

- ☐ Comprehensive Plan Amendment Worksheet
- ☒ Annexation Worksheet
- ☒ Rezoning Worksheet
- ☐ Special Permit Worksheet
- ☐ Site Plan Approval Worksheet
- ☐ Zoning Code Text Amendment Worksheet
- ☐ Zoning Variation Worksheet
- ☐ Planned Development Worksheet
- ☐ Subdivision Worksheet – Tentative Plat
- ☒ Subdivision Worksheet - Final Plat
- ☐ Subdivision Worksheet - Variations/Waiver
- ☒ Plat of Consolidation Worksheet

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted. A copy of the fee schedule is attached to the application form.

$_____ Amount of Non-Refundable Fee

$_____ Amount of Escrow

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as Village attorney time (currently billing at approx. $400.00 per hour), public notice expenses, public meetings ($50.00 per mtg), & staff review time. If these expenses exceed the initial escrow deposit, the applicant is responsible for additional payment to the Village prior to completing approval process. If the expenses are less than the escrow deposit, the applicant will be issued a refund.

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 ____ 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** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations
Signatures of Property Owner(s): _____ **Date** 12-9-25
Print Name & Title: Kimberly Rio, Assistant Superintendent for Finance & Operations **Property Address:** 1250 Sanders Road, Northbrook IL
****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of rezoning, special permit, and subdivision applications may be dependent upon the Applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27

Address: 1250 Sanders Road, Northbrook, IL

Ownership or Trust Interest: 100 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner (if applicable) – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

Name: _____

_____

Address: _____

_____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Board of Education of Northbrook School District 27
Address: 1250 Sanders Road, Northbrook, IL
Ownership or Trust Interest: 100 %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Name: _____
Address: _____
Ownership or Trust Interest: _____ %

Comprehensive Plan Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Trend of development

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

b. Property value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

c. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

d. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

e. Orderly development of adjacent properties

The amendment supports orderly development by addressing existing deficiencies and aligning site infrastructure with current needs. Improved circulation and parking management reduce off-site impacts and help ensure that adjacent properties are not adversely affected by congestion or unsafe conditions.

f. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

g. Ingress, egress, and traffic conditions

Adequate ingress and egress will be provided through redesigned traffic loops and a separated bus circulation system. A traffic study has confirmed that the proposed improvements will significantly reduce congestion and improve safety along Sanders Road, particularly during peak arrival and dismissal periods.

h. Utilities and public services

The subject property is fully served by existing utilities and public services. The proposed improvements include upgraded stormwater management, lighting, and EV charging infrastructure.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community needs

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

REZONING & ZONING MAP WORKSHEET

In addition to submitting the *Formal Application* form for a rezoning request, also known as a zoning map amendment, the Applicant must include the following information with your application. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All the required application materials must be submitted to the Department of Development & Planning Services.

The initial submittal MUST contain:

- ☑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Formal Application form.

REQUIRED MATERIALS FOR SUBMISSION

- ☑ **Specify Current Zoning District(s)**: IB Institutional Building; OS Open Space; Unincorporated Parcels

- ☑ **Specify Requested Zoning District(s)**: Lot 1 zoned IB Institutional Building and Lot 2 OS Open Space

- ☑ **Statement of Justification**

  A written statement of need for the requested rezoning and zoning map amendment is required. The statement of justification shall address the following factors as outlined in Article 2 of the Zoning Code. The staff, Plan Commission and Board of Trustees will use these standards in making a determination whether or not the proposed rezoning is appropriate. Please provide a written response for each item below to submit with the formal application.

  a) The existing uses and zoning classifications of properties in the vicinity of the subject property.

  b) The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

  c) The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

  d) The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.

  e) The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

  f) The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

  g) The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

  h) The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

  i) The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

  j) The community need for the proposed map amendment and for the uses and development it would allow.

Rezoning & Zoning Map Amendment Statement

Wood Oaks Junior High School – Northbrook School District 27

a. Existing uses and zoning classifications

The subject property is an established institutional use occupied by Wood Oaks Junior High School and the attached District 27 Administration Center. Surrounding properties along Sanders Road and within the immediate vicinity consist primarily of public and institutional uses, including other school facilities, park district properties, and nearby residential neighborhoods that have long coexisted. The property is currently zoned Institutional Building and Open Space. A small portion of the Open Space zoning is proposed to be rezoned to Institutional Building.

b. Trend of development in the vicinity

The subject property, Wood Oaks Junior High School, is located within a developed institutional corridor along Sanders Road. Since the school was originally constructed in 1972, the site has experienced significant institutional growth, including multiple building additions completed in 1991, 1992, and 2006. These additions have effectively doubled the building size without corresponding expansion of parking or circulation infrastructure. Surrounding properties continue to function as established public, institutional, and recreational uses, and the proposed amendment aligns with this long-standing development trend.

c. Property Value

The existing zoning classification limits the school's ability to adequately support its operational needs, particularly related to parking capacity, traffic circulation, and safety. These limitations diminish the functional value of the property and restrict the District's ability to meet modern standards for accessibility, safety, and operational efficiency.

The proposed amendment allows for infrastructure improvements that directly enhance the utility and long term value of the property.

d. Offset by public health, safety, and welfare

The proposed rezoning enables improvements that address documented congestion, emergency access constraints, pedestrian safety concerns, and conflicts between bus and car traffic, directly benefiting students, staff, parents, and the surrounding community.

e. Effect on use and enjoyment of adjacent properties

The proposed rezoning will improve the use and enjoyment of adjacent properties by reducing traffic congestion, minimizing vehicle spillback onto Sanders Road and neighborhood streets, and improving overall circulation efficiency. Separation of bus and car traffic will further reduce conflicts and enhance safety for surrounding properties.

f. Effect on value of adjacent properties

The proposed amendment is not expected to negatively impact the value of adjacent properties. Improved traffic operations, enhanced lighting, upgraded infrastructure, and safer access conditions contribute to a well maintained institutional campus that supports neighborhood stability and surrounding property values.

g. Effect on orderly future development

The rezoning supports orderly development by allowing improvements that align the site with its current intensity of use. By addressing parking and circulation needs internally, the proposal minimizes off-site impacts and ensures adjacent properties are not adversely affected by congestion or unsafe conditions.

h. Suitability under current zoning

Under the current plan designation, the site is not adequately suited to accommodate the intensity of its existing institutional use. The proposed amendment better reflects the current needs of the school and allows improvements necessary for safe and efficient operation.

i. Vacancy of the subject property

The northern portion of the subject property has remained in continuous institutional use and has not been vacant. The southern portion of the subject property was vacant previously and will be annexed into the Village and rezoned into the subject property providing a drop-off location and path leading to the school. The rezoning request is driven by increased enrollment, staffing, programming, and community use rather than underutilization.

j. Community need

There is a clear community need for the proposed rezoning. Wood Oaks Junior High serves approximately 450 students, 85–90 staff members, and hosts numerous athletic events, extracurricular activities, and community functions year-round. The proposed rezoning enables safety, traffic, accessibility, and sustainability improvements that benefit District 27 families and the broader Northbrook community.

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MD\VRUNLQ#JPDLO FRP

April 9, 2026

Swati Pandey

Village of Northbrook

1225 Cedar Lane

Northbrook, IL 60062

Dear Ms. Pandey:

Thank you for taking the time to meet with me yesterday about the proposed bus turnaround at Wood Oaks Junio r High.

I have serious concerns about the placement of this turnaround and its impact on traffic patterns on Walters Avenue where I live. It is already difficult to exit Walters due to the length of the red light while Sanders Road traffic moves. I understand that a traffic study was done, but I have several questions about it and other issues.

1. When was this traffic study done?
    a. Did they ever look at traffic on Walters during the summer when Decoma Day Camp buses line the street making it difficult to turn onto Sanders Road?
    b. Was it just a quantitative study based on the number of cars, or were qualitative variables also considered, such as the ones below?
    c. Was the study done while cars were lined up on Walters waiting to pick up children after school? How will the buses maneuver around these cars? The alternate plan

you mentioned for parents to wait on the other side of the school may not alleviate this problem, as some parents will continue to use Walters rather than deal with the increased traffic in the parking lot , and the long wait time at the current stoplight.

2. This turnaround will affect traffic twice per day for close to 180 days, more in the afternoon than in the morning.
    a. What is the length of time from when the first bus will arrive and the last bus leave, morning and afternoon? How many buses are used by the school each day?

3. You indicated that the turnaround would be at the west end of the proposed annexation, approximately 100 -120 feet from the corner.
    a. What is the length of a school bus?
    b. How many buses can fit at the corner waiting for a green light without blocking both lanes?
    c. The drivers are on a schedule and will be wanting to make the light on Walters during its short green cycle. How will other traffic be able to exit Walters while buses are blocking both lanes. It is naïve to think that the drivers will wait to allow this other traffic through.

4. Has there been any consideration given to lengthening the time Walters has a green light to accommodate this added traffic?

As the time is short for these issues to be given consideration before the meeting on April 21, please factor them into the discussion. I'm sure there are more points involved, but this is what comes to mind immediately.

Thank you for your attention,

Jay Sorkin

Archived: Monday, April 20, 2026 9:20:46 AM
From: Kohlstedt, Michaela
Sent: Friday, April 17, 2026 11:39:18 AM
To: Pandey, Swati
Subject: FW: Northbrook Plan Commission Meeting 4-21-2026
Response requested: No
Sensitivity: Normal

From: Adam Greenberg <ajgreenberg@yahoo.com>
Sent: Friday, April 17, 2026 11:22 AM
To: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Subject: Re: Northbrook Plan Commission Meeting 4-21-2026

Beware External Email - Think Before You Act

I won't be able to attend.

My main concern is that there is a plan to address the current situation with parent vehicles parked on walters (extending on Daniel Ct.) in the afternoon at pickup.

I'm also not sure that expanding the car pickup lane is giving an incentive for more kids to take the bus. It seems to incentivize the opposite affect. And then the line will look much longer so even more cars will park on the Walters side.

It is very dangerous having kids walk across walters and entering vehicles in a very narrow street. Adding busses into that mix could be a recipe for disaster.

there is currently no signage preventing parents from standing on the south side of walters waiting for students, and it makes the road too narrow for residents to exit Walters safely and poses too much risk with so many students running across the road with little warning and at many random crossing points, not the traffic light. Now they would be running across the bus driveway too which is extra scary.

Thank you for brining this to the attention of the Commission.

On Friday, April 17, 2026 at 09:38:41 AM CDT, Kohlstedt, Michaela <michaela.kohlstedt@northbrook.il.us> wrote:

Good Afternoon,

Archived: Friday, April 24, 2026 9:16:06 AM
From: Byron Udell
Sent: Friday, April 24, 2026 8:10:13 AM
To: Pandey, Swati; byronudell@gmail.com
Subject: Docket no. PCD-25-21
Response requested: Yes
Sensitivity: Normal

Beware External Email - Think Before You Act

I was unable to attend the public hearing as I was out of town.

My question is regarding the normal requirements of drainage after any construction. Parking lots cause runoff, and runoff is a no no. The water will run downhill and add to the water that all downhill neighbors will have to deal with.
Are any proposals bring vetted the same way as if a resident were building a home in the property, as all of us were when we built our homes in Northbrook? E.g. Impervious limits, retaining pond requirements to hold any storm water that can't be initially absorbed, etc?

Byron Udell
4220 Walters Ave, Northbrook, IL 60062
847.912.5433

May 10, 2026

Village of Northbrook
Kathryn Ciesla, President

Trustees:
Robert Israel
Heather Ross
Johnathan Hebi
Joy Ebhomielen
Matt Cassidy
Tamara Reese

I write this letter to express my thoughts on Northbrook School District 27, Wood Oaks School
Proposed Parking Lot Addition
PCD-25-21 Applications (Enclosed)

Page 2A

A. No one can disagree with this need
B. It is clear what the goal is
C. This has nothing to do with the Village Hall

Page 3

A. All of these points
B. Are a statement of
C. The facts
D. Leaving out many points

Page 4
Site proposed plan
No one can disagree with the added space to the parking lot
I believe the issue for the community is the proposed bus loop

This drawing lacks any site measurement for

- Proposed Lot
- Walters going west of Sanders to bus loop
- No drawing and measurement for Walters; no road measurement turn lane
- No Sanders measurement north or south

Page 5
This drawing lacks any measurement of size

- Width of proposed lane
- Width of entrance/exit to Walters
- Depth of retention area
- No Sanders Road lane measurement

I believe no bus can get around another in bus loop

So when it's time to leave after school, these eight buses, full of kids, must exit into Walters traffic

- Parents picking there kids up on Walters
- It's now a traffic jam, add 8 buses – it is a mess
- Only one bus will be able to be in the left turn lane (space issue)
- If a car or two are in left turn lane, no bus would be able to be in left turn lane; therefore, all east bound traffic would come to a stop

Page 6
Vehicle stacking
It vehicle parking in a proposed new design

Page 7
Who disagrees with any of this

Page 8

A. The plan moves their traffic problem from your school lot to the corner of Walters and Sanders
B. This is a mess as the 2-3 buses that dropped off kids leave making a left turn east; now they meet buses coming west and want to make a right turn into the bus loop
C. A false statement: To prove my point, you would look at 8C

Page 8C

- Distance from Bus Loop Exit to Sanders white line at light
- Radis of a bus turning out of lot to Walters
- Width of lanes on Walters is most important with turn lane going north and length of turn lane in feet
- Length of bus, weight of bus with proposed safety distance between buses and buses and any cars
- North bound traffic on Sanders is backed up from the school light to Walters every morning
- At best, 1 car can make a left turn to go north on Sanders and those cars must deal with the west bound traffic on Sanders turning right on red to go north
- A school bus would not be able to turn left on Walters in that traffic mess

- Your traffic analysis does not take into account any afternoon traffic with parents parked on Walters, Daniel Ct., Lori Lyn Ln. Those cases could limit the bus flow leaving in the afternoon

Page 9
This traffic plan when proposed is a few years old.
It would be nice if the Trustees could stop by and see the traffic impact on the neighborhood and clearly understand the safety issue here.

Page 10
D. False statement; an out-of-date study was put forward
No reference made to the following
- Truck traffic for Truck Depot from the Lopistist Center on former All State property

Page 10D
No comment or proposal of impact on the widening of Sanders Road
No estimated traffic increase
No comment and measurement to widen street

Page 12
Proposed idea
- Add a single lane from west end of new parking lot north driveway lane going west to driveway that enters that part of Walters
- This is school land
- This would move the buses to be able to leave the school in one line going east
- This is similar to buses leaving Decoma Day Camp

I thank you for your time.

I ask you to stop and see the site both in the morning and afternoon to fully understand.

I believe I have provided enough facts to at least stop and review and look at the impact of moving the school lot problem in the community (Walters Road) would have on an already impacted area.

I believe my proposal would load the buses safely and provide a smooth exit into the community and if you took the area where you want a bus loop and made a parking lot tied to the school lot, you would add many extra parking spaces.

I believe an outdated traffic study should have no merit. Whoever explained it to the Trustees in May should have more details than provided at April 21 meeting.

