



**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL GERALD C. TURRY VILLAGE BOARD ROOM  
7:30 PM, MARCH 3, 2026**

**AGENDA**

- I. Call to Order**
- II. Pledge to the Flag**
- III. Roll Call**
- IV. Approval of Minutes**
  1. Minutes of the Village Board Meeting of February 18, 2026
- V. Warrant Approval**
  1. Approval of Warrants of March 3, 2026 in the Amount of \$467,436.36
- VI. Village President's Report**
  1. Mayoral Appointment to the Economic Development Commission of Ira Dym to a Term to May 1, 2029
  2. Mayoral Appointment to the Traffic Commission of Tony Jin as Chairperson to a Term to May 1, 2027
- VII. Trustee Report**
- VIII. Board, Commission, and Committee Reports**
- IX. Village Clerk's Report**
- X. Village Manager's Report**
- XI. Public Forum** "Public Forum" is where the Village allows members of the public to address the Village Board on a topic that is within the Board's purview and jurisdiction. 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. 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. However, if your matter is on the "Consent Agenda," you can speak about it now. This time is intended as an opportunity for you to make comments to the Village Board. The Board members will listen to everything you have to say, but this will not be the time for a discussion or engagement with the Board. If appropriate, the Board may direct the Village Manager or other Village staff to respond to questions or issues raised at a later date. All speakers will be limited to three minutes. To be fair to all, this time limitation will strictly enforce this rule. The Village will allot a total of six at this time for Public Forum. If there are still people who would like to speak after this time period, the Village Board will resume the Public Forum at the conclusion of its agenda this evening. It is requested that all speakers be respectful, civil, and non-repetitive. It is requested that all members of the audience refrain from applauding or making any other comments during or after any speaker.

**XII. Consent Agenda** (Before considering a vote on the Consent Agenda, any member of the Village Board shall have the right to remove a matter from the Consent Agenda and add it to the Regular Business Agenda. Members of the public shall not have the right to remove a matter from the Consent Agenda, but shall be allowed to comment on a matter on the Consent Agenda during the Public Comment Time even if the Public Comment Time occurs after the consideration and approval of the Consent Agenda by the Village Board)

1. Approval of a Resolution Approving an Agreement with Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois in the Amount of \$138,810 for Design Engineering Services for the 2026 and 2027 Infrastructure Improvement Program (This Item Appears on the Consent Agenda because it is for the Lowest Responsible Bidder)
2. Approval of a Resolution Authorizing the Filing of an Application for the Illinois Public Water Supply Loan Program (This Item Appears on the Consent Agenda because it is a Routine Function of Government)
3. Approval of an Ordinance Authorizing the Village to Borrow Funds from the Illinois Environmental Protection Agency through the Public Water Supply Loan Program (This Item Appears on the Consent Agenda because it is a Routine Function of Government)

**XIII. Regular Business**

4. Consideration of a Resolution Approving an Economic Incentive Agreement with Cappel Management LXXXV, LLC for a Honda Dealership

**XIV. Public Forum**

**XV. Closed Session**

**XVI. Adjournment**

DATE POSTED: February 27, 2026

All Village Board meetings are broadcast live to residents on Comcast Cable Channel 6, AT&T U-VERSE Channel 99, RCN Channel 49, and online at [Lincolnwood.tv](http://Lincolnwood.tv) at 7:30 p.m. Rebroadcasts of Village Board meetings can be viewed one week following the live broadcast at 1:00 p.m. and 7:30 p.m. on cable television or online at [lwdtv.org](http://lwdtv.org) or on the Lincolnwood Mobile App.

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
GERALD C. TURRY VILLAGE BOARD ROOM  
FEBRUARY 18, 2026**

**DRAFT**

**Call to Order**

Mayor Patel called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:31 P.M. Wednesday, February 18, 2026, in the Gerald C. Turry Village Board Room of the Municipal Complex at 6900 N. Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

**Pledge to the Flag**

Trustee Klatzco led the pledge of allegiance.

**Roll Call**

On roll call by Village Clerk Sokol Delisi, the following were:

Present: Mayor Patel, Trustees Klatzco, Diaz Herrera, Sargon, Ikezoe-Halevi, Gussis

Present Remotely: Trustee Martel

Absent: None

Trustee Martel joined the meeting remotely. The board acknowledged and raised no objection to remote participation under board rules.

A quorum was present.

Also present: Village Attorney Steve Elrod, Village Manager Anne Marie Gaura, Police Chief Jay Parrott, Public Works Director John Welch, and Human Relations Manager Lamar Jones.

**Approval of Minutes**

The minutes of the February 3, 2026 Village Board meeting were presented for Village Board approval.

Trustee Sargon moved to approve the minutes of the February 3, 2026 Village Board meeting. The motion was seconded by Trustee Diaz Herrera. On a voice vote, the minutes were approved.

**Warrant Approval**

Trustee Klatzco presented the warrants in the amount of \$912,294.45. Trustee Klatzco moved to approve the warrants as presented. The motion was seconded by Trustee Sargon.

Upon roll call, the results were:

AYES: Trustees Klatzco, Diaz Herrera, Sargon, Ikezoe-Halevi, Gussis, Martel

NAYS: None  
ABSENT: None

The motion passed.

### **President's Report**

#### 1. Art Show

Mayor Patel shared that the current art on display in Lincolnwood Village Hall is by artist Phil Gayter, who has painted most of his life from his early days in the United Kingdom to a career in advertising in Chicago. His work will remain on display through the end of February, and an art reception will be held on February 26 at 5:00 p.m. in Village Hall.

#### 2. Traffic Commission and Economic Development Commission Resumes

Mayor Patel announced that the Village is seeking residents to serve on its Boards and Commissions. There are currently two openings on the Traffic Commission and one opening on the Economic Development Commission. Information on the protocol and application process is available on the Boards and Commissions page of the Village website.

#### 3. Residential Pool Passes 2026

Mayor Patel announced that resident pool passes will go on sale Sunday, March 1 at 9:00 a.m. Passes can be purchased online through CivicPlus or in person at Village Hall, Monday through Friday from 9:00 a.m. to 5:00 p.m. An early bird discount of 10% will be available through Sunday, March 22.

#### 4. Summer Camp

Mayor Patel announced that resident registration for summer camp opened on Monday, February 2. Non-resident registration begins Monday, March 2 at 9:00 a.m. Early bird pricing is available through March 16. The summer camp brochure can be viewed on the Village website at [lincolnwoodil.org/summercamp](http://lincolnwoodil.org/summercamp).

#### 5. Proesel Park Construction

Mayor Patel reminded residents that the entire south end of Proesel Park will be closed from March 2026 through mid-November 2026.

#### 6. Evanston Vet Center

Mayor Patel shared two upcoming veteran events hosted by the Evanston Vet Center at 1901 Howard Street in Evanston. The first is the Coffee Collective on Friday, February 27 from 9:30 to 11:00 a.m., offering camaraderie and conversation. The second is the

Volunteer Group event with the Northern Illinois Food Bank on Thursday, March 12 from 1:00 to 3:00 p.m. in Lake Forest. Registration is required. For more information, residents can contact the Evanston Vet Center at 847-332-1019.

## 7. Ramadan

Mayor Patel noted that Muslims around the world have begun celebrating Ramadan, which continues through March 18. The Mayor wished the Muslim community a generous Ramadan and announced that the Valley Line Trail bridge will be lit in recognition of the holiday.

Mayor Patel reminded residents to turn on headlights and ensure children riding bikes wear helmets and have reflectors. He thanked residents for improved compliance with alternate side parking during the recent snow event and expressed appreciation to the Public Works Department for managing snow, wind, ice, and a major water main break over a four-day period. Mayor Patel emphasized that resident cooperation helps Public Works perform their duties and reduces the need for police enforcement, resulting in a safer and more attractive village.

### **Village Trustees' Report**

Trustee Klatzco reminded residents that blood donations are still needed and noted that Vitalant is offering a cooler incentive for those who donate four times. Klatzco also reported receiving calls about small burrow holes and asked residents to contact the Public Works Department if they observe rodent activity, as the Village has an active rat abatement program in place.

Trustee Ikezoe-Halevi reiterated a personal appeal for all Lincolnwood residents aged 18 and older to vote in both the March 17 primary and the November midterm election. She emphasized that every vote matters, noting that in the 2024 presidential election, more than 89 million eligible Americans did not vote, according to the University of Florida's Election Lab. Trustee Ikezoe-Halevi shared that she recently accompanied Clerk Delisi to Lincolnwood Place to register voters, where seniors, many using canes, walkers, or wheelchairs, made the effort to register, underscoring the importance of civic engagement. Increasing voter turnout will help raise Lincolnwood's profile and strengthen community participation.

Trustee Sargon reminded residents that the PCZBA meeting will be held tomorrow at 6:00 PM at Village Hall. There are three or four items on the agenda, and anyone interested is encouraged to attend or watch.

Trustee Diaz Herrera noted that today is Ash Wednesday, marking the start of the 40-day Lenten season leading up to Easter, and wished everyone a blessed and peaceful season. She also extended early birthday wishes to her son, Josh Herrera, who will turn 19 and be celebrated this weekend in Champaign.

Trustee Martel recognized the start of both Lent and Ramadan, noting these sacred seasons as times for reflection, service, and renewal. He expressed pride in the village's diversity and thanked everyone for their contributions, wishing all a meaningful and peaceful season.

### **Village Clerk's Report**

Clerk Delisi reported that the Primary Election will be held on Tuesday, March 17. Voter registration with his office closed yesterday, but online registration remains open until March 1 through the county and state election websites. Early voting will take place from March 2 through March 16 at Oakton College and the Skokie Courthouse for Lincolnwood residents. Clerk Delisi noted an important change to vote-by-mail procedures: effective January 1, 2026, USPS postmarks now reflect the date mail is processed rather than the date it is dropped off, which may delay postmarking and risk ballots being disqualified under Illinois law. To avoid this, voters are encouraged to either bring ballots to a USPS retail counter for same-day postmark or use one of 55 secure drop boxes available throughout suburban Cook County beginning March 2. The Clerk's office will share this information via social media, and election-related questions can be directed to [sdelisi@lwd.org](mailto:sdelisi@lwd.org).

### **Village Manager's Report**

None.

### **Public Forum**

None.

### **Consent Agenda**

1. Approval of a Resolution Approving the Friends of the Chicago River Annual Chicago River Day Event at Centennial Park on May 9, 2026
2. Approval of Three Resolutions Requesting Motor Fuel Tax Funds from the State of Illinois Pertaining to General Maintenance, Capital Improvements, and Debt Service in 2026 in the Amount of \$856,947

Trustee Klatzco moved to approve the Consent Agenda as presented, second by Trustee Sargon.

Upon Roll Call, the results were:

AYES: Trustees Klatzco, Diaz Herrera, Sargon, Ikezoe-Halevi, Gussis, Martel

NAYS: None

ABSENT: None

The motion passed.

### **Regular Business**

None.

**Adjournment**

At 7:49 P.M., Mayor Patel called for adjournment of the Regular Village Board meeting.

Trustee Sargon moved to adjourn, second by Trustee Ikezoe-Halevi. The meeting was adjourned by voice vote.

Respectfully Submitted,

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Sokol Delisi  
Village Clerk



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# MEMORANDUM

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**TO:** President and the Board of Trustees

**FROM:** Anne Marie Gaura, Village Manager

**DATE:** March 3, 2026

**SUBJECT:** Warrant Ratification

The following are the totals for the list of bills being presented at the March 3rd, Village Board meeting for ratification.

Check Date:		
2/9/2026	\$	156,917.86
2/4/2026	\$	224,844.41
2/17/2026	\$	22,896.83
2/13/2026	\$	62,777.26
	\$	<u>467,436.36</u>

# Accounts Payable

## Computer Check Proof List by Vendor

User: myousif@lwd.org  
 Printed: 02/09/2026 - 12:27PM  
 Batch: 00114.02.2026 - 114.01.2026