There was no comment about bus radius turns. It's important to note the bus leaving the bus loop to the left turn lane is more than a 90-degree turn into the turning lane and a problem if cars are in the right lane. To me it would make sense to get the Police Department feedback to this proposal based on traffic and safety and hearing from real people rather than paid consultants selling a plan.

To me is would make sense for the Village Management and Development Teams to be asked to comment on both the traffic and safety issue.

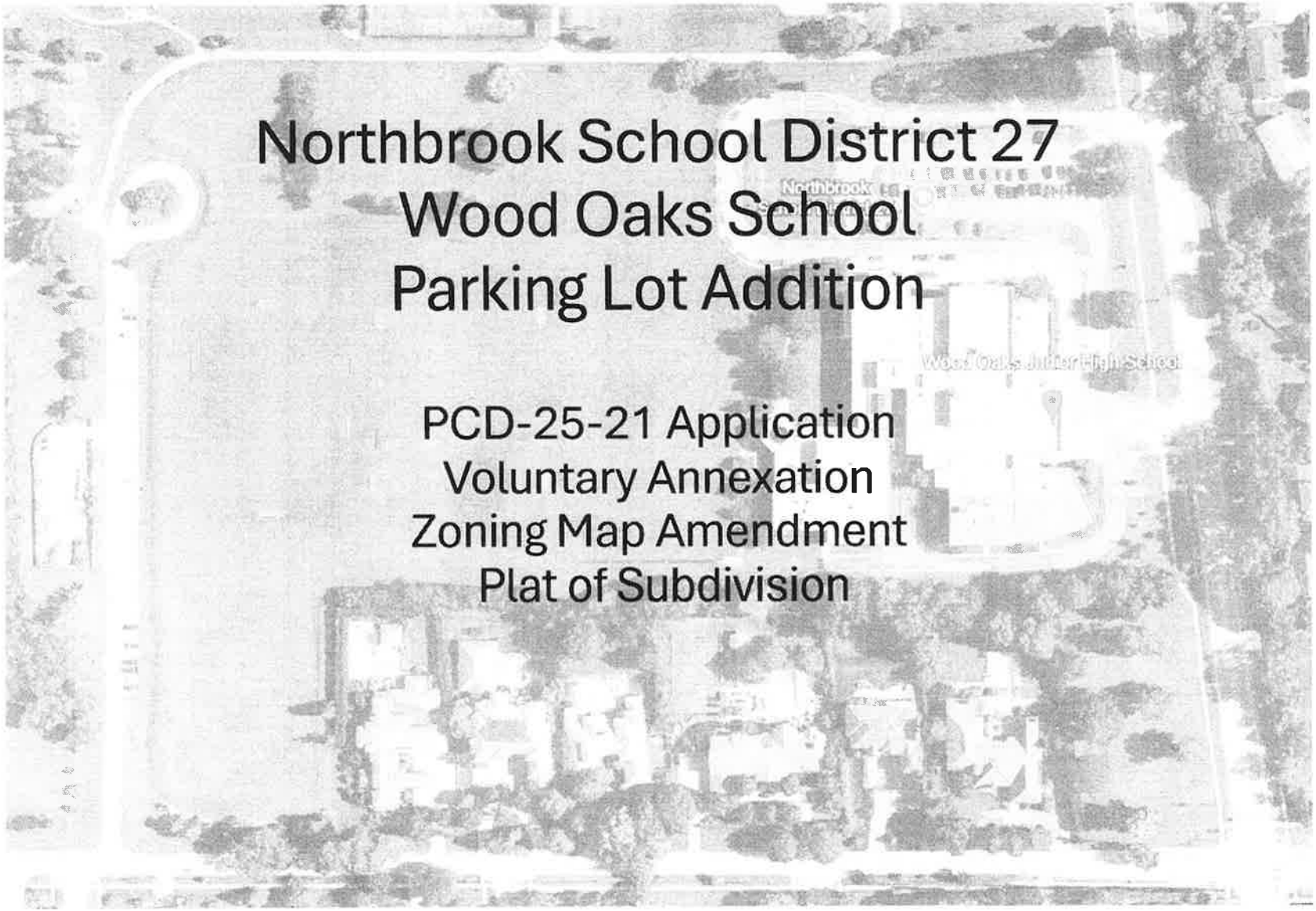
It would make sense to know who owns the driveway going north of Walters behind the school.

I have asked and gotten it owned by the school and owned by the Park District.
No bus traffic would be going west through the park when events are being held in the park.

I ask you to please give my comments some thought rather than Rubber-Stamp the School's Proposal. Let common sense prevail.



Elliot Miller
4263 Terri Lyn
Northbrook, IL 60062
847-272-7180

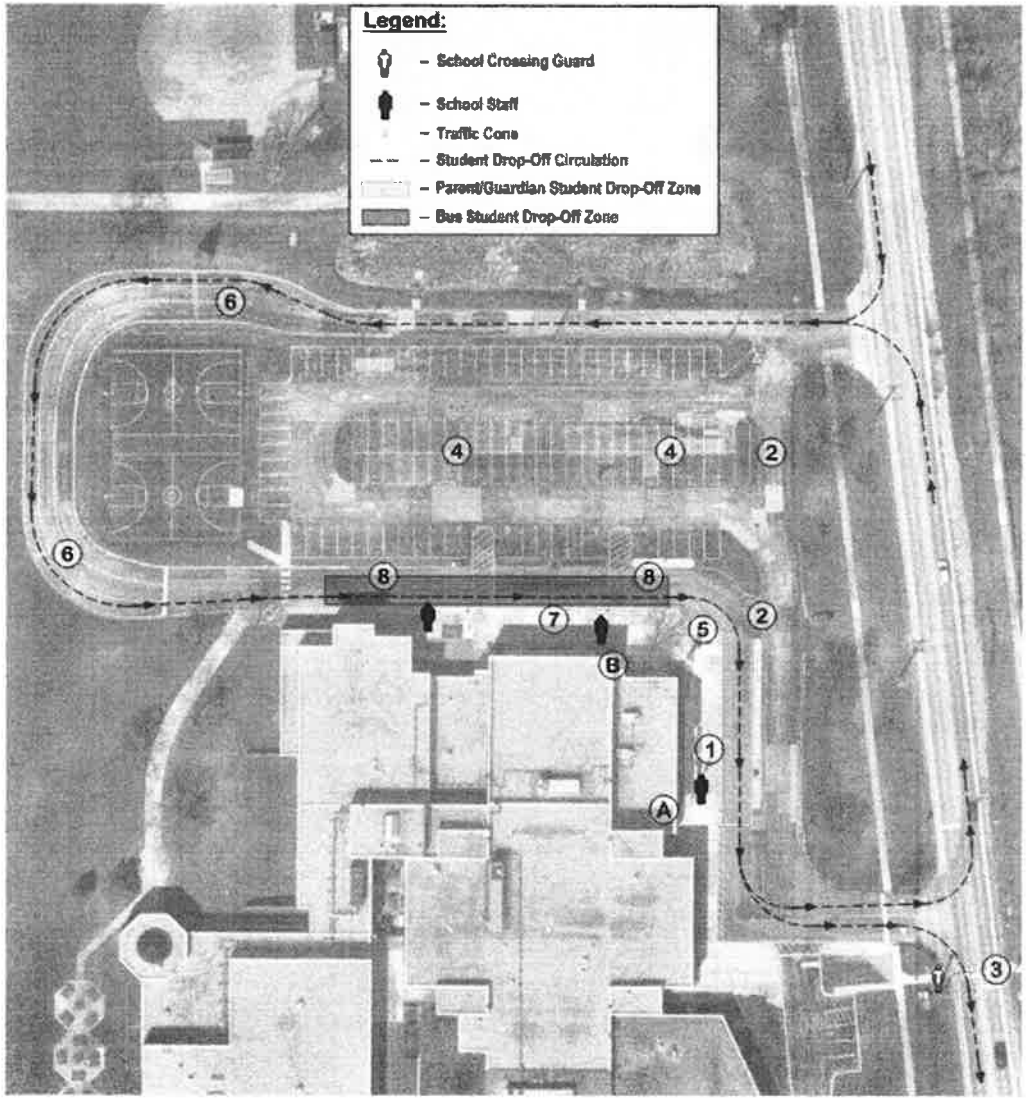

Northbrook School District 27
Wood Oaks School
Parking Lot Addition
PCD-25-21 Application
Voluntary Annexation
Zoning Map Amendment
Plat of Subdivision

Wood Oaks Goals

- Increase parking for staff and after school events

- Move buses out of drop off/pick up
  - Allows buses to leave sooner:
    - Increase bus ridership
    - Decrease drop off/pick up

- Existing Parking lot in need of repair



Parking Needs – Stacking – Safety

A
- Vehicle crash date provided by IDOT 2017-2021 – 6 crashes on Sanders Road – School data provided 3 reported crashes over the last 3 years.

B
- Overflow stacking on Sanders Road due to not enough on-site space

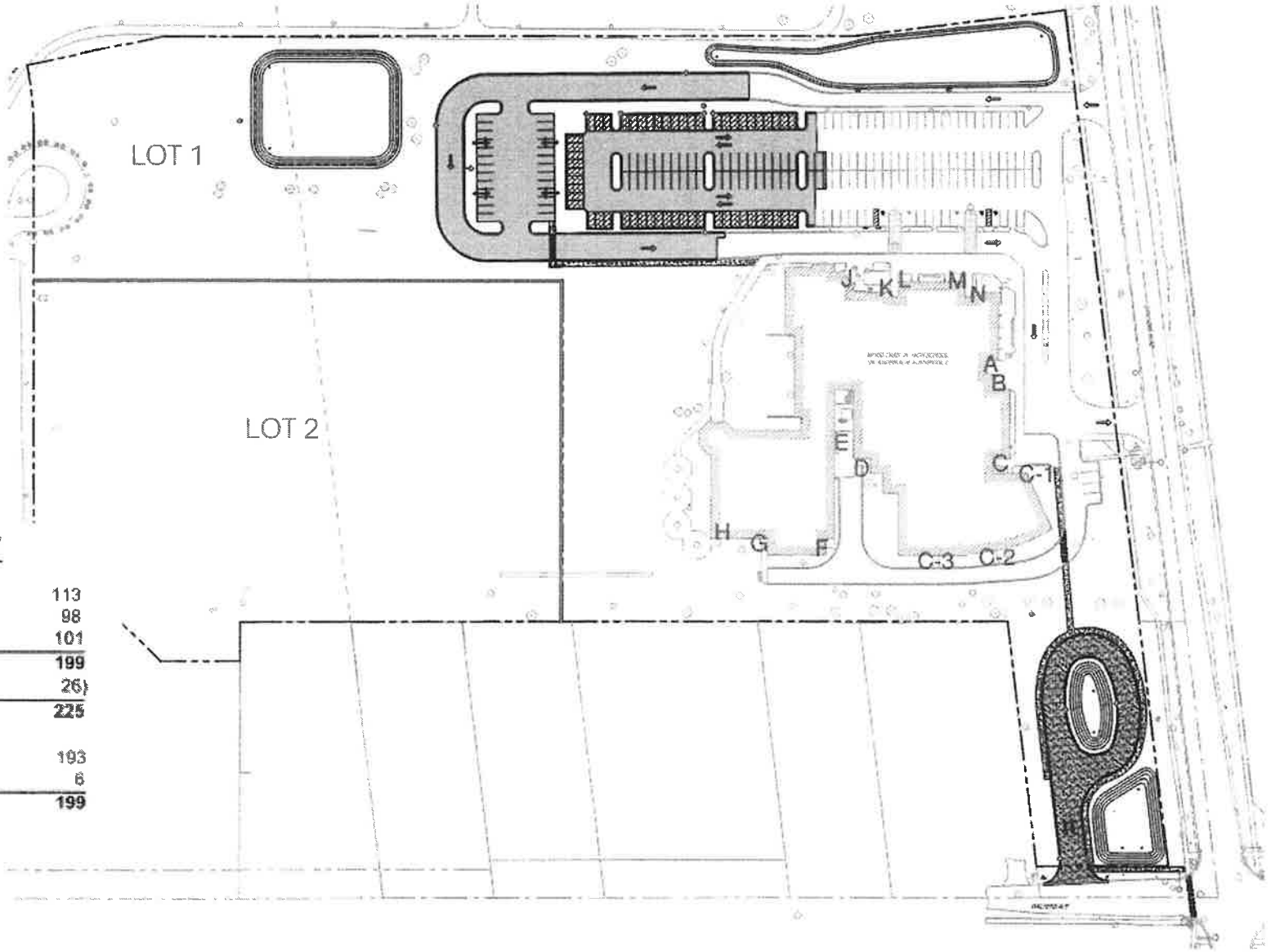
C
- 90+ daily staff members + visitors

D
- Numerous athletic teams, sport events, music ensembles, clubs and activities. Often conflict on the same evening and require parking for families and staff.

E
- The only school in the district that doesn't currently separate bus and parent drop off

#3

Proposed Site Plan



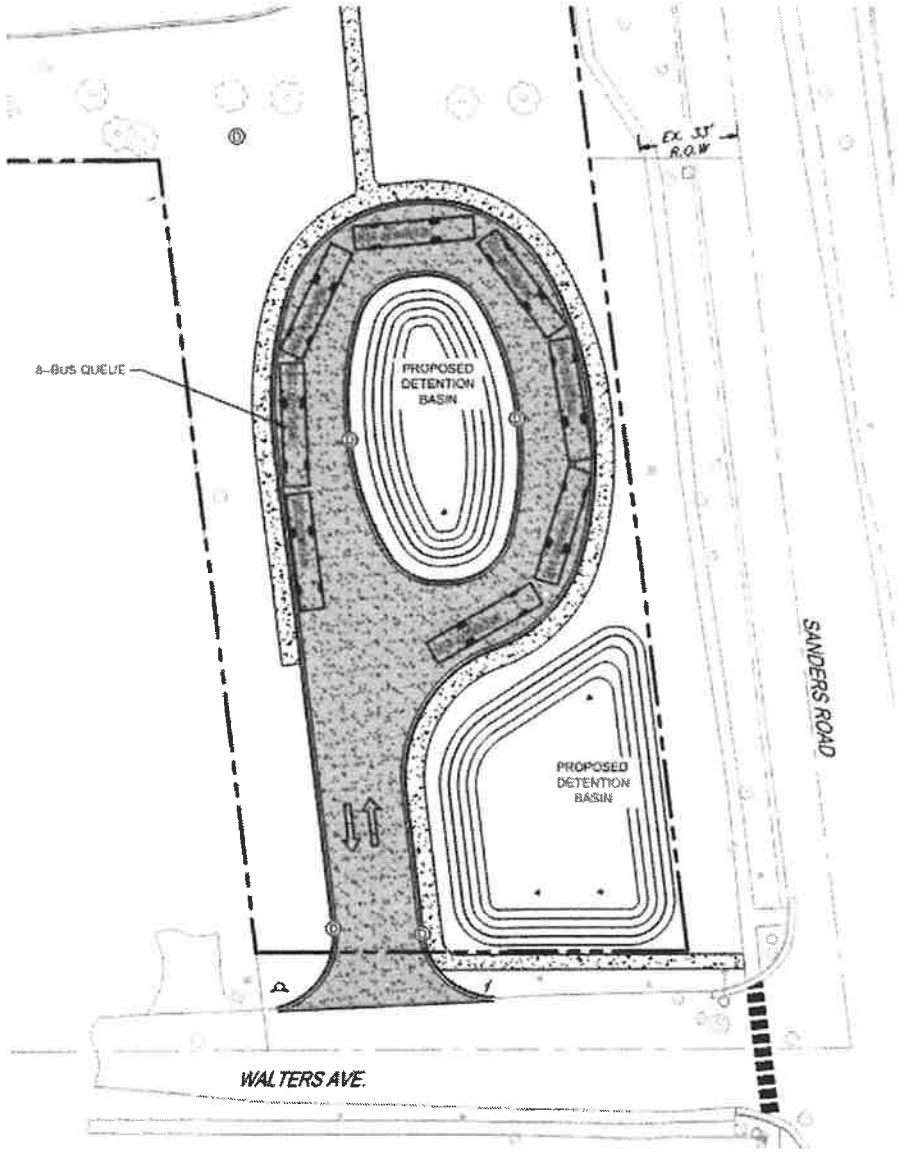
PARKING SUMMARY

EXISTING STALLS =	113
EXISTING STALLS TO REMAIN =	98
PROPOSED STALLS =	101
TOTAL PERMANENT STALLS =	**199**
(TEMPORARY OVERFLOW STALLS =	26)
TOTAL PERMANENT + OVERFLOW =	**225**
STANDARD STALLS =	193
ADA STALLS =	6
TOTAL STALLS =	**199**

3 EV CHARGING STATIONS INCLUDED

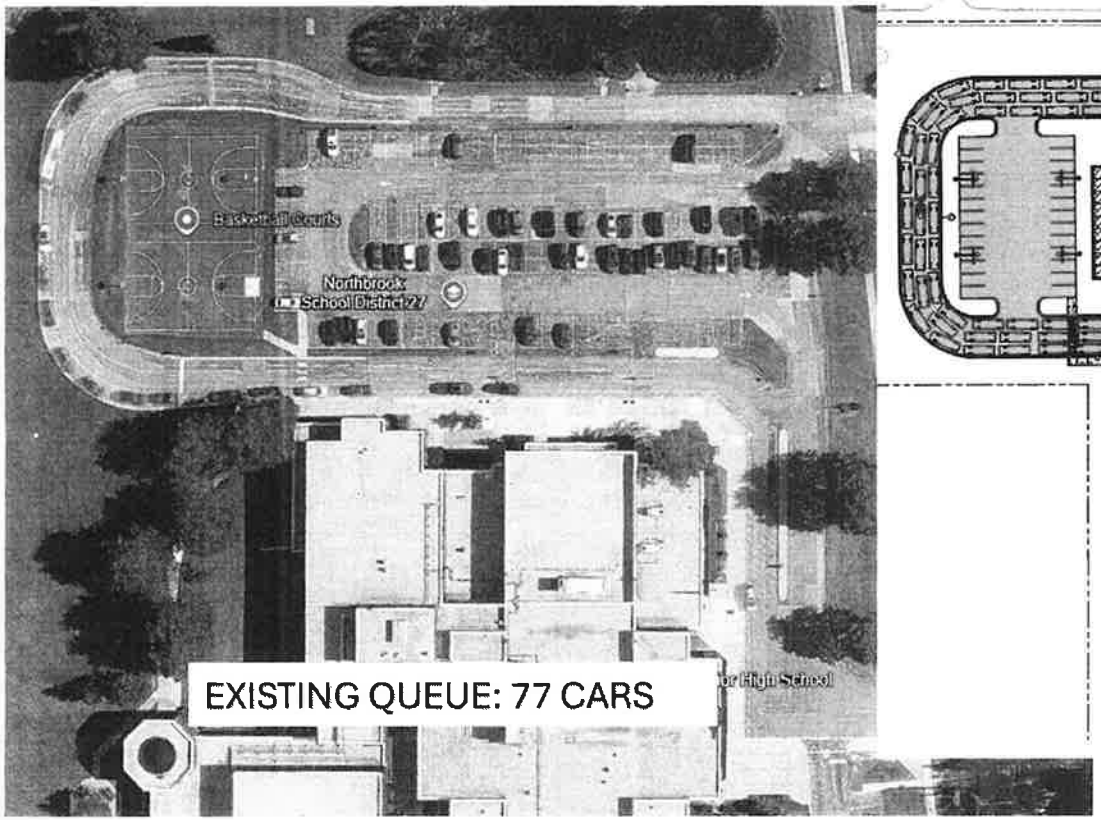
#4

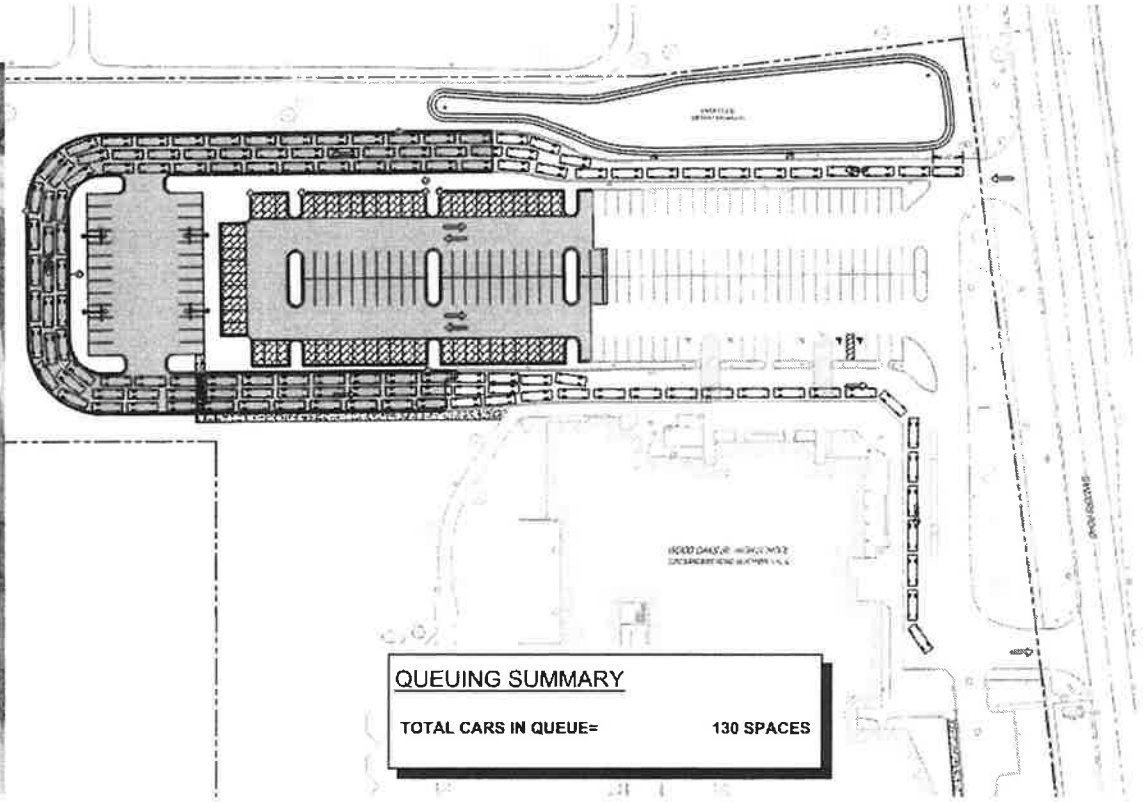
Bus Loop


EX. 33' R.O.W.
8-BUS QUEUE
PROPOSED DETENTION BASIN
PROPOSED DETENTION BASIN
SANDERS ROAD
WALTERS AVE.

#5

Vehicle Stacking





#6

Proposed Sustainability Measures

- Enhanced stormwater management
- Permeable pavers
- Landscape design
- Provisions for EV charging stations
- Upgraded energy efficient LED lighting



#7

Traffic Analysis

- Improvements proposed are expected to improve on-site traffic circulation considerably during the morning student drop-off and afternoon student pick-up periods

A.

- Only 2-3 busses were generally observed dropping off students at once, the proposed loop provides adequate space to minimize any impact to or queuing on Walters Ave.

B.

- Signage would be provided at bus loop to ensure when busses exit, they do not block any westbound drives on Walters Ave.
- Approximately 2-3 busses can be queued at the signal between the loop and Sanders Road.

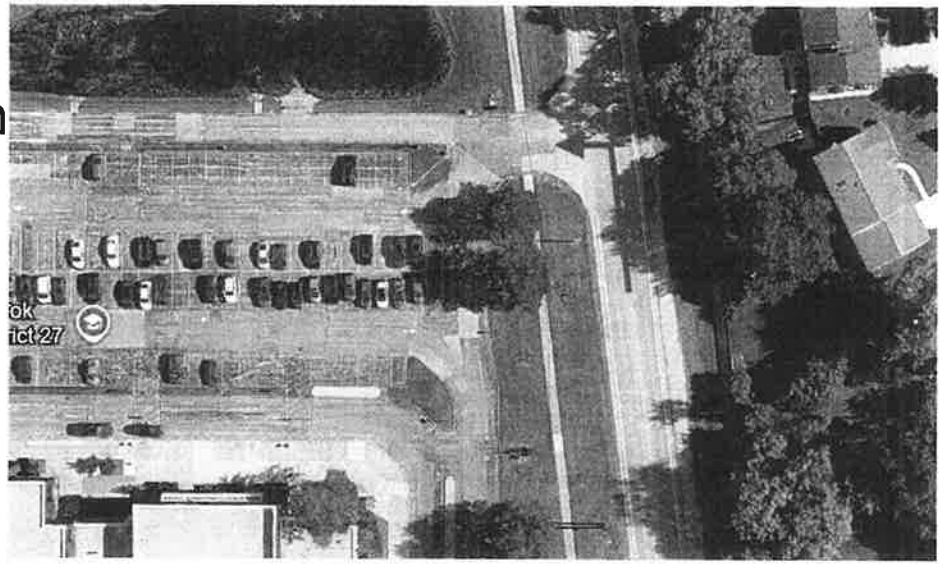
C

#8

707

Future Traffic Improvements

- A Traffic Planning Study prepared as part of this project recommended an auxiliary left-turn lane along Sanders Road at the North Site Access Drive as a future project.



- This will be looked at as a collaborate project with the School District, Village and Cook County which will further alleviate traffic issues in the neighborhood.

#9

ALTA/NSPS LAND TITLE SURVEY

PIN NO.: 04-07-300-026
PIN NO.: 04-07-300-027
PIN NO.: 04-07-300-010
PIN NO.: 04-07-300-011

"LEGAL DESCRIPTION"

(PARCEL A)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES, AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE EAST ON SAID SOUTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 673.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE NORTHWESTERLY ON THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 673.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 9 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 56 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING THE SOUTH 297.62 FEET OF THAT PART LING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL B)
THAT PART OF PARCELS 1, 3 AND 4 (HEREINAFTER DESCRIBED) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD, 673.47 FEET NORTHWESTERLY OF THE NORTH LINE OF THE SOUTH 6.21 ACRES AS DESCRIBED IN PARCEL 3; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 277.83 FEET; THENCE WEST ON A LINE FORMING AN ANGLE OF 6 DEGREES 47 MINUTES 40 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 316.17 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 635.75 FEET TO A POINT ON SAID NORTH LINE OF SOUTH 6.21 ACRES, SAID POINT BEING 673.77 FEET WEST OF THE CENTER LINE OF SANDERS ROAD; THENCE WEST ON SAID NORTH LINE OF SOUTH 6.21 ACRES, A DISTANCE OF 228.41 FEET TO THE EAST LINE OF PARCEL 4; THENCE NORTHWESTERLY ON SAID EAST LINE OF PARCEL 4, A DISTANCE OF 2.48 FEET TO THE NORTH LINE OF THE SOUTH 297.62 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE WEST ON SAID NORTH LINE OF SOUTH 297.62 FEET, A DISTANCE OF 118.91 FEET TO THE EAST LINE OF WEST 1177.80 FEET OF THE SOUTHWEST QUARTER, AS DESCRIBED IN PARCEL 4; THENCE SOUTH ON SAID EAST LINE OF WEST 1177.80 FEET, A DISTANCE OF 41.87 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF PARCEL 4, A DISTANCE OF 85.0 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 43 DEGREES 53 MINUTES 50 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 69.56 FEET; THENCE WEST ON LINE FORMING AN ANGLE OF 43 DEGREES 43 MINUTES 35 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 86.70 FEET; THENCE NORTH AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 526.58 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 364.42 FEET, A DISTANCE OF 72.67 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 05 MINUTES 10 SECONDS FROM SOUTH TO NORTHEAST WITH THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 150.50 FEET; THENCE EAST 429.61 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 169 RODS AND 3 LINKS WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, AFORESAID; THENCE SOUTHEASTERLY ALONG A LINE BEARING SOUTH 6 DEGREES EAST, TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 1320 FEET OF SAID SOUTHWEST QUARTER, WHICH IS 1333.15 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHICH 1172.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST 4.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE WEST 169 RODS AND 3 LINKS TO A POINT; THENCE SOUTH 6 DEGREES EAST, 80 RODS AND 7 LINKS TO THE CENTER OF THE ROAD; THENCE EAST 54 RODS AND 18 LINKS TO THE CENTER OF THE ROAD; THENCE NORTH 6 DEGREES WEST, 41 RODS ALONG THE CENTER OF ROAD; THENCE EAST 100 RODS AND 7 LINKS TO A POINT; THENCE NORTH 39 RODS AND 5 LINKS TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THE SOUTH 6.21 ACRES LYING WESTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED, ALSO EXCEPTING FROM SAID TRACT ALL THAT PART THEREOF LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, SO CALLED) ALSO (EXCEPTING FROM SAID TRACT THAT PART FALLING WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTH LINE 1172.12 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHERN QUARTER OF SECTION 27, AFORESAID; THENCE SOUTH 7 DEGREES EAST TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 1333.15 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION); IN COOK COUNTY, ILLINOIS.