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: ADVANGC 2396	Advantage Government Strategies Jan Monthly Consulting	6,000.00	02/09/2026	101-200-511-5320	Check Sequence: 1 ACH Enabled: False
	Check Total:	6,000.00			
Vendor: AIRONE 231314 231314 IN230722	Air One Equipment 1" Webbing Shipping SCBA flow testing	100.00 12.00 1,780.00	02/09/2026 02/09/2026 02/09/2026	101-350-512-5665 101-350-512-5665 101-350-512-5430	Check Sequence: 2 ACH Enabled: False
	Check Total:	1,892.00			
Vendor: ALWARRE W1815655 W1815655 W1815655 W1815655 W1815655 W1815655 W1815655 W1815655 W1815655 W1815656 W1815656 W1815656	Al Warren Oil Co, Inc. Street & Bridges PW Admin Park & Rec Vehicle Maint Water & Sewer Building Fire Vehicle Police Vehicle Water Sewer Street & Bridges Fire Vehicle Park & Rec	202.68 86.86 781.75 57.90 680.41 28.95 1,200.85 4,199.02 1,258.63 1,678.94 1,434.04 232.02	02/09/2026 02/09/2026 02/09/2026 02/09/2026 02/09/2026 02/09/2026 02/09/2026 02/09/2026 02/09/2026 02/09/2026 02/09/2026 02/09/2026	101-440-513-5670 101-400-511-5670 205-430-515-5670 101-410-511-5670 660-620-519-5670 101-240-517-5670 101-350-512-5670 101-300-512-5670 660-620-519-5670 101-440-513-5670 101-350-512-5670 205-500-515-5670	Check Sequence: 3 ACH Enabled: False
	Check Total:	11,842.05			
Vendor: AMAZCAI	Amazon Capital Services				Check Sequence: 4 ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
17JC-T7NM-FJLR	Office supplies (CD)	49.17	02/09/2026	101-240-517-5700	
17JC-T7NM-FJLR	Office supplies (FIN)	21.77	02/09/2026	101-210-511-5700	
17JC-T7NM-FJLR	Office supplies (ADM)	15.45	02/09/2026	101-200-511-5799	
17JC-T7NM-FJLR	Office supplies (ADM)	682.15	02/09/2026	101-200-511-5700	
17JC-T7NM-FJLR	Office supplies (VP)	109.99	02/09/2026	101-100-511-5700	
17JC-T7NM-FJLR	Repair Parts (fire)	138.28	02/09/2026	101-350-512-5740	
1KJ6-HRNN-9VR7	Office supplies (Fire)	44.09	02/09/2026	101-350-512-5799	
1KJ6-HRNN-9VR7	Lubricants & Fluids (fire)	160.65	02/09/2026	101-350-512-5675	
1KJ6-HRNN-9VR7	Office supplies (Fire)	69.55	02/09/2026	101-350-512-5700	
1LM7-VLWH-3P4Q	Office supplies Fire	33.96	02/09/2026	101-350-512-5700	
1LM7-VLWH-3P4Q	Office supplies Fire	62.04	02/09/2026	101-350-512-5799	
1LM7-VLWH-3P4Q	Program supplies PW	86.34	02/09/2026	101-420-511-5730	
1LM7-VLWH-3P4Q	Program supplies PW	39.99	02/09/2026	101-400-511-5730	
	Check Total:	1,513.43			
Vendor: ANDERLC	Anderson Lock			Check Sequence: 5	ACH Enabled: False
1188606	Repair parts for door handle at PD/FD	13.24	02/09/2026	101-350-512-5740	
	Check Total:	13.24			
Vendor: AVERIS	Averus			Check Sequence: 6	ACH Enabled: False
1219494	Galvanized baffle filter	42.00	02/09/2026	101-350-512-5799	
	Check Total:	42.00			
Vendor: BLUECRB	Blue Cross and Blue Shield of IL			Check Sequence: 7	ACH Enabled: False
JAN26	BCBS of IL HMO	1,179.93	02/09/2026	102-000-210-2027	
	Check Total:	1,179.93			
Vendor: BUILDER5	Builders Asphalt			Check Sequence: 8	ACH Enabled: False
184230	Cold patch for streets	1,339.40	02/09/2026	660-620-519-5760	
	Check Total:	1,339.40			
Vendor: CASELOT:	Case Lots, Inc.			Check Sequence: 9	ACH Enabled: False
6057	Can liners for buildings	563.40	02/09/2026	101-420-511-5730	
6110	Sidewalk salt for buildings and parks	1,207.25	02/09/2026	101-420-511-5730	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,770.65			
Vendor: CASSIDY1 908028240	Cassidy Tire Tires for battalion no 2	583.00	02/09/2026	101-350-512-5480	Check Sequence: 10 ACH Enabled: False
	Check Total:	583.00			
Vendor: CHGOME1 IN00477089	Chicago Metropolitan Fire Prevention Co. Fire extinguisher services	196.50	02/09/2026	101-350-512-5499	Check Sequence: 11 ACH Enabled: False
	Check Total:	196.50			
Vendor: CHICNOR 5753	Chicago North Shore Conference Center CNSCVB Annual dues	10,000.00	02/09/2026	101-240-517-5599	Check Sequence: 12 ACH Enabled: False
	Check Total:	10,000.00			
Vendor: CHGOTRI1 7924567	Chicago Tribune Classifies Listing Ref#7924567	66.31	02/09/2026	101-240-517-5510	Check Sequence: 13 ACH Enabled: False
	Check Total:	66.31			
Vendor: CHILDAD 012026-0053	Childrens Advocacy Centers of Illinois Margaret Conway Conference registration	500.00	02/09/2026	101-300-512-5810	Check Sequence: 14 ACH Enabled: False
	Check Total:	500.00			
Vendor: DASHMEI INV1345688	Dash Medical Gloves Latex gloves	330.00	02/09/2026	101-300-512-5730	Check Sequence: 15 ACH Enabled: False
	Check Total:	330.00			
Vendor: DATACOM 10700	Datacom Site license upgrade	449.00	02/09/2026	101-300-512-5590	Check Sequence: 16 ACH Enabled: False
	Check Total:	449.00			
Vendor: DELTA 1988683 1990586 2000039	Delta Dental DHMO Jan PPO HD vision Jan PPO vision Jan	140.87 100.39 853.93	02/09/2026 02/09/2026 02/09/2026	102-000-210-2028 102-000-210-2028 102-000-210-2028	Check Sequence: 17 ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,095.19			
Vendor: DTNLLC	DTN, LLC			Check Sequence: 18	ACH Enabled: False
210-00262614	Weather services	364.65	02/09/2026	101-250-511-5340	
210-00262614	Weather services	1,093.96	02/09/2026	101-400-511-5730	
	Check Total:	1,458.61			
Vendor: EMLOGDI	E.M. Log Disposal, Inc.			Check Sequence: 19	ACH Enabled: False
941773	5 loads of logs picked up	1,500.00	02/09/2026	101-440-513-5599	
	Check Total:	1,500.00			
Vendor: ETERNO	David Eterno			Check Sequence: 20	ACH Enabled: False
10907	On site hearings 1/27/26	831.25	02/09/2026	101-230-511-5399	
10907	Off site docket review 1/27/26	175.00	02/09/2026	101-230-511-5399	
	Check Total:	1,006.25			
Vendor: GALLS	Galls Incorporated			Check Sequence: 21	ACH Enabled: False
033876328	Chief J. Parrott	72.79	02/09/2026	101-300-512-5070	
	Check Total:	72.79			
Vendor: GOLFMIL	Golf Mill Ford			Check Sequence: 22	ACH Enabled: False
607055P	Lamp assembly for SQ218	1,002.50	02/09/2026	101-300-512-5480	
	Check Total:	1,002.50			
Vendor: GRAINGE	Grainger			Check Sequence: 23	ACH Enabled: False
9782733589	Ingersoll Rand Diesel Truck Mount Compressor	7,886.22	02/09/2026	101-410-511-5730	
	Check Total:	7,886.22			
Vendor: HIGHSTAI	High Star Traffic			Check Sequence: 24	ACH Enabled: False
18512	Barricades for Streets	16,190.00	02/09/2026	101-440-513-5768	
	Check Total:	16,190.00			
Vendor: NIUCENTI	ILCMA			Check Sequence: 25	ACH Enabled: False
6664	Management analyst posting	50.00	02/09/2026	101-200-511-5510	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	50.00			
Vendor: IMPACT	Impact Networking, LLC			Check Sequence: 26	ACH Enabled: False
3660944	Copier SN# W9S2Y12897 Parks & Rec	124.85	02/09/2026	205-500-515-5440	
3660944	Copier SN# W9R2X00586 finance	124.86	02/09/2026	101-250-511-5340	