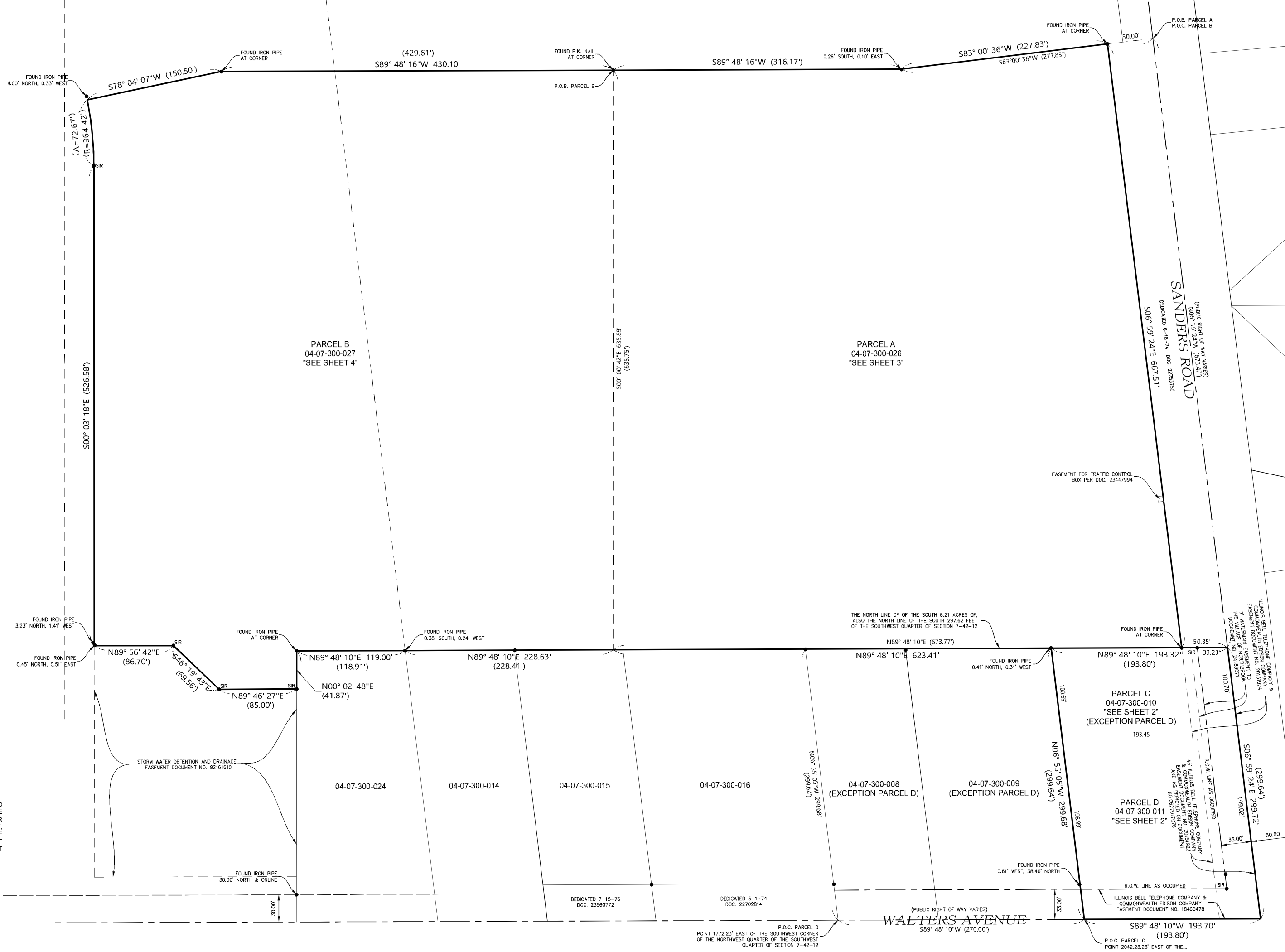
PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID, 1172.12 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 1320 FEET; THENCE EASTERLY 1333.15 FEET TO A POINT WHICH IS 1329.78 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING; (EXCEPT THE WEST 922.80 FEET THEREOF AND EXCEPTING ALSO THE SOUTH 297.68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF THE WEST 1177.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

AND

(PARCEL C)
THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 2042.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, SAID POINT BEING 270 FEET EAST OF THE SOUTHEAST CORNER OF THE PREMISES CONVEYED TO HERMANN K. GUILDER AND EMMA E. GUILDER, HIS WIFE, BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275 THENCE NORTH 7 DEGREES WEST ON A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO HERMANN K. GUILDER AND WIFE 299.64 FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION 193.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET AND TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, THENCE WEST ALONG SAID SOUTH LINE, 193.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

(PARCEL D)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WHICH IS 1772.23 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 7 DEGREES WEST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO HERMAN K. GUILDER AND EMMA GUILDER, HIS WIFE BY DEED RECORDED JUNE 13, 1945 AS DOCUMENT 13528275, A DISTANCE OF 299.64 FEET TO THE NORTHEAST CORNER OF THE PREMISES SO CONVEYED TO HERMAN K. GUILDER AND WIFE, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, 463.80 FEET THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO SAID GUILDER 299.64 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION: THENCE WEST OF A LINE PARALLEL WITH THE WESTERLY LINE THEREOF RUNNING NORTH 7 DEGREES WEST FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES AND EXCEPTING FROM SAID PREMISES THE NORTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THAT PART LYING EAST OF SAID LINE RUNNING NORTH 7 DEGREES WEST PARALLEL WITH THE WEST LINE THEREOF FROM A POINT 270 FEET EAST OF THE SOUTHWEST CORNER OF SAID PREMISES IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES ZONE EAST, N.A.D. 1983

LEGEND

- EXISTING AIR CONDITIONER
- EXISTING BOLLARD
- EXISTING CLEAN OUT
- EXISTING FLAGPOLE
- EXISTING HANDHOLE
- EXISTING LIGHT POLE
- EXISTING CABLE TV PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- EXISTING TRAFFIC CABINET
- EXISTING TRAFFIC HANDHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL MAST ARM
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM FLARED END SECTION
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER BUFFALO BOX
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING DECIDUOUS TREE (LEAF TREE)
- EXISTING CONIFEROUS TREE (NON LEAF TREE)
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISITNG GAS METER
- EXISTING TELEPHONE MANHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PARCEL LIMITS
- RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISITING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF BUSHES
- EXISTING EDGE OF TREES
- EXISTING CONTOUR MAJOR 5 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
A ARC LENGTH
CB CHORD BEARING
R RADIUS
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
FGF FIBERGLASS FENCE
WIF WROUGHT IRON FENCE
ALF ALUMINUM FENCE
FIP OR SIP FOUND OR SET IRON PIPE
FIR OR SIR FOUND OR SET IRON ROD
FCN OR SCN FOUND OR SET CROSS NOTCH
FPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL

SURVEYORS NOTES:

1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

PROJECT NUMBER: 220116	DRAWN BY: RWH DATE: 12/16/2025
SCALE: 1" = 50'	CHECKED BY: RPD DATE: 12/16/2025
ORDERED BY: MATT SCHUMACHER	FIELD WORK COMPLETED DATE: 12/12/2025
PROPERTY ADDRESS: 1250 SANDERS ROAD NORTHBROOK, IL 60062	

REV	DESCRIPTION	DATE
1	UPDATE SURVEY	12.16.2025
0	ISSUED	8/26/2022

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: 1(630) 598-0007

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.
JULIE (OUTSIDE CHICAGO AREA)
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123



LOCATION MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-2022CO-21769.0, DATED JULY 8, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBERS 04-07-300-026, 04-07-300-027, 04-07-300-010 AND 04-07-300-011 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: EASEMENT DATED APRIL 10, 1962 AND RECORDED APRIL 27, 1962 AS DOCUMENT NO. 18460478 MADE BY JAMES E. SCHWEIZER TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 9: EASEMENT DATED APRIL 23, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151923 MADE BY CHARLES GRIGSBY, ET AL. TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOCUMENT NOT LEDGIBLE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY AS DEPICTED PER DOCUMENT NO. 0627017076

5. SCHEDULE B ITEM 10: EASEMENT DATED APRIL 28, 1967 AND RECORDED MAY 31, 1967 AS DOCUMENT NO. 20151924 MADE BY RICHARD DEAN ALLEN TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 11: PLAT OF EASEMENT FOR TRAFFIC CONTROL BOX RECORDED APRIL 12, 1976 AS DOCUMENT NO. 23447994 IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 12: WATER MAIN EASEMENT DATED SEPTEMBER 12, 1977 AND RECORDED NOVEMBER 10, 1977 AS DOCUMENT NO. 24189071 MADE BY MARILYN HOWARD AND EVELYN MISSNER TO VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

8. SCHEDULE B ITEM 13: AGREEMENT FOR FIRE LANE EASEMENT DATED DECEMBER 16, 1996 AND RECORDED JANUARY 21, 1997 AS DOCUMENT NO. 97042161 MADE BY AND BETWEEN THE BOARD OF EDUCATION OF NORTHBROOK SCHOOL DISTRICT NO. 27 AND VILLAGE OF NORTHBROOK RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. NOT PLOTTABLE.

9. SCHEDULE B ITEM 14: NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 11, 2006 AND RECORDED SEPTEMBER 27, 2006 AS DOCUMENT NO. 0627017076 MADE BY NORTHBROOK SCHOOL DISTRICT 27 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO RECORDED IN THE COOK COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. SHOWN ON SAID SURVEY.

NOTES CORRESPONDING TO TABLE A:

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

1250 SANDERS ROAD, NORTHBROOK, IL 60062

1370-1390 SANDERS ROAD, NORTHBROOK, IL 60062

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0069J EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 796,813 SQUARE FEET OR 18.292 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 8: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 104 REGULAR STALLS, 6 ACCESSIBLE STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: BUYER TO BE DETERMINED
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

REGIONAL LAND SERVICES, LLC
PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

Rudy P. Dixon 12/16/2025
RUDY P. DIXON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026

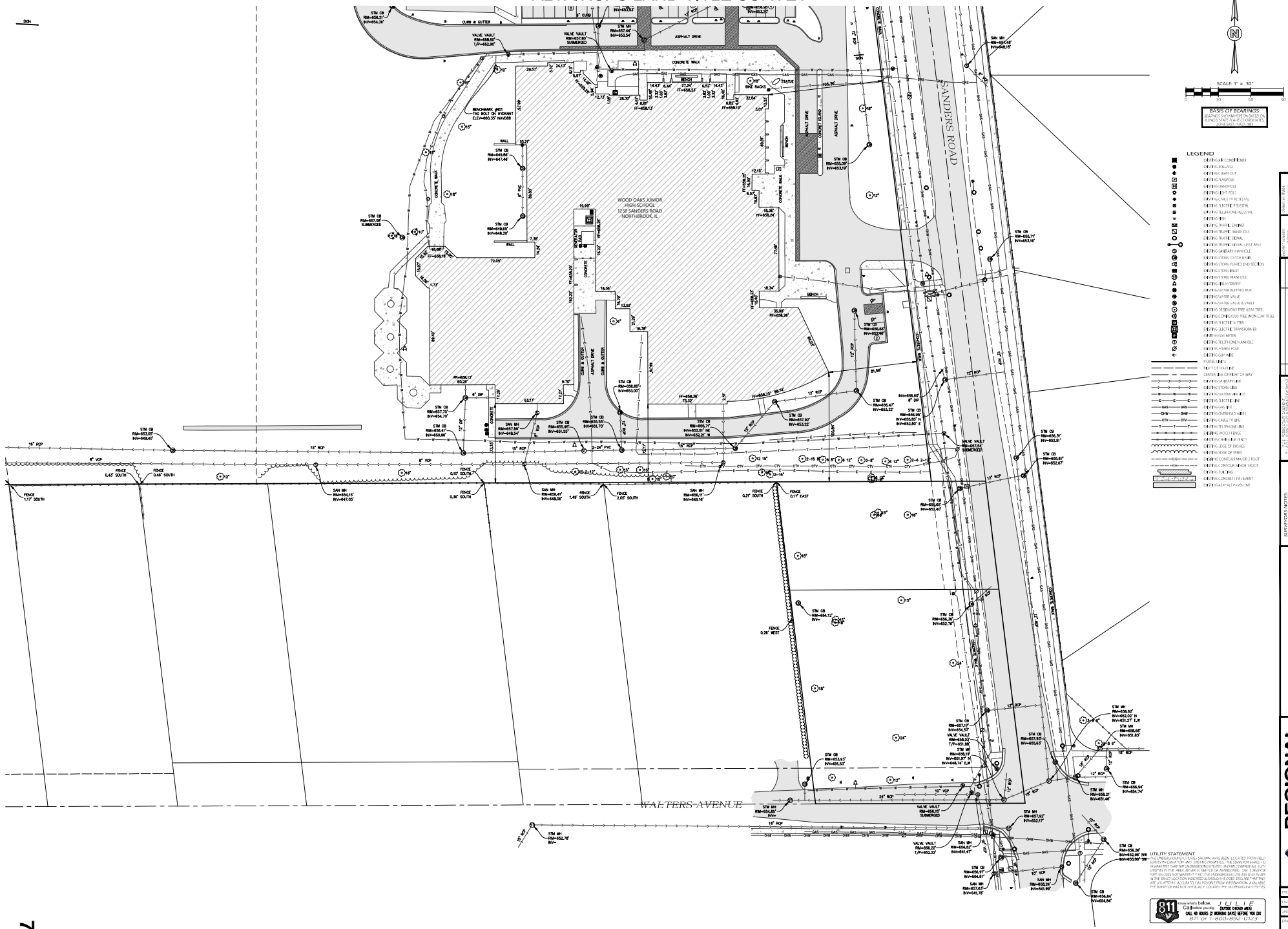
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROFESSIONAL LAND SURVEYOR RUDY P. DIXON 035-003832 ROCHELLE ILLINOIS STATE OF ILLINOIS

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 1 OF 5
DRAWING NUMBER: ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. (811 OR 1-800-892-0123) FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. ONLY THOSE EASEMENTS AND RESTRICTIONS LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2501 016 0000 1 DATED NOVEMBER 25, 2025 AT 7:30 AM WERE REVIEWED FOR THIS SURVEY.
5. THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 17031C0117J WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008 FOR COMMUNITY NUMBER 170200 IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

A.L.T.A. TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
ITEM 1 MONUMENTS PLACED (OR A STATEMENT AS TO THE SUBSTANTIAL IMPROVEMENTS)
ITEM 2 ADDRESS(ES) OF RECORD
ITEM 3 FLOOD ZONE CLASSIFICATION (WITH REFERENCE TO COMMUNITY, MAP NUMBER, AND DATE OF FIRM)
ITEM 4 GROSS LAND AREA
ITEM 6(a) CURRENT ZONING CLASSIFICATION
ITEM 6(b) HEIGHT AND FLOOR SPACE AREA RESTRICTIONS
ITEM 6(c) PARKING SPACES
ITEM 7(a) EXTERIOR AREA AND LEGAL DESCRIPTION OF PARENT TRACT
ITEM 8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK
ITEM 9 NUMBER AND TYPE OF STRIPED PARKING SPACES ON PROPERTY AND ON ADJACENT STREETS ALONG FRONTAGE
ITEM 10 DISTANCE TO NEAREST INTERSECTING STREET
ITEM 11 EVIDENCE OF UTILITY SERVICE AND EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE PROPERTY AS DETERMINED BY: (A) MARKINGS REQUESTED IN CONNECTION WITH ITEM 11 OF TABLE A; (B) OBSERVED EVIDENCE COLLECTED PURSUANT TO THE FIELDWORK; AND (C) PLANS AND REPORTS PROVIDED TO THE SURVEYOR BY THE CLIENT.