	Check Total:	249.71			
Vendor: JGUNIFOR	JG Uniforms Inc			Check Sequence: 27	ACH Enabled: False
157825	Uniform allowance H. Rahim	84.90	02/09/2026	101-300-512-5070	
157903	Uniform allowance M. Garcia	286.75	02/09/2026	101-300-512-5070	
158210	Uniform allowance Nunez, L.	210.80	02/09/2026	101-300-512-5070	
	Check Total:	582.45			
Vendor: KIMBALL	Kimball Midwest			Check Sequence: 28	ACH Enabled: False
104095060	Restock of storage cabinet of nuts and screws for	251.00	02/09/2026	660-620-519-5730	
	Check Total:	251.00			
Vendor: LOWES	Lowes Business ACCT/SYNCB			Check Sequence: 29	ACH Enabled: False
894879	Hose Parts	9.85	02/09/2026	101-350-512-5740	
99507	4 Cycle 2.1	46.53	02/09/2026	101-350-512-5670	
	Check Total:	56.38			
Vendor: MADISON	Madison National Life			Check Sequence: 30	ACH Enabled: False
1734578	9/1/25 Bill	161.02	02/09/2026	205-500-515-5150	
1734578	9/1/25 Bill	193.41	02/09/2026	101-200-511-5150	
1734578	9/1/25 Bill	54.61	02/09/2026	101-350-512-5150	
1734578	9/1/25 Bill	38.34	02/09/2026	101-410-511-5150	
1734578	9/1/25 Bill	4.12	02/09/2026	101-210-511-5150	
1734578	9/1/25 Bill	92.41	02/09/2026	101-440-513-5150	
1734578	9/1/25 Bill	197.61	02/09/2026	205-430-515-5150	
1734578	9/1/25 Bill	706.03	02/09/2026	101-300-512-5150	
1734578	9/1/25 Bill	346.71	02/09/2026	101-240-517-5150	
1734578	9/1/25 Bill	71.63	02/09/2026	660-620-519-5150	
1734578	9/1/25 Bill	88.05	02/09/2026	101-420-511-5150	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
1734578	9/1/25 Bill	135.22	02/09/2026	101-400-511-5150	
	Check Total:	2,089.16			
Vendor: METALSU 1038904	Metal Supermarkets Metal for tractor no. 1 brush attachment	61.00	02/09/2026	205-430-515-5480	Check Sequence: 31 ACH Enabled: False
	Check Total:	61.00			
Vendor: METROPC	Metropolitan Fire Chiefs Assoc. 2026 Membership dues	50.00	02/09/2026	101-350-512-5570	Check Sequence: 32 ACH Enabled: False
	Check Total:	50.00			
Vendor: MGPINC 8545 8545	MGP, Inc. GIS Staffing Services including management, de GIS Staffing Services including management, de	2,080.94 2,080.94	02/09/2026 02/09/2026	101-250-511-5599 660-620-519-5599	Check Sequence: 33 ACH Enabled: False
	Check Total:	4,161.88			
Vendor: LEBOVIM	Mordechai Lebovics Deposit Refund Fee assessed against deposit	1,100.00 -100.00	02/09/2026 02/09/2026	101-000-210-2620 101-000-410-4250	Check Sequence: 34 ACH Enabled: False
	Check Total:	1,000.00			
Vendor: MULTISYS 26-01-005	Multisystem Management Company Janitorial Contract	4,385.50	02/09/2026	101-420-511-5240	Check Sequence: 35 ACH Enabled: False
	Check Total:	4,385.50			
Vendor: MUNICEM IN2417342 IN2417342	Municipal Emergency Services Tango TX1 CO Meter Shipping	480.00 12.86	02/09/2026 02/09/2026	101-350-512-5430 101-350-512-5430	Check Sequence: 36 ACH Enabled: False
	Check Total:	492.86			
Vendor: NAPA 629839	NAPA Fuel caps for truck no9.5	50.48	02/09/2026	205-430-515-5480	Check Sequence: 37 ACH Enabled: False
	Check Total:	50.48			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: OLEARYS 576991	O'Leary's Contractor Equip Auger for mini loader for parks	678.00	02/09/2026	Check Sequence: 38 205-430-515-5745	ACH Enabled: False
	Check Total:	678.00			
Vendor: ORBISSO 5579289	Orbis Solutions Inc Malware and EDR	1,380.00	02/09/2026	Check Sequence: 39 101-250-511-5340	ACH Enabled: False
5579289	IT Managed Services Year 2 of 5	9,828.00	02/09/2026	101-250-511-5320	
5579289	Phishing and email security training	300.00	02/09/2026	101-250-511-5340	
5579289	Cybersecurity email/spam filtering	1,265.00	02/09/2026	101-250-511-5340	
5579289	MSOC	635.00	02/09/2026	101-250-511-5340	
5579289	Datto SIRIS BCDR	2,723.00	02/09/2026	101-250-511-5340	
	Check Total:	16,131.00			
Vendor: RAYOHER 2457115	Ray O'Herron Inc Officer M. Vaid	26.99	02/09/2026	Check Sequence: 40 101-300-512-5070	ACH Enabled: False
2457115	Shipping	9.99	02/09/2026	101-300-512-5730	
2457116	Officer H. Rahim	26.99	02/09/2026	101-300-512-5070	
	Check Total:	63.97			
Vendor: SHERILL INV-1183434	Sherrill Inc. Equipment for forestry-rigging supplies, PPE, ch	2,351.85	02/09/2026	Check Sequence: 41 101-440-513-5745	ACH Enabled: False
	Check Total:	2,351.85			
Vendor: SOLIDWA 8012	Solid Waste Agency of Northern Cook County FY2026 O&M costs-Feb	19,555.33	02/09/2026	Check Sequence: 42 101-440-514-5230	ACH Enabled: False
8035	FY2026 O&M costs-Mar	19,555.33	02/09/2026	101-440-514-5230	
	Check Total:	39,110.66			
Vendor: SPRINGBF 022938	Springbrook Holding Company Civic pay fees Jan	78.70	02/09/2026	Check Sequence: 43 660-610-519-5330	ACH Enabled: False
	Check Total:	78.70			
Vendor: STATE 904061963	State Industrial Products Station cleaning supplies	438.26	02/09/2026	Check Sequence: 44 101-350-512-5799	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	438.26			
Vendor: THOMPSC	Thompson Elevator Inspection Service, Inc.			Check Sequence: 45	ACH Enabled: False
26-0083	1 elevator inspection ELV-0165-2025	150.00	02/09/2026	101-240-517-5399	
26-0158	23 Elevator code inspections	874.00	02/09/2026	101-240-517-5399	
26-0233	17 Elevator code inspections	646.00	02/09/2026	101-240-517-5399	
	Check Total:	1,670.00			
Vendor: THOMSON	Thomson Reuters - West			Check Sequence: 46	ACH Enabled: False
853220320	Library plan search seizure, arrest	101.75	02/09/2026	101-300-512-5620	
	Check Total:	101.75			
Vendor: TASC2	Total Administrative Services Corp			Check Sequence: 47	ACH Enabled: False
3662288	FSA Renewal, claim cards, admin fees	948.15	02/09/2026	101-210-511-5196	
	Check Total:	948.15			
Vendor: TRANSUN	TransUnion Risk and Alternative			Check Sequence: 48	ACH Enabled: False
5568112126	Online investigation database	146.95	02/09/2026	101-300-512-5399	
	Check Total:	146.95			
Vendor: USSIR	USSI Rentals Inc			Check Sequence: 49	ACH Enabled: False
7004989-IN	Annual inspections for truck 1 and 26	595.00	02/09/2026	101-440-513-5460	
7004990-IN	Dielectric test	790.00	02/09/2026	101-440-513-5460	
	Check Total:	1,385.00			
Vendor: VERIZON	Verizon Wireless			Check Sequence: 50	ACH Enabled: False
6134102179	Water Fund	336.21	02/09/2026	660-610-519-5580	
6134102179	Day camp	28.71	02/09/2026	205-530-515-5580	
6134102179	General Fund, Bldg, PW, Water & sewer fund	3,291.44	02/09/2026	101-250-511-5580	
	Check Total:	3,656.36			
Vendor: VICTOR	Victor Insurance Managers, Inc.			Check Sequence: 51	ACH Enabled: False
40671821	Pollution liability insurance 2026 premium	8,747.72	02/09/2026	101-000-511-5260	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	8,747.72			
	Total for Check Run:	156,917.86			
	Total of Number of Checks:	51			