NO.	DESCRIPTION	DATE
1	ADDED TITLE COMMITMENT INFO	12/16/25
2		
3		
4		
5		

JOB NO.	220116
SCALE	1" = 30'
DRAWN BY	MATT SCHLAHER
CHECKED BY	MATT SCHLAHER
FIELD WORK COMPLETED	12/15/2025

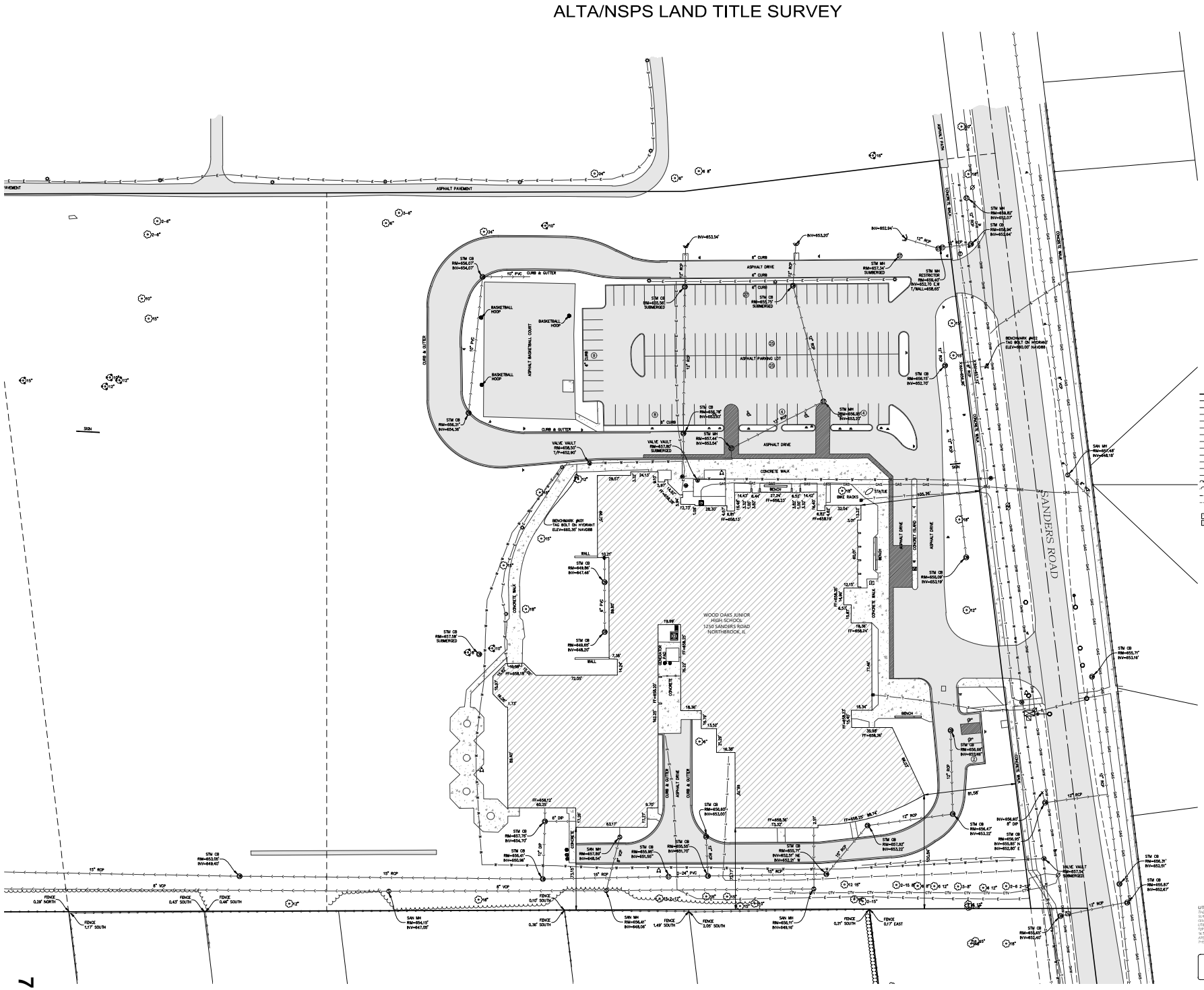
JOB LOCATION
1250 SANDERS ROAD
NORTHBROOK, IL 60062

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER 220116
DATE 12/16/2025
SHEET 2 OF 5
DRAWING NUMBER
ALTA

ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CLIENT SHOULD CONSULT WITH CURRENT ZONING ORDINANCE REGARDING SETBACKS, BUILDING LINES AND EASEMENTS.
3. ONLY VISIBLE ABOVE GROUND UTILITIES ARE SHOWN. NO UNDERGROUND UTILITIES OR FOUNDATIONS WERE LOCATED UNLESS OTHERWISE NOTED.
4. UNDERGROUND UTILITIES SHOWN ARE FROM PLANS AND FIELD MARKINGS. CONTRACTOR MUST CONFIRM LOCATIONS PRIOR TO CONSTRUCTION.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES REPRESENT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL OR LOG ON (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

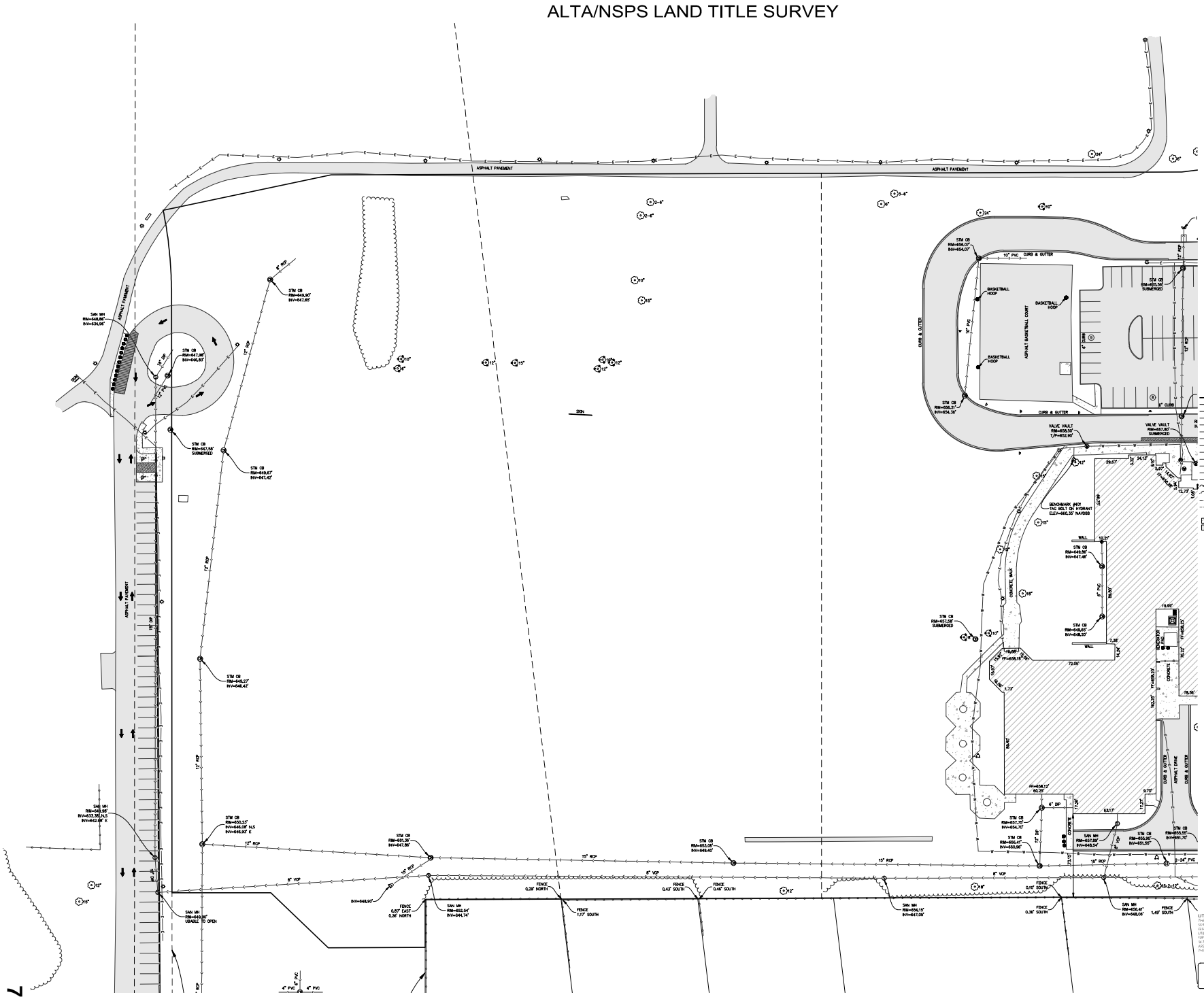
CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER 220116
DATE 12/16/2025
SHEET 3 OF 5
DRAWING NUMBER ALTA

711

ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES REPRESENT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. (811) FOR FIELD LOCATION OF UTILITIES.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
5. COMPARE ALL POINTS BEFORE BUILDING, AND ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY.
6. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
7. FIELD MEASUREMENTS MEET OR EXCEED ACCURACY STANDARDS AS SET FORTH BY ILLINOIS ADMINISTRATIVE CODE.
8. ALL DISTANCES ARE MEASURED TO THE NEAREST 0.01 FEET.
9. ONLY THE ORIGINAL SURVEY MAP WITH THE SURVEYOR'S SEAL AND SIGNATURE IN INK IS VALID.

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 586-0007

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/30/25
2		
3		
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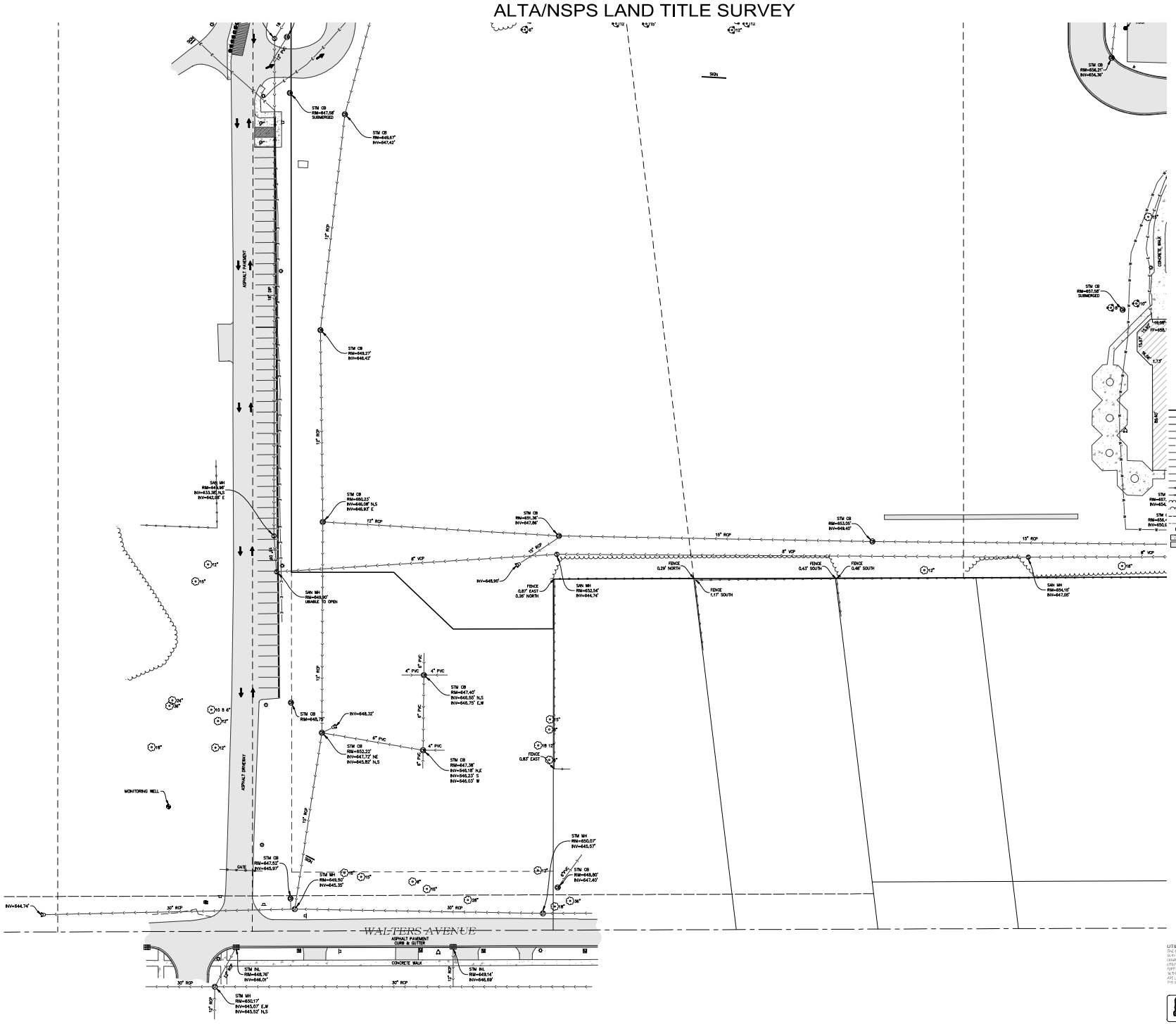
DRAWN BY: RWH
CHECKED BY: MPD
FIELD BOOK: N/A
CHECKED BY: MATT DOUGHERTY
SURVEYOR: MATT DOUGHERTY
PROJECT MANAGER: MATT DOUGHERTY
SURVEYOR: MATT DOUGHERTY
PROJECT NUMBER: 220116
SCALE: 1" = 30'
DATE: 12/16/2025
SHEET: 4 OF 5
DRAWING NUMBER: ALTA

1350 SAUNDERS ROAD
NORTHBROOK, IL 60062

ALTA/NSPS LAND TITLE SURVEY



UTILITY STATEMENT

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811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

CLIENT:
CAGE CIVIL ENGINEERING
310 WOODCREEK DRIVE DOWNERS GROVE, IL 60515
PHONE: (630) 388-0017

SURVEYOR'S NOTES:
1. ALL DISTANCES ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
2. BEFORE STARTING ANY CONSTRUCTION CALL J.U.L.I.E. (811 OR 1-800-892-0123) FOR FIELD LOCATION OF UTILITIES.
3. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
4. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
5. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, NORTH ZONE (NAD 83).
6. ALL CURVE DATA IS CALCULATED.
7. ALL CURVES ARE CIRCULAR UNLESS NOTED.
8. ALL ANGLES ARE 90° UNLESS NOTED.
9. ALL LOT LINES ARE RADIAL UNLESS NOTED.
10. ALL CURVE DATA IS ARC DISTANCE.
11. ALL CHORD BEARINGS ARE MEASURED.
12. ALL CHORD DISTANCES ARE MEASURED.
13. ALL CURVE DATA IS MEASURED UNLESS NOTED.
14. ALL CURVE DATA IS RECORD UNLESS NOTED.
15. ALL CURVE DATA IS CALCULATED UNLESS NOTED.
16. ALL CURVE DATA IS ARC DISTANCE UNLESS NOTED.
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99. ALL CURVE DATA IS TANGENT UNLESS NOTED.
100. ALL CURVE DATA IS LENGTH UNLESS NOTED.

NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT COMMENTS	12/16/25
2		
3		
4		
5		

DRAWN BY: KEVIN
CHECKED BY: MATT
SCALE: 1" = 30'
PROJECT #: 220116
FIELD WORK COMPLETED ON: 12/05/2025

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (616) 559-2260

PROJECT NUMBER: 220116
DATE: 12/16/2025
SHEET: 5 OF 5
DRAWING NUMBER: ALTA

Northbrook School District 27 - Wood Oaks Jr. High Narrative

Wood Oaks Jr. High, located at 1250 Sanders Road in Northbrook, Illinois, was originally built in 1972, with additions built in 1991, 1992, and 2006. The original construction included a 65,000 square foot school, parking for approximately 100 vehicles, and a bus/car drop-off lane. Since that time, Wood Oaks has seen three building additions, effectively doubling the square footage of the actual building to over 130,000 square feet, with no additional square footage added to the parking lot. Through the decades, the total number of staff accessing the school building has increased, including teachers, support staff, and administrative staff. The Administration Center is attached to Wood Oaks Junior High School. The junior high currently supports 85-90 staff members on a daily basis, plus visitors. The junior high serves approximately 450 students in grades 6-8. About 40% (approx. 200 students) take one of eight school buses that serve the school, and the remaining students either walk, ride their bikes, or are picked up/dropped off by car. The majority of the non-bus riders are picked up/dropped off by car. Depending on the school schedule, holiday breaks, and/or inclement weather, the car and bus traffic creates congestion, often with the overflow spilling out onto Sanders Road, causing further congestion and potential safety issues on a major North/South county road. Wood Oaks Junior High is the only school building in the school district that currently does not separate car and bus traffic for arrival and dismissal times, further adding to the congestion and overflow onto Sanders Road.

Students participate in eighteen different athletic teams year-round. There are six different music ensembles and numerous after-school clubs and activities. The need for increased parking can be seen daily as parents arrive to watch their children participate in these different activities, while school staff vehicles remain parked after hours. Wood Oaks is a busy campus from the first student arrivals at 7:30 am too well after dark.

In addition, the school hosts more than a dozen events requiring parking for 100 to 300 families; this is in addition to the school staff requiring a parking space. Custodial staff must assist in parking vehicles inside the bus/car lane. Sometimes, late-arriving vehicles block access for emergency vehicles. There are over thirty-six sports events needing adequate parking, which can occur at any time of the year as the school hosts both indoor and outdoor competitions.

As previously mentioned, parent drop-offs and pickups have increased dramatically. Any inclement weather, rain, cold, or snow, increases the need for more traffic holding capacity. The current lot has only a few spaces to spare once all staff arrive for work each day. Wood Oaks also hosts parking for Park District events, and it acts as a spare lot for Northbrook Days.

This use has deteriorated the parking lot surface and infrastructure to the point of needing to be completely replaced. Understanding the current needs of the school, District 27 has engaged CAGE Civil Engineering to design a new parking area, enlarge the current traffic loop, and create a separate bus loop on D27 property at the corner of Sanders Road. and Walters Ave. This redesign will more than double our current parking capacity. It will also bring the school up to the current zoning code parking requirements. A traffic study was performed to assess the

need for more car capacity. The redesigned traffic loop will accommodate even the busiest parent drop-off day.

Included in this redesign are increased stormwater detention, EV charging stations, improved LED lighting, and Crisis Prevention Through Environmental Design (CPTED) for added safety measures. Every improvement made to the Wood Oaks parking and traffic infrastructure increases the safety level for students, staff, and parents. The increased traffic capacity and bus/car separation will greatly improve traffic flow and accident avoidance on and off of Sanders Road. Frustrated parents will not be inclined to drop students off inside the parking lot or park in the surrounding neighborhood streets. Bus ridership may actually increase as students will no longer have to wait to board buses after all car traffic has finished loading. District 27 also acknowledges the need for sustainability and green space. CAGE Civil Engineering has been directed to provide options for paver-surfaces, bioswales, and other green space opportunities as budgeting and Metropolitan Water Reclamation District (MWRD) requirements allow.

This parking infrastructure project will improve safety for all District 27 stakeholders, and it will serve the families of District 27 as well as various user groups, including the Northbrook Park District and Village of Northbrook. These improvements are an investment for the community for many years in the future.

Sustainability Addendum Response

Wood Oaks Junior High School – Northbrook School District 27

The proposed parking and site improvements at Wood Oaks Junior High School have been planned with a strong emphasis on sustainability, environmental stewardship, and alignment with the Village of Northbrook's Climate Action Plan goals.

District 27 has acknowledged the importance of incorporating sustainable and green infrastructure where feasible. As part of the project design, CAGE Engineering evaluated opportunities for enhanced stormwater management, including increased on-site above ground detention, the use of permeable paver pavement systems, bioswales, and other green space strategies as permitted by site constraints, budget considerations, and Metropolitan Water Reclamation District (MWRD) requirements.

Permeable pavers are proposed within the parking lot improvements to reduce impervious surface impacts and improve on-site stormwater management. These systems allow stormwater to infiltrate through the pavement surface, reducing runoff volumes, improving water quality through natural filtration, and decreasing the burden on downstream storm sewer infrastructure. The use of permeable pavement also supports groundwater recharge and contributes to reduced surface ponding during storm events.

The proposed landscape design further supports these sustainability objectives. Approximately seventy percent (70%) of the plant palette consists of native species or regionally appropriate nativars. All plant selections were chosen specifically for their hardiness, tolerance of urban conditions, and drought resistance, reducing the need for excessive irrigation, chemical treatments, and long-term maintenance.

The landscape plan emphasizes species diversity and ecological resilience through the use of twelve (12) canopy and evergreen tree species and thirteen (13) understory tree and shrub varieties. This diversity helps create a sustainable landscape installation that is better able to withstand pests, disease, and drought conditions while enhancing habitat value and visual interest across the campus.

Trees removed as part of the construction activities are being replaced with large native tree selections planted throughout the school campus. These replacement trees will increase overall canopy coverage, provide additional shade, and contribute to mitigation of the urban heat island effect, while enhancing pedestrian comfort and campus aesthetics.

Additional sustainability measures incorporated into the overall project design include provisions for EV charging stations, upgraded energy-efficient LED lighting, and site design strategies that improve safety and functionality while minimizing environmental impacts. Collectively, these improvements reflect a balanced, performance-based approach that integrates infrastructure upgrades with long-term sustainability goals for the Wood Oaks Junior High School campus.

03.10.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat: Based on the DPS response from the applicant, dated 1-21-26 – it appears that the applicant wishes to resubdivide the property as opposed to consolidate:
   a) Confirm if the applicant will resubdivide the four PINs into two lots. The engineering plan lot lines do not match the Plat.
   Response: Correct, per our discussion, the four PINs (Parcels A, B, C and D) will be resubdivided into Lots 1 and 2.
   b) If yes, prepare a Final Plat of Subdivision showing proposed lots. See Final Plat Worksheet attached.
   Response: Final Plat of Subdivision is included in this resubmittal.

2) Rezoning Worksheet: Revise the worksheet and note the requested zoning district for the proposed lots. Revise worksheet statements as applicable. See a copy of the worksheet attached.
   Response: Revised Rezoning Worksheet is included in this resubmittal.

3) Annexation: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: Revised Petition for Voluntary Annexation is included in this resubmittal.

4) Legal Description: Confirm and submit a Word document with the existing legal description and post-subdivision legal description of the Subject Property.
   Response: Existing legal description is enclosed. Per our surveyor and previous discussion, the post-subdivision legal descriptions for Lots 1 and 2 will be created after recording.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as “TBD”. Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items and submit.
Response: Surrounding PIN list was verified and revised accordingly.

6) The project narrative and the sustainability response mentions ‘EV charging stations’ – confirm if EV charging stations will be installed within the parking lot. If yes, show the location within the parking lot on the site plan.
Response: The project intends to install 3 EV charging stations and they are now noted on the plans. One will be accessible.

7) Parking: The total parking count noted in the parking summary table on the site plans probably accounts for the four spaces along Sanders Road, however those spaces are not shown on the plan. Show the existing and proposed spaces and match the data on the plans. Confirm and revise as appropriate.
Response: The spaces along Sanders Road are now shown on the plans as they should be accounted for as part of the campus parking count.

8) Landscape Plan: Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area.
   a) Given that the landscape buffer distance along the west property line is 15 feet – show and label a fence along the west property line on the site and landscape plan. Provide a detail.
   Response: The landscape buffer has been increased to 20 feet so a fence will not be required per the Type C requirements. Additional plantings have been provided per code.

9) Based on the comments above, match all plans for details.
Response: Plans have been updated accordingly.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

Plan Review	Engineering Code Review / Response 1250 SANDERS RD	Reviewer: Aram Beladi [redacted]

Date Review Completed: 02/09/2026

Instructions:

A. *Return this sheet with the revised drawings / documents to permits@northbrook.il.us*
B. *The design professional must indicate the location of each revision (sheet/detail number) & respond to every comment in the Response spaces provided below; do NOT submit a separate response letter, USE THIS FORM.*
C. *The design professional must include on each new drawing: their seal, signature, date of signing and date of license expiration.*
D. *Identify all drawing revisions with a BUBBLE.*
E. *Any revisions that are in addition to the review comments must be bubbled and explained in a separate narrative.*

Questions concerning Review Comments should be directed to [redacted].

Building Code Review Comments

1. Total of 50' ROW dedication required on Sanders Road. 33' required ROW dedication is sufficient on Walters Ave.
Response:

ROW dedication along Sanders Road has been increased to 50'.

2. All above ground detention basins shall be located such that the design high water level is a minimum of 10 feet from any property line, structure, and right-of-way.

Any sharp change in grade adjacent to sidewalk requires a 3' buffer or physical barrier seperating sidewalk and change in grade.
Response:

Setbacks from property lines for detention are maintained at locations adjacent to residential. Buffers near sidewalks are maintained.

3. Extend sidewalk on Walters to connect to corner current presentation shows it dead ending at ROW.
Response:

Sidewalk was added to connect to the sidewalk on Walters.

End of Review Comments

The Design Professional is to complete the follow

Claudia Welp — Claudia Welp

Print Name *Signature*

Date: 03/10/26

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Waiting for tree inventory to be completed. On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. Replacement calculations may change based on the trees being removed. Final tree replacements can be handled at time of permit submittal.
   Response: We are in the process of engaging a certified arborist for the tree survey. This will be updated in the next round of revisions.

2) Plans okay to proceed to plan commission.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

03/10/2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments 2

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on February 11, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:
Civiltech has reviewed the revised Traffic Planning Study prepared by Gewalt Hamilton dated January 20, 2026 along with the associated site plan, disposition of comments, and supporting exhibits for the Wood Oaks Junior High School parking lot expansion project. The previous traffic-related comments have been appropriately addressed. With respect to the recommendations contained in page 21 of the traffic study, Civiltech has the following responses:

1) *Signage should be placed on Walters Avenue at the bus loop entrance to discourage non-bus usage.*

   Civiltech concurs with this recommendation. Based on our experience, signage will likely need to be occasionally reinforced by school communications and on-site staff to ensure parents and guardians comply.
   Response: This has been updated.

2) *Per IDOT's criteria, as followed by CCDOTH, auxiliary turn lanes are warranted along Sanders Road at the North Site Access Drive. The lack of an auxiliary left-turn lane results in considerable back-ups as well as an increased risk for front-to-rear crashes. Other intersections within the site vicinity were observed to experience potential similar issues. Furthermore, field observations showed potential drainage issues along Sanders Roads given the lack of curb, gutter, or proper drainage ditches. The Village should identify if Sanders Road is a high priority for improvement based on regional needs, and if so, coordinate with CCDOTH regarding future roadway studies and projects.*

   Because this is not a school capacity expansion, traffic volumes will remain relatively stable in the future. Furthermore, the project will improve traffic on Sanders Road by increasing internal queuing space, thus reducing impacts of queues on Sanders Road. Therefore, we agree that adding turn lanes should not be a requirement of the development. We agree with

the traffic study that coordination with Cook County should be considered to incorporate the appropriate modifications into a future roadway project.
Response: Acknowledged.

3) *At the South Site Access Drive, a high-visibility crosswalk should be striped on the west leg of the intersection to delineate a proper zone for pedestrians to cross.*

   We concur with this recommendation.
   Response: This has been updated.

4) *A high-visibility crosswalk should be marked on the service drive south of the school where the new pedestrian connection to the bus loop is proposed.*

   We concur with this recommendation.
   Response: This has been updated.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD25-12 – 1250 Sanders Road – Wood Oaks Parking Lot

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Developments & Planning Services Department Comments:

1) Plat of Consolidation:
   a) Is the Applicant requesting to combine the open space parcel with the other three parcels as one lot and rezone the consolidated lot/school property to IB Institutional Building District? Confirm.
   Response: We are looking to combine the two southern parcels the parcel entirely. As for the open space parcel, we are looking to take combine around half of the northern portion of the parcel with the three other parcels to make one lot. This is being done due the new parking extension and detention basin encroaching into the existing open space parcel boundary.
   b) Show and label the right-of-way dedication along Walters Avenue and Sanders Road for the two unincorporated parcels. Match all plans appropriately.
   Response: Plat has been revised to show right-of-way dedication along Walters Avenue and Sanders Road, see provided Plat of Consolidation and Civil Engineering Plans.
   c) The legal description noted on page 2 of the plat is describing the existing conditions or the proposed consolidation? Explain.
   Response: The legal description described the existing conditions. The legal description for the proposed conditions will be on the consolidation plat after the subdivision is recorded.
   d) Is the 'Mortgage Certificate' required on the Plat? Who is responsible for signing this certificate?
   Response: The mortgage certificate has been removed from the Plat.

2) Worksheets:
   a) The responses for item no. (i) on the Comprehensive Plan Amendment Worksheet and Rezoning worksheet states that the property is not vacant. Even though that is true for the majority of the property, the complete scope includes the two vacant parcels proposed for the bus turn-around lane. The responses should include elements from

complete scope of work to accurately address the Standards. Revise the documents appropriately.
Response: The responses for item no. (i) have been updated on both worksheets to include the two currently vacant southern parcels.

3) Annexation:
   a) Petition: Item 2) on this page should enter the complete address of the Subject Property (signature not required). See document attached.
   Response: See attached document.
   b) Staff has updated the Annexation Affidavit with the most current information, which is attached. Sign and notarize the document and submit.
   Response: See attached document.
   c) Confirm if 1370 Sanders and 1390 Sanders is tax exempt. If not, submit tax bill from the Cook County Treasurer's Office indicating no current property taxes due and owing.
   Response: Both properties are tax exempt as shown on the Cook County Treasurer's website.

4) Legal Description: Confirm the existing and proposed legal description of the Subject Property. Update the Word document and submit.
   Response: Revised legal descriptions have been submitted.

5) Surrounding Property PIN List: Several entries on the spreadsheet are noted as "TBD". Enter Owner Name and Mailing Address for these PINs and if not available through any reliable source, then enter the property address for these items.
   Response: Surrounding Property PIN List has been updated. Any previous TBD's have been marked as N/A's since more information on those specific PIN's was not able to be found.

6) Parking:
   a) Confirm the total number of existing parking spaces on the property; the number of spaces removed; and new spaces added. Confirm the final proposed total parking count for the permanent parking lot plus the temporary spaces within the basketball court.
   b) Confirm and show the minimum number of handicapped parking stalls per the Illinois Accessibility Code on the site plan for the entire school parking lot.
   Response: Parking summary has been revised to show the number of existing and proposed parking stalls as well as the number of handicapped parking stalls, see sheet C2.0.