# Accounts Payable

## Computer Check Proof List by Vendor

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Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: CLARKBA 3179	Clark Baird Smith Labor Attorney Fees for Personnel Consultation	3,967.50	02/04/2026	101-230-511-5399	ACH Enabled: False
	Check Total:	3,967.50			
Vendor: COMMEG 26011257	Commeg Systems Inc Timepro TimeKeeping Monthly Charge Dec	145.00	02/04/2026	205-560-515-5640	ACH Enabled: False
	Check Total:	145.00			
Vendor: IRMA 301623 301649	IRMA December Deductible December 2025 Zoning	44,616.86 800.00	02/04/2026 02/04/2026	101-210-511-5260 101-210-511-5260	ACH Enabled: False
	Check Total:	45,416.86			
Vendor: NICOR Dec 2025 Dec 2025 Dec 2025 Dec 2025 Dec 2025 Dec 2025 Dec 2025 Dec 2025	Nicor Gas 52-02-34-0000-6 Village Hall 02-07-02-7495 2 N Crawford Ave 29-02-90-3461 1 7055C Kostner 20-21-13-8932 3 Es Kostner 3S 62-02-34-0000 5 Public Safety 14-36-84-0000 9 Community CTR 87-444-49-1730 3 Es Kostner 2s 30-17-24-0000 1 N Lawndale Ave	885.52 703.36 228.74 452.10 1,968.32 643.17 342.10 2,558.58	02/04/2026 02/04/2026 02/04/2026 02/04/2026 02/04/2026 02/04/2026 02/04/2026 02/04/2026	101-420-511-5780 205-560-515-5780 660-620-519-5780 101-420-511-5780 101-420-511-5780 205-430-515-5780 205-560-515-5780 101-420-511-5780	ACH Enabled: False
	Check Total:	7,781.89			
Vendor: NSEBENE 12.2025D	North Suburban Employee Benefit NSEBC Dental Insurance Payment	8,673.00	02/04/2026	102-000-210-2028	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
12.2025M	NSEBC Medical Insurance Payment	158,860.16	02/04/2026	102-000-210-2027	
	Check Total:	167,533.16			
	Total for Check Run:	224,844.41			
	Total of Number of Checks:	5			

# Accounts Payable

## Computer Check Proof List by Vendor

User: hdonoe  
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Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: VISA	VISA			Check Sequence: 1	ACH Enabled: True
AINSWORTH_JAN	IACE membership	57.00	02/17/2026	101-240-517-5570	
AINSWORTH_JAN	ICC IBC books (bldg division)	665.84	02/17/2026	101-240-517-5620	
AINSWORTH_JAN	PHCC class for R. Witkowski	60.00	02/17/2026	101-240-517-5590	
AINSWORTH_JAN	Giordanos pizza for PC/ZBA meeting	134.28	02/17/2026	101-240-517-5840	
ARTIS_JAN	Vista Print- staff business cards	155.65	02/17/2026	205-500-515-5560	
ARTIS_JAN	American Red Cross-Newton	350.00	02/17/2026	205-530-515-5590	
FARRELL_JAN	Job Posting	250.00	02/17/2026	101-200-511-5510	
FARRELL_JAN	Go Daddy	-399.98	02/17/2026	101-250-511-5340	
FARRELL_JAN	Dessert VB Meeting	57.92	02/17/2026	101-100-511-5840	
FARRELL_JAN	Dessert VB meeting	26.55	02/17/2026	101-100-511-5840	
FARRELL_JAN	Go Daddy	399.98	02/17/2026	101-250-511-5340	
FARRELL_JAN	Flowers S. Elrod	137.94	02/17/2026	101-100-511-5799	
FARRELL_JAN	Dinner VB meeting	525.50	02/17/2026	101-100-511-5840	
GAURA_JAN	PW Lunch ( cold day)	686.29	02/17/2026	101-400-511-5730	
GAURA_JAN	Dinner board meeting 1/6/25	406.15	02/17/2026	101-100-511-5840	
GAURA_JAN	Professional lunch A. Gaura	52.40	02/17/2026	101-200-511-5840	
GAURA_JAN	Lunch meeting LTC A. Gaura	21.67	02/17/2026	101-200-511-5840	
GAURA_JAN	Dinner board mtg tip	10.00	02/17/2026	101-100-511-5840	
GAURA_JAN	VH staffLunch ( cold day)	354.05	02/17/2026	101-200-511-5840	
GAURA_JAN	A. Gaura Trib subscription	56.00	02/17/2026	101-200-511-5620	
GAURA_JAN	VH staffLunch ( cold day)	188.81	02/17/2026	101-200-511-5840	
GLOWACKI_JAN	American red cross certification	350.00	02/17/2026	205-500-515-5590	
GLOWACKI_JAN	Walmart senior bingo prizes	100.68	02/17/2026	205-571-515-5730	
GLOWACKI_JAN	IPRA membership renewal- Tagle	265.00	02/17/2026	205-500-515-5570	
GLOWACKI_JAN	Play and Spin spring break field trip	100.00	02/17/2026	205-530-515-5270	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
GLOWACKI_JAN	IPRA membership renewal- Newton	265.00	02/17/2026	205-500-515-5570	
GLOWACKI_JAN	Walmart senior Valentines day items	17.77	02/17/2026	205-571-515-5730	
GLOWACKI_JAN	Adrenaline Monkey spring break field trip	154.50	02/17/2026	205-530-515-5270	
GLOWACKI_JAN	Barnaby's senior new years luncheon	571.30	02/17/2026	205-571-515-5730	
GLOWACKI_JAN	IPRA membership renewal- Glowacki	265.00	02/17/2026	205-500-515-5570	
HAWK_JAN	Thank you package	28.46	02/17/2026	205-500-515-5720	
HAWK_JAN	Main Event, Winter break camp lunch	143.86	02/17/2026	205-530-515-5270	
HAWK_JAN	Constant contact	20.00	02/17/2026	205-500-515-5599	
HAWK_JAN	Main event winter break camp trip	1,765.57	02/17/2026	205-530-515-5270	
HAWK_JAN	NRPA-Membership renewal	735.00	02/17/2026	205-500-515-5570	
HAWK_JAN	GO Ape summer camp trip	1,125.00	02/17/2026	205-530-515-5270	
HAWK_JAN	IPRA webinar series pro development	325.00	02/17/2026	205-500-515-5590	
HAWK_JAN	NRPA continuing education	36.00	02/17/2026	205-500-515-5590	
HAWK_JAN	Grammarly	144.00	02/17/2026	205-500-515-5599	
HAWK_JAN	Nickel City, Winter break camp trip	165.00	02/17/2026	205-530-515-5270	
HAWK_JAN	Hollywood cinema summer camp trip	1,402.50	02/17/2026	205-530-515-5270	
HAWK_JAN	Senior trip lunch	385.84	02/17/2026	205-571-515-5730	
HAWK_JAN	Record a hit entertainment	1,552.49	02/17/2026	205-530-515-5270	
HOLLEB_JAN	CONSTANT CONTACT MONTHLY FEE	216.60	02/17/2026	101-250-511-5340	
HOLLEB_JAN	W2 and 1099 Forms/Envelopes	257.27	02/17/2026	101-210-511-5700	
HOLLEB_JAN	GFOA FY26 budget review fee	495.00	02/17/2026	101-210-511-5570	
HOLLEB_JAN	GFOA FY24 PAFR review fee	275.00	02/17/2026	101-210-511-5570	
LISS_JAN	Technimount (CY2025)	1,485.00	02/17/2026	101-350-512-5430	
LISS_JAN	AHA (CY2026)	897.43	02/17/2026	101-350-512-5660	
NEWTON_JAN	River Trails- summer camp field trip deposit	200.00	02/17/2026	205-530-515-5270	
NEWTON_JAN	Slick City summer camp field trip deposit	400.00	02/17/2026	205-530-515-5270	
NEWTON_JAN	Walmart office supplies	35.49	02/17/2026	205-504-515-5730	
NEWTON_JAN	Santas Village- summer camp field trip deposit	250.00	02/17/2026	205-530-515-5270	
NEWTON_JAN	Google workspace drive	12.00	02/17/2026	205-530-515-5730	
NEWTON_JAN	Wicked ball summer camp deposit	200.00	02/17/2026	205-530-515-5270	
NEWTON_JAN	Sams Club Santas workshop	113.26	02/17/2026	205-504-515-5730	
NEWTON_JAN	Main event winter camp field trip	608.79	02/17/2026	205-530-515-5270	
NEWTON_JAN	Wicked ball summer camp deposit	200.00	02/17/2026	205-530-515-5270	
NEWTON_JAN	Main Event winter break field trip	-448.88	02/17/2026	205-530-515-5270	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
PARROTT_JAN	Chicago Trib. Subscription	14.00	02/17/2026	101-300-512-5620	
PARROTT_JAN	Training APSAC Forensic Interview Clinic Lt. L	1,344.00	02/17/2026	101-300-512-5590	
RAYPOLE_JAN	Giordanos Appreciation day	99.26	02/17/2026	101-300-512-5730	
RAYPOLE_JAN	Donuts & Coffee fatal accident Touhy ave	16.99	02/17/2026	101-300-512-5730	
RAYPOLE_JAN	Training, PMG, LLC PO Han	225.00	02/17/2026	101-300-512-5590	
RAYPOLE_JAN	Giordanos Appreciation day	115.64	02/17/2026	101-300-512-5730	
RAYPOLE_JAN	Donuts & Coffee fatal accident Touhy ave	66.97	02/17/2026	101-300-512-5730	
RAYPOLE_JAN	Giordanos Lunch personnel fatal accident Touhy	120.29	02/17/2026	101-300-512-5730	
TAGLE_JAN	Metra IPRA conf. transportation	6.75	02/17/2026	205-500-515-5820	
TAGLE_JAN	Uber IPRA conf. transportation	12.98	02/17/2026	205-500-515-5820	
TAGLE_JAN	American Red Cross CPR Training	18.50	02/17/2026	205-500-515-5590	
WELCH_JAN	Microwave for PW office	176.39	02/17/2026	101-400-511-5730	
WELCH_JAN	CDL online training subscription	200.00	02/17/2026	101-400-511-5730	
WELCH_JAN	IPELRA training for Brendon Mendoza	35.00	02/17/2026	101-400-511-5590	
WELCH_JAN	AWWA membership for Jason Brianas	424.00	02/17/2026	660-610-519-5570	
WELCH_JAN	International processing fee	2.00	02/17/2026	101-400-511-5730	
WELCH_JAN	Breakfast for snow event	81.51	02/17/2026	101-400-511-5730	
WELCH_JAN	Lunch for snow event	162.59	02/17/2026	101-400-511-5730	
WELCH_JAN	SHRM Training/CEUs for Brendon Mendoza	430.00	02/17/2026	101-400-511-5590	
WELCH_JAN	Business cards for Jason Brianas	33.98	02/17/2026	660-620-519-5730	
	Check Total:	22,896.83			
	Total for Check Run:	22,896.83			
	Total of Number of Checks:	1			

# Accounts Payable

## Computer Check Proof List by Vendor

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 Batch: 00117.02.2026 - 117.02.2026



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: ALEXANE 104513	Alexander Chemical Corporation Chlorine cylinder for pump house	692.06	02/13/2026	Check Sequence: 1 660-620-519-5635	ACH Enabled: False
	Check Total:	692.06			
Vendor: AMAZCAI 1DXJ-LNNQ-7641	Amazon Capital Services Office supplies (PD)	158.17	02/13/2026	Check Sequence: 2 101-300-512-5700	ACH Enabled: False
	Check Total:	158.17			
Vendor: ANDERP 91673874	Anderson Pest Solutions Village Pest Control Services PW	331.57	02/13/2026	Check Sequence: 3 101-420-511-5405	ACH Enabled: False
	Check Total:	331.57			
Vendor: ARTMICH	Michelle Artis 3 day parking for IAPD/IPRA conference	171.00	02/13/2026	Check Sequence: 4 205-500-515-5820	ACH Enabled: False
	Check Total:	171.00			
Vendor: KELLYBE	Kelly Best Removed from civic rec	64.41	02/13/2026	Check Sequence: 5 205-504-410-4700	ACH Enabled: False
	Check Total:	64.41			
Vendor: CASELOT: 6183	Case Lots, Inc. Sidewalk salt for buildings and Parks	1,207.25	02/13/2026	Check Sequence: 6 101-420-511-5730	ACH Enabled: False
	Check Total:	1,207.25			
Vendor: CASSIDY1 917029647	Cassidy Tire Alignment for engine no 5	160.00	02/13/2026	Check Sequence: 7 101-350-512-5480	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	160.00			
Vendor: CHICAGT 1097988	Chicago Transit Authority Annual fee for maintenance of water main line b	6,378.31	02/13/2026	660-620-562-6401	Check Sequence: 8 ACH Enabled: False
	Check Total:	6,378.31			
Vendor: CITYLAU S0240346 S024345	City Laundering Co. First aid refills for PW First aid supplies/Replenish	84.69 148.95	02/13/2026 02/13/2026	101-400-511-5730 101-300-512-5730	Check Sequence: 9 ACH Enabled: False
	Check Total:	233.64			
Vendor: HDSUPPL Y424854	Core & Main LP Hydrant parts for streets	1,363.50	02/13/2026	660-620-519-5730	Check Sequence: 10 ACH Enabled: False
	Check Total:	1,363.50			
Vendor: EVANSFU 157 157	Evanston Funeral & Cremation Death Investigation/ Body removal case 26-137 Death Investigation/ Body removal case 26-777	500.00 500.00	02/13/2026 02/13/2026	101-300-512-5599 101-300-512-5599	Check Sequence: 11 ACH Enabled: False
	Check Total:	1,000.00			
Vendor: FASTSIGN 1-80-73027	Fast Signs Adopt a path signs	125.50	02/13/2026	205-430-515-5730	Check Sequence: 12 ACH Enabled: False
	Check Total:	125.50			
Vendor: FEDEX 114336734	Fedex Police Officer	11.90	02/13/2026	101-210-511-5720	Check Sequence: 13 ACH Enabled: False
	Check Total:	11.90			
Vendor: FGMA 25-4426.01-1	FGM Architects, Inc. Design Services for Police and Fire Locker Room	16,062.50	02/13/2026	463-420-511-6530	Check Sequence: 14 ACH Enabled: False
	Check Total:	16,062.50			
Vendor: FRIEDLI	Lisa Fried Schedule conflict	21.00	02/13/2026	205-571-410-4700	Check Sequence: 15 ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	21.00			
Vendor: GASAWAY 1064353	Gasaway Distributors, Inc. Public Works Special Blend Salt Brine	3,318.00	02/13/2026	Check Sequence: 16 101-440-513-5766	ACH Enabled: False
	Check Total:	3,318.00			
Vendor: GLOWJU	Julie Glowacki Parking for IPRA Conference, 3 nightrs	138.00	02/13/2026	Check Sequence: 17 205-500-515-5820	ACH Enabled: False
	Check Total:	138.00			
Vendor: GOLFMIL 607633P 607634P 607736P 607758P 607832P 608046P	Golf Mill Ford Right running board for truck 48 Right tail light for truck 48 Tensioner for ambulance 9 Joint and bolt for ambulance 9 Bolts for ambulance 9 Fuel pump for truck 48	565.50 279.07 141.12 699.80 89.72 533.00	02/13/2026 02/13/2026 02/13/2026 02/13/2026 02/13/2026 02/13/2026	Check Sequence: 18 205-430-515-5480 205-430-515-5480 101-350-512-5480 101-350-512-5480 101-350-512-5480 205-430-515-5480	ACH Enabled: False
	Check Total:	2,308.21			
Vendor: GRAINGE 9792665052	Grainger 3 wall pack LED lights for PW/SS hose clamp	406.16	02/13/2026	Check Sequence: 19 101-420-511-5405	ACH Enabled: False
	Check Total:	406.16			
Vendor: GREATAM 41197418 41197418 41197418	Great America Financial Services Copier100087 FD, Copier100086 CD, Copier100089 PW Copier 100089 PW Copier 100085 Parks & Recreation	2,472.04 623.05 623.05	02/13/2026 02/13/2026 02/13/2026	Check Sequence: 20 101-250-511-5340 660-610-519-5340 205-500-515-5440	ACH Enabled: False
	Check Total:	3,718.14			
Vendor: GREATUR 1628	Great Lakes Urban Forestry Urban Forestry Consulting Services	198.00	02/13/2026	Check Sequence: 21 101-400-511-5039	ACH Enabled: False
	Check Total:	198.00			
Vendor: HIGHSTAI	High Star Traffic			Check Sequence: 22	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
18562	Signs and sign post for streets	2,967.33	02/13/2026	101-440-513-5768	
18563	No parking sign for streets	69.75	02/13/2026	101-440-513-5768	
	Check Total:	3,037.08			
Vendor: INTERALI	Interstate All Battery Center			Check Sequence: 23	ACH Enabled: False
1903901049308	Core return	-20.00	02/13/2026	660-620-519-5480	
1903901049308	Core return	-40.00	02/13/2026	205-430-515-5480	