7) Landscape Plan:
   a) Label all proposed landscape material with their respective type.
   Response: All labels for construction and installation have been added to the drawings.
   b) Add a column to the Plant List noting the height at maturity for the proposed landscape material.
   Response: A column had been added for maximum height and width.

c) The parking area end cap and island is required to have a minimum width of 10 feet and length of 18 feet. Revise the site plan and landscape plan to show and label the minimum required dimensions. (10-106.F)
Response: Islands and end caps have been updated and plantings revised.

d) A parking area island should be provided 10 parking spaces apart or not more than 90 feet. A section of the parking lot shows that the parking area island is 13 spaces or 117 feet apart. Revise the plan for compliance (10-106.F.1.a.iii)
Response: A parking island has been added.

e) Transition Landscape Area: Transition Landscape Area Type C (10-106.G.) is applicable between IB and residential districts. In this instance around the bus drop-off area. Label the landscape buffer distance and Type C Standards to show compliance with the requirements [Table 10-106-G(3)(c)].
Response: Table and drawings has been updated. We ask for a waiver for the full transition area landscape requirement. The school board is concerned about views and security related to additional shrub plantings.

8) Lighting Plan:
   a) Confirm if all new proposed outdoor lighting fixtures shall be so designed, arranged and operated as to prevent direct rays of light from being cast on to any adjacent property or street.
   Response: The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that reduce light behind poles while providing excellent forward and lateral projection. Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results. These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass. The D-Series also has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.
   b) Based on a response to comment number 1.b. – if the right-of-way dedication shifts the property line, then all plans should be revised including the photometric plan.
   Response: A revised photometric plan has been provided showing the right-of-way dedication.

9) Fence: Is there a fence proposed for this project?
   Response: There are currently no plans for proposed fencing for this project.

10) Signage: Are there any new signs proposed for the school at this time as part of this project?
   Response; There are no new signs proposed for the school at this time. No signs are being removed except for one being salvaged on the west side of the parking lot near the basketball courts.

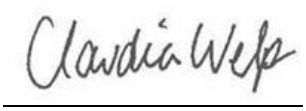
11) Based on the comments above, match all plans for details.
   Response: Comment acknowledged. All resubmitted plans shall match based on the comments provided.

12) For your information only: Our records indicate that the two unincorporated parcels have a water utility recapture fee of $1,450 each (total $2,900) due upon connection. There is no payment or action necessary at this time, however, please note that if there are any future utility connections for these properties, then the recapture fee will be required.

Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Tree Preservation Review 1

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Tree Preservation Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Tree Preservation Comments:

1) Use Village details for tree protection, tree planting, shrub planting, and parking island tree planting. Details can be found at https://www.northbrook.il.us/366/Engineering-Standards-Specifications.
   Response: Completed as requested.
2) On the plans, please show all trees located within the construction area or along the proposed construction access path and any trees within 15 feet of the property lines on adjacent properties, including trees located in the Village owned parkways. The table shall include tree number (to correspond to a tree on the plans), size, species, condition and if the tree is to be preserved or removed. The table shall be filled out by a certified arborist. Please include the certified arborist's name, contact number and certification number on the plans. The table on L2.3 shows Heritage trees being removed. I do not believe there are any Heritage trees being removed. The inventory will verify. Replacement calculations may change based on the trees being removed.
   Response: Replacement trees have been changed to an estimate 50% landmark for now, finals will be updated based on arborist's survey.
3) Verify the proposed tree removals. More trees are shown to be removed on the engineering plans than on the landscape plans. Based on the proposed engineering, it is likely that the removals will follow the engineering plans. Update the landscape plans as needed. Replacement calculations will change based on the additional removals.
   Response: Completed as requested.
4) Label all proposed plantings on the landscape plan with their respective types.
   Response: Completed as requested.
5) Replace Redpointe Red Maple, Shademaster Honey Locust, Red Oak, and Greenspire Littleaf Linden trees with trees off the Village's approved Tree Replacement List. Those 4 trees are listed as overplanted/do not plant.
   Response: Completed as requested.

6) Remove the proposed trees from the center of the new circle drive. This area is proposed to be used for detention.
   Response: Completed as requested.
7) Please include, on the plans, a table showing proposed soil volumes for any island containing trees. The islands should provide adequate soil volume for the proposed tree based on the tree's size at maturity.
   Response: Completed as requested.
8) Proposed evergreens and ornamental trees should be a minimum of 8 foot tall.
   Response: Completed as requested.
9) Enhanced screening on the west side of the proposed circle drive may need to include trees of a columnar variety as to not encroach/grow into the neighbor's tall dense hedge.
   Response: Completed as requested.
10) Additional comments may be forthcoming with future submittals.
   Response: Comment acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.

Claudia Welp

Claudia Welp
Director of Operations - Illinois

01.21.2026

Swati Pandey
Senior Planner of Development & Planning Services
Development & Planning Services Department
1250 Sanders Rd
Northbrook, IL 60062

RE: PCD-25-21: 1250 Sanders – Wood Oaks Jr. High Parking Lot Expansion – Traffic Comments

Dear Swati,

CAGE Engineering, Inc. (CAGE) has received the following Traffic Comments via email, on January 7th, 2026, regarding the above-mentioned project. CAGE offers the following itemized responses:

Traffic Comments:

1) Include a discussion in the traffic study regarding the operation of the proposed school bus drop off accessed from Walters Avenue. Provide information on number of buses anticipated and queuing anticipated within the circular drop off area and on Walters Avenue.
   Response: Refer to revised traffic study for discussion of school bus drop off.
2) Include an updated site plan in the traffic study that matches the current development proposal.
   Response: Traffic study has been revised to include latest site plan
3) Include AutoTurn exhibits showing the paths of buses entering and exiting the drop off area to confirm the design of the proposed driveway on Walters Avenue.
   Response: AutoTurn exhibits showing bus paths as well as bus stacking have been provided, see EX-3 and EX-4.
4) Consider providing an exhibit that shows the stacking space available (using rectangles to represent cars) for both the existing and proposed conditions.
   Response: Stacking exhibits for both the proposed and existing parking conditions have been provided, see EX-1 and EX-4.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at [redacted].

Sincerely,
CAGE ENGINEERING, INC.



Claudia Welp
Director of Operations - Illinois

Archived: Wednesday, May 13, 2026 1:14:15 PM
From: Claudia Welp
Sent: Wednesday, May 13, 2026 12:37:07 PM
To: Pandey, Swati
Cc: Kimberly Rio; Kohlstedt, Michaela; Marisa Kolman; Rick Hansen
Subject: RE: Wood Oaks - additional drawing request
Sensitivity: Normal

Beware External Email - Think Before You Act

Hi Swati,

Connecting an additional lane to the north bus loop was also evaluated and determined to not be a feasible solution for the site. This approach would still result in buses and parent vehicles attempting to enter the site from the same location, continuing the intermixing of traffic patterns and not significantly improving the overall circulation objectives of the proposed plan.

In addition, student drop-off locations would need to occur farther from the building or along the backside of the facility, creating concerns related to student supervision, visibility, and overall site security. Students exiting buses in this area may also be required to cross traffic movements to access the building, introducing additional pedestrian safety concerns.

Implementation of this option would also require substantial reconstruction of the existing loop roadway and improvements located on Park District property. This would likely necessitate extensive coordination, additional cost, and the establishment of an intergovernmental agreement between the involved agencies before the improvements could proceed. Given these operational, pedestrian safety, security, and coordination challenges, this alternative was not considered a practical or beneficial improvement to the overall site circulation plan.

Last, as you mentioned, they will still be utilizing the Walters/Sanders traffic light.

Thank you,
Claudia

Claudia Welp
Director of Operations - Illinois
CAGE
M: 815-757-0140
P: 630-598-0007
www.cagecivil.com
Civil Engineering
Land Surveying
Construction Management
Illinois | Colorado | Arizona | Florida | North Carolina

From: Kohlstedt, Michaela <Michaela.Kohlstedt@northbrook.il.us>
Sent: Monday, May 11, 2026 9:29 AM
To: Claudia Welp <cwelp@cagecivil.com>; Marisa Kolman <mkolman@cagecivil.com>
Cc: Pandey, Swati <Swati.Pandey@northbrook.il.us>; Kimberly Rio <rio.k@nb27.org>
Subject: RE: Wood Oaks - additional drawing request

Did the District ever consider extending the parking drive aisle along the NORTH side of the property to the northern portion of the Park District cul-de-sac? That is what the Village was asking in the email below sent on April 30.

While the buses would still require accessing the traffic light eastbound at Walters and Sanders, they would at least be approaching from further west instead of attempting the left turn out of the proposed bus cul-de-sac that results in the buses needing to turn out of the site into the eastbound right turn lane to adequately maneuver to the eastbound left turn lane on Walters. It would also allow for buses on the road to have more than two moving eastbound at the light without impeding other westbound traffic flow given the current proposed proximity to the Walters and Sanders traffic light.

Michaela Kohlstedt, AICP (She/Her/Hers)
Deputy Director | Village of Northbrook
Development & Planning Services
1225 Cedar Lane | Northbrook, IL 60062
d: 847-664-4057

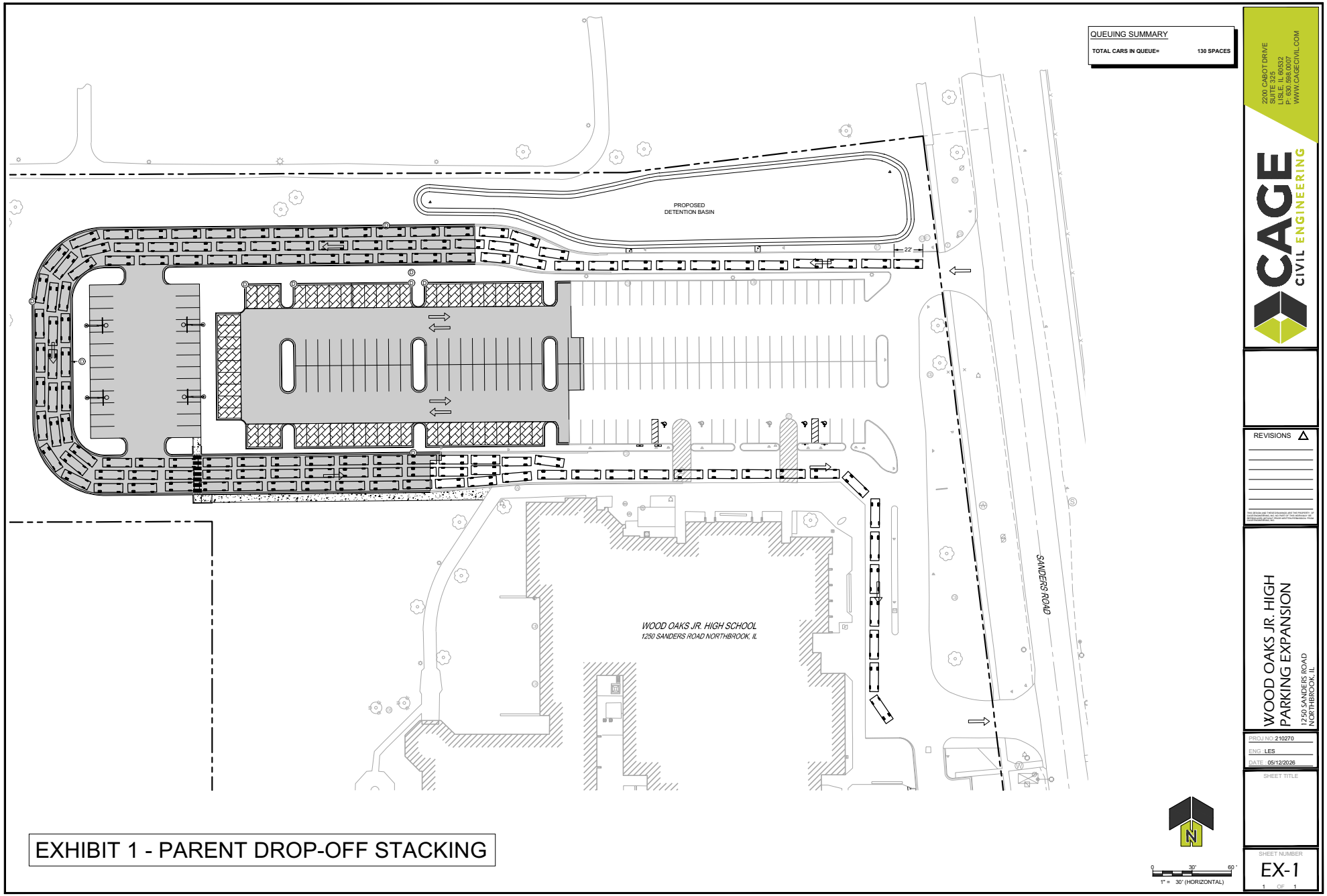


EXHIBIT 1 - PARENT DROP-OFF STACKING

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

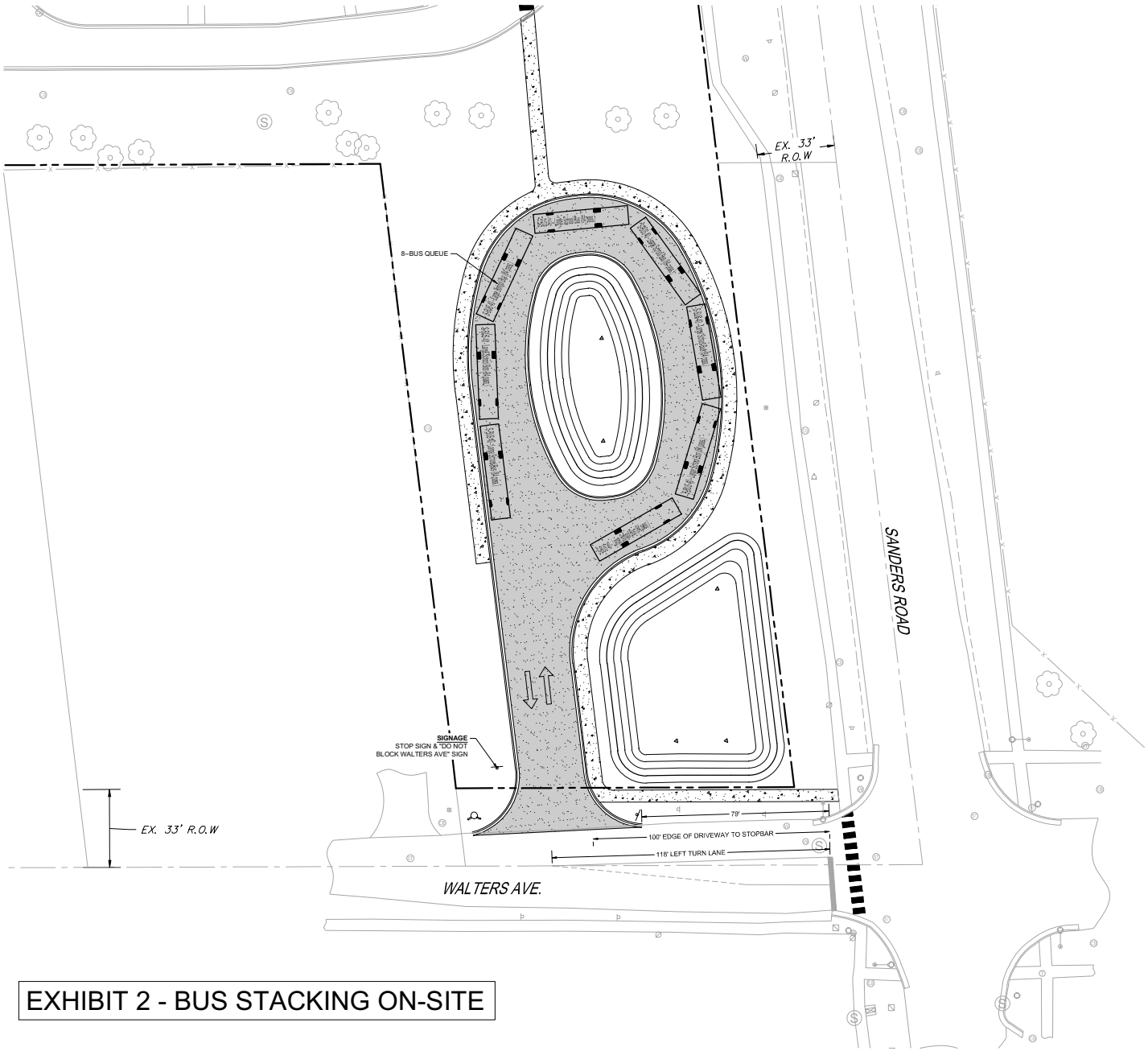
REVISIONS

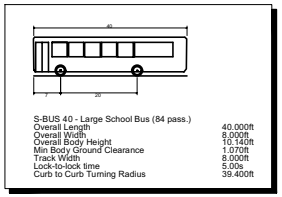
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-1
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 2 - BUS STACKING ON-SITE