1903901049308	Core return	-20.00	02/13/2026	101-300-512-5480	
1903999015591	Batteries for truck no 12,9,5	403.70	02/13/2026	205-430-515-5480	
1903999015591	Core	20.00	02/13/2026	660-620-519-5480	
1903999015591	Battery for truck SQ216	196.85	02/13/2026	101-300-512-5480	
1903999015591	Core	40.00	02/13/2026	205-430-515-5480	
1903999015591	Core	20.00	02/13/2026	101-300-512-5480	
1903999015591	Battery for Truck no 7	171.30	02/13/2026	660-620-519-5480	
	Check Total:	771.85			
Vendor: INTERBIL	Interstate Billing Service, Inc			Check Sequence: 24	ACH Enabled: False
30444830200	Rear spring, u bolts & hardware for truck 24	1,346.72	02/13/2026	660-620-519-5480	
	Check Total:	1,346.72			
Vendor: LINMART	Linmar Towing			Check Sequence: 25	ACH Enabled: False
26-29867	Tow truck for no 10	750.00	02/13/2026	660-620-519-5480	
	Check Total:	750.00			
Vendor: LB MUSIC	LIZ BERG MUSIC LLC			Check Sequence: 26	ACH Enabled: False
	Senior Valentines Day entertainment	550.00	02/13/2026	205-571-515-5270	
	Check Total:	550.00			
Vendor: LOWES	Lowes Business ACCT/SYNCB			Check Sequence: 27	ACH Enabled: False
86560	Toilet brush and air freshener for VM shop	9.56	02/13/2026	101-410-511-5730	
90669	Water valves for PW office & bathrooms	83.29	02/13/2026	101-420-511-5405	
95359	Sidewalk salt for buildings	789.00	02/13/2026	101-420-511-5405	
98980	Wooden boards for dump trucks	53.08	02/13/2026	101-440-513-5730	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	934.93			
Vendor: MACQUEI P37323	MacQueen Emergency Rim for engine no 3	888.21	02/13/2026	101-350-512-5480	ACH Enabled: False
	Check Total:	888.21			
Vendor: MCKENN/ 27070 27158	McKenna Automotive Hydraulic hose for truck 26 Hydraulic hose for truck 20	56.46 274.99	02/13/2026 02/13/2026	101-440-513-5480 660-620-519-5480	ACH Enabled: False
	Check Total:	331.45			
Vendor: METIRI GA60000642	Metiri Analytical Group, Inc Lab services for water sampling testing fees	292.65	02/13/2026	660-620-519-5320	ACH Enabled: False
	Check Total:	292.65			
Vendor: MIDAMER 289639W	MidAmerican Water of Wauconda, Inc. Repair sleeves for watermain breaks	825.00	02/13/2026	660-620-519-5796	ACH Enabled: False
	Check Total:	825.00			
Vendor: MOTOROI 10084320260102 10084320260102	Motorola Solutions Inc. Month of Feb 2026-Police Month of Feb 2026-Fire	2,244.00 1,168.00	02/13/2026 02/13/2026	101-300-512-5410 101-350-512-5410	ACH Enabled: False
	Check Total:	3,412.00			
Vendor: MUNICEM IN2422637 IN2422637	Municipal Emergency Services Shipping TRT- Gear FF/PM Todd	33.26 699.95	02/13/2026 02/13/2026	101-350-512-5730 101-350-512-5730	ACH Enabled: False
	Check Total:	733.21			
Vendor: MYPEST 5308 5339 5340	My Pest Crew Rat Control Program Rat Control Program Rat Control Program	80.00 80.00 48.00	02/13/2026 02/13/2026 02/13/2026	101-400-511-5210 101-400-511-5210 101-400-511-5210	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	208.00			
Vendor: NWPDAC/ NWPAC-1203	Northwest Police Academy DC. T. Raypole	25.00	02/13/2026	101-300-512-5590	Check Sequence: 35 ACH Enabled: False
	Check Total:	25.00			
Vendor: POLILAW 26024	Police Law Institute Blood borne pathogens & hazmat training	465.00	02/13/2026	101-300-512-5590	Check Sequence: 36 ACH Enabled: False
	Check Total:	465.00			
Vendor: POREIN 36306	Police Records & Information Management Group Release and Redaction training S. Yun	189.00	02/13/2026	101-300-512-5590	Check Sequence: 37 ACH Enabled: False
	Check Total:	189.00			
Vendor: Ryan 831181	Ryan LLC Jan 2026 LTC TIF District services	3,307.50	02/13/2026	101-000-517-5399	Check Sequence: 38 ACH Enabled: False
	Check Total:	3,307.50			
Vendor: CARR 13815	The Carroll-Keller Group, Ltd Customer Service Workshop - Reissue Check	3,900.00	02/13/2026	101-200-511-5590	Check Sequence: 39 ACH Enabled: False
	Check Total:	3,900.00			
Vendor: THOMC	Carly Thompson Low enrollment	149.65	02/13/2026	205-571-410-4700	Check Sequence: 40 ACH Enabled: False
	Check Total:	149.65			
Vendor: TRANSCH R101031721:02	Transchicago Truck Group Repair for truck no 10	518.49	02/13/2026	660-620-519-5480	Check Sequence: 41 ACH Enabled: False
	Check Total:	518.49			
Vendor: VERIZON 300000080465	Verizon Connect Monthly Verizon connect	2,074.20	02/13/2026	101-250-511-5340	Check Sequence: 42 ACH Enabled: False
	Check Total:	2,074.20			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Total for Check Run:	62,777.26			
	Total of Number of Checks:	42			



**Village of Lincolnwood**  
 Village President's Office  
 6900 North Lincoln Avenue  
 Lincolnwood, IL 60712  
 (847) 745-4717  
[www.lincolnwoodil.org](http://www.lincolnwoodil.org)

## Board and Commission Membership Application

Thank you for your interest in a position with a Lincolnwood Board or Commission. To facilitate your application process, please complete this application and send it electronically to [CommissionApplication@lwd.org](mailto:CommissionApplication@lwd.org) or to the Village President's Office, 6900 N Lincoln Avenue, Lincolnwood, IL 60712.