0 20' 40'
1" = 20' (HORIZONTAL)

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

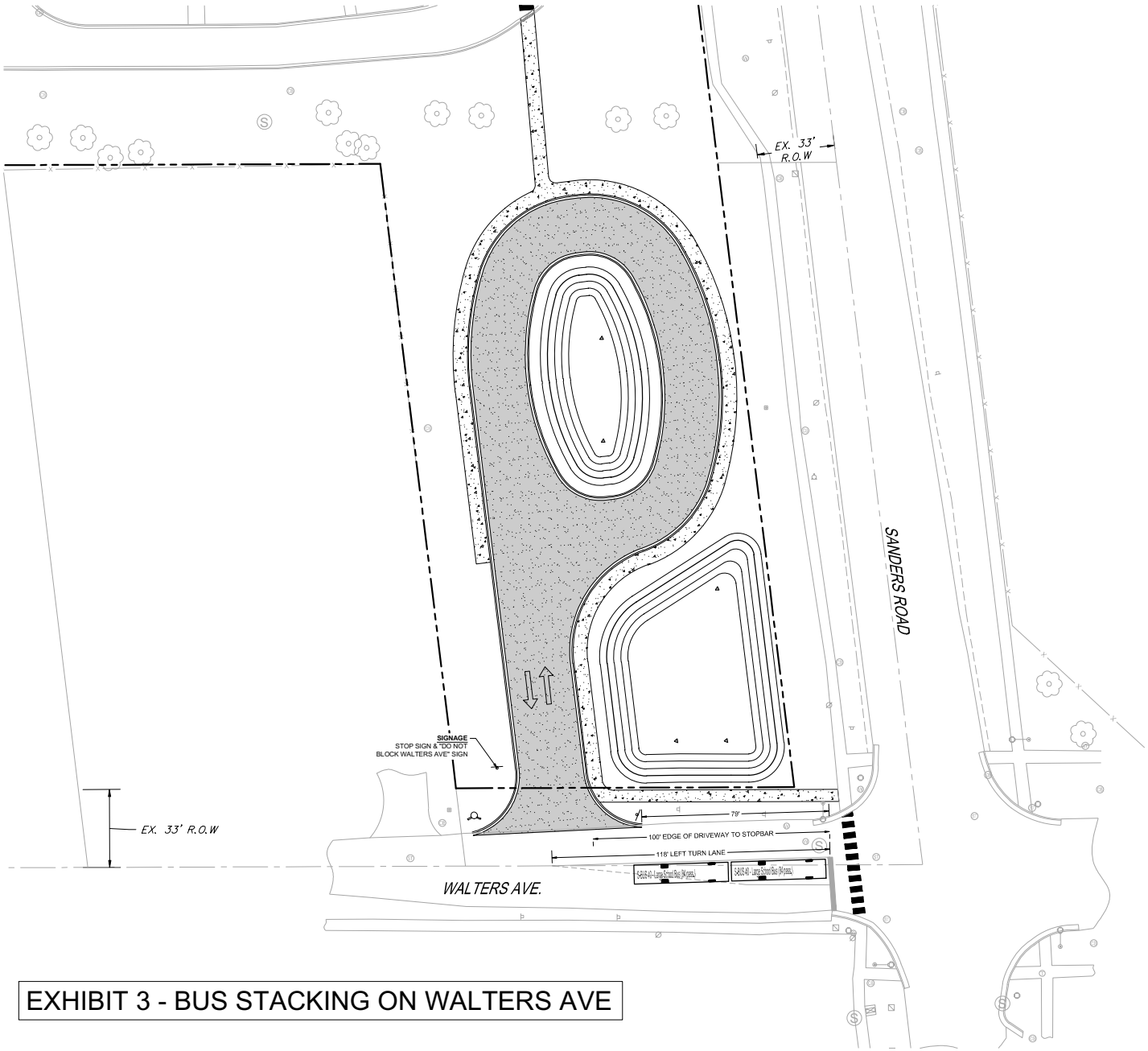
REVISIONS

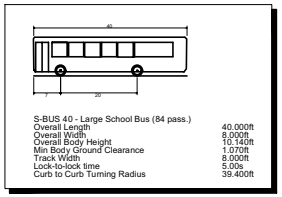
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-2
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 3 - BUS STACKING ON WALTERS AVE

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

REVISIONS

WOOD OAKS JR. HIGH
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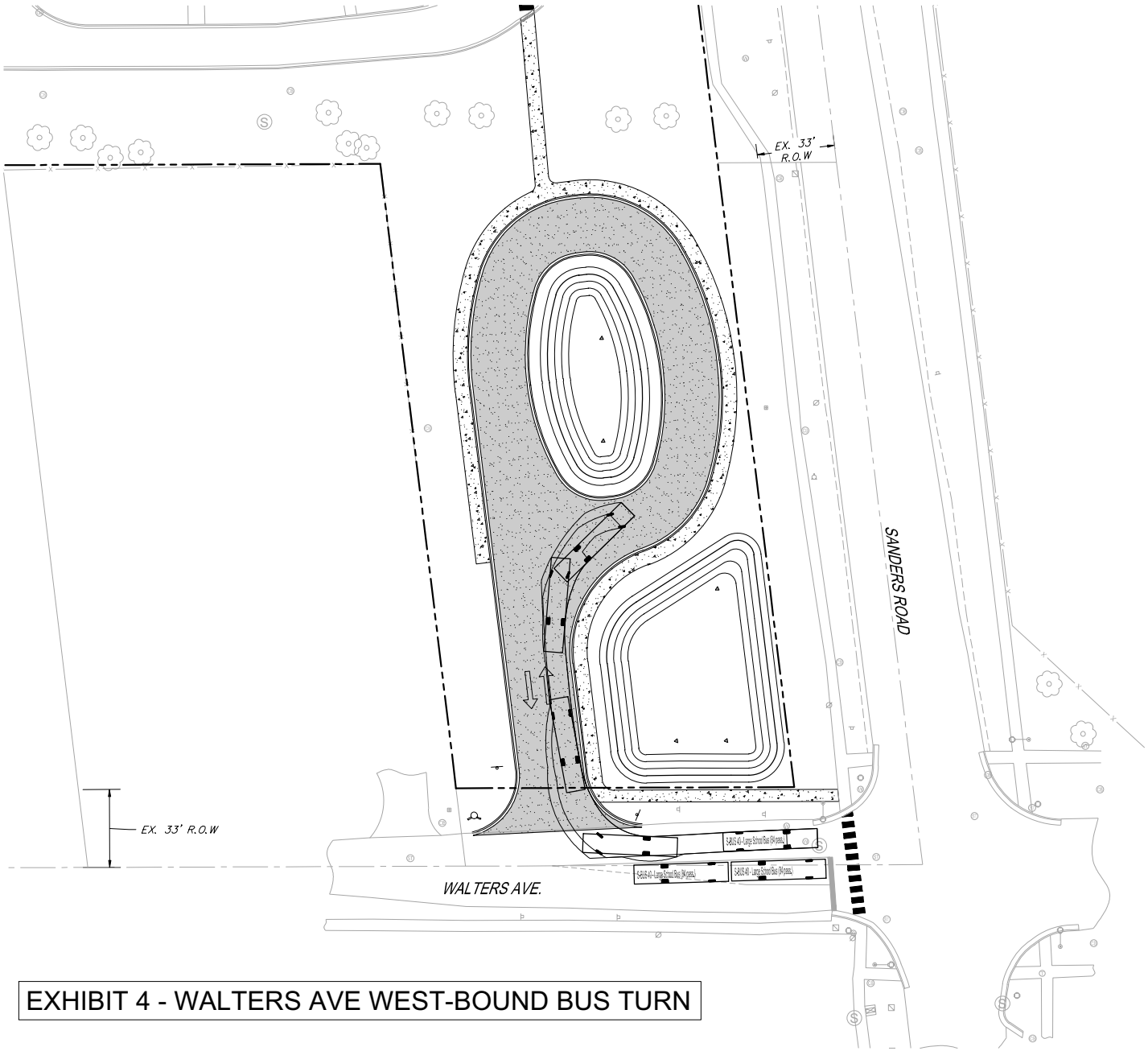
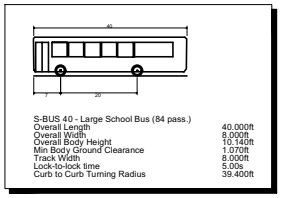
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-3
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 4 - WALTERS AVE WEST-BOUND BUS TURN

0 20' 40'
1" = 20' (HORIZONTAL)

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

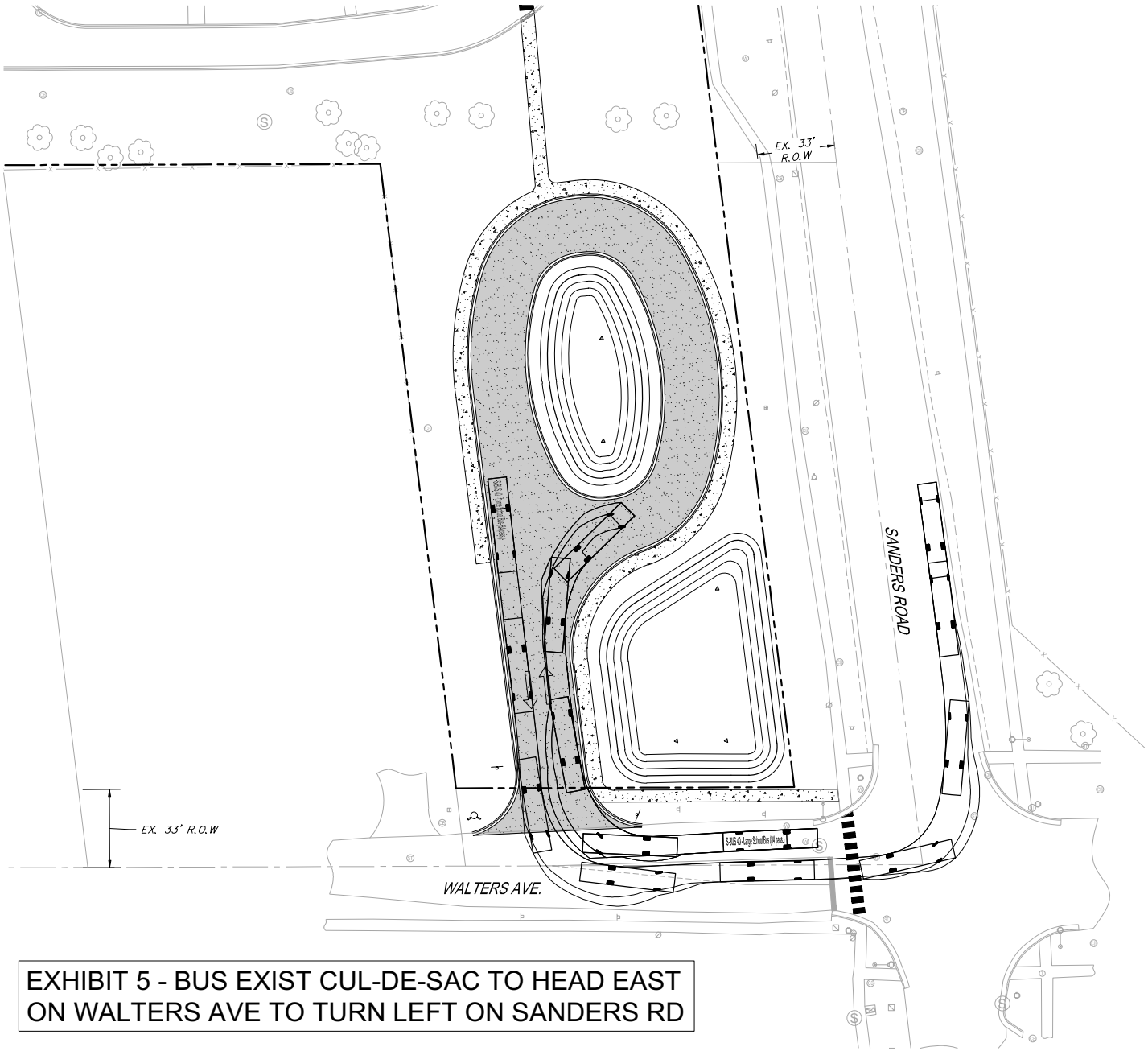
REVISIONS

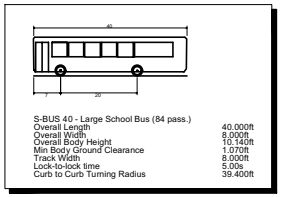
WOOD OAKS JR. HIGH
PARKING EXPANSION
1250 SANDERS ROAD
NORTHBROOK, IL

PROJ NO: 210270
ENG: LES
DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-4
1 OF 1





S-BUS 40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.140ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.400ft

EXHIBIT 5 - BUS EXIST CUL-DE-SAC TO HEAD EAST ON WALTERS AVE TO TURN LEFT ON SANDERS RD

0 20' 40'
1" = 20' (HORIZONTAL)

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

CAGE CIVIL ENGINEERING

REVISIONS

WOOD OAKS JR. HIGH
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PROJ NO: 210270
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DATE: 05/12/2026

SHEET TITLE

SHEET NUMBER
EX-5
1 OF 1