Name: Ira Dym

Street Address: \_\_\_\_\_ City / State / Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Have you resided within the Village of Lincolnwood for the last 12 months? Yes  No

Are you a registered voter? Yes  No

What Board or Commission are you interested in? (Please select all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Board of Fire Police Commissioners         | <input type="checkbox"/> Police Pension Board                   |
| <input checked="" type="checkbox"/> Economic Development Commission | <input type="checkbox"/> Telecommunications Advisory Commission |
| <input type="checkbox"/> Environmental Commission                   | <input type="checkbox"/> Traffic Commission                     |
| <input type="checkbox"/> Parks and Recreation Board                 | <input type="checkbox"/> Zoning Board of Appeals                |
| <input type="checkbox"/> Plan Commission                            |   |

**Statement of Interest:** Briefly describe why you are interested in serving on this Board or Commission. This statement will assist in determining which candidates are best suited to fill Board and Commission vacancies. Feel free to include separate statements for each Board or Commission of interest.

As a newer Lincolnwood resident, I am eager to participate in the village's economic and business success. With 30+ years of business experience in commercial and residential real estate human resources, education, and franchise ownership I believe my professional

**Special Qualifications:** Please list any special qualifications for serving on a Board or Commission, including skills, training, licenses, and certificates that are applicable.

Licensed Realtor  
 Certified Senior Home Safety Specialist

**Additional Items:** To be considered by the Village President and Village Board, it is requested that each applicant submit a cover letter and resume along with this application to be considered.

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February 16, 2026

To Mayor Patel and the Board of Trustees of the Village of Lincolnwood,

I am writing to request your consideration to be a Commissioner on Lincolnwood's Economic Development Commission.

As a long-time resident of the Chicago area, a resident of Lincolnwood for the past three years, and a member of the local business community for more than 30 years, I would like to offer my expertise to support Lincolnwood's economic growth and development. My background includes:

- **Residential and commercial real estate experience**
- **Business ownership**
- **Corporate Human Resources and Operations Management Executive**
- **Educator in both corporate and higher education settings**

Please see the attached resume for details of my experience. I welcome the opportunity to discuss how I can support Lincolnwood's Economic Development Commission.

Warmest Regards,

Ira Dym

# IRA DYM

## CORPORATE LEADER / BUSINESS OWNER

Accomplished business leader with demonstrated success implementing innovative human resources, sales training and business performance solutions. Professional sales experience and broad functional expertise in human resources, sales, and operations. Excels at identifying and addressing performance gaps and building high-performing, engaged teams.

**Business Development | Human Resources | Operations Management | Real Estate  
Strategic Planning | Performance Coaching | Training & Development | Customer Service**

## PROFESSIONAL EXPERIENCE

**COMPASS REAL ESTATE**, Chicago, IL

**2025 – Present**

**Licensed Real Estate Broker, SRES®**

- Residential home sales; Member of MG Group - Northside Chicago, city and suburbs.
- Senior Real Estate Specialist; Founder of the senior resource initiative, SeniorHomeownerAdvisors.com.
- Certified Senior Home Safety Specialist through Age Safe America.

**ATC HEALTHCARE SERVICES**, Chicago, IL

**2021 – 2024**

**Franchise Owner**

- Lead team of professionals in multi-million dollar healthcare staffing and workforce solutions firm.
- Managed full sales cycle from prospecting through closing, developed lead generation and outreach programs, and expanded business by offering new services to new and existing clients.
- Received Joint Commission Certification after improving business processes, strengthening onboarding, and increasing adherence to healthcare policies and procedures.

**CUSHMAN & WAKEFIELD**, Chicago, IL

**2018 – 2020**

**Director, Talent and Learning**

- Managed talent development strategy and implementation for 10K-employee global division of \$8.8B commercial real estate company, aligning with organization goals and delivering effective performance improvement solutions.
- Led implementation of comprehensive business development programming for account directors to expand sales performance and prepare future sales leaders. Collaborated with top sales talent to identify key knowledge and skills required in role and developed competency model that formed the basis for program content.
- Contributed to strategic succession management meetings with senior leaders, identifying priorities and themes used to develop ongoing professional development.

**KELLOGG SCHOOL OF MANAGEMENT | NORTHWESTERN UNIVERSITY**, Evanston, IL

**2016 – 2018**

**Director, Human Capital**

- Assessed learning needs for 400-500 staff and implemented professional development in global top-10 business school, collaborating with world-renowned faculty on program development. Developed and oversaw blended management development, improving employee engagement and team performance.
- Collaborated with HR and senior leaders to create and implement leadership competency model, improving career and succession planning, performance management, and leadership skills development for front-line managers.

**CAREER EDUCATION CORPORATION**, Schaumburg, IL

**2014 – 2016**

**Director, Training & Development**

- Delivered technical and soft skills learning for ~500 financial aid representatives and 30 leaders in multimillion-dollar higher education provider. Led team of 6 training professionals.
- Collaborated with senior leaders in design and implementation of blended leadership development tied to performance metrics for mid-level leaders, resulting in improvements in staff survey results, reduction in turnover, and increased manager engagement.
- Improved service metrics and staff morale with design and implementation of innovative program, "The Psychology of Service," based on Emotional Intelligence and Mindfulness concepts.

**THE COLLEGE BOARD**, Chicago, IL

**2012 – 2013**

**Senior Director, Learning**

- Developed strategic plan and implemented L&D for 500+ staff nationwide, assessing educational needs and making recommendations for training and development to leadership; implemented online assessments, enabling improved monitoring of staff knowledge of products and services offered.
- Accelerated time to full productivity and expanded product and services knowledge of new field staff by developing and delivering integrated orientation and on-boarding program.
- Evaluated current selling skills of business development staff, reviewed external sales training programs, and collaborated with vendor for program implementation, increasing prospecting effectiveness and sales meeting outcomes.

**3000 THOUGHTS**, Chicago, IL

**2009 – 2012**

**Sales and Marketing Consultant & Coach**

- Delivered workplace consulting for small firms, including a start-up marketing firm that beat first-year growth expectations.
- Led team of graduate students in delivery of consulting services to Fortune 500 client as facilitator and coach at University of Chicago Booth School of Business.
- Coached small business owners in improving business growth; educated sales staff on business development practices.

**UGL EQUIS CORPORATION** (Now Cushman & Wakefield), Chicago, IL

**2000 – 2008**

**Vice President, Human Resources**

2006 – 2008

**Vice President, Operations**

2004 – 2006

**Vice President, Training & Development**

2000 – 2004

- Designed and implemented sales and services training programs, equipping staff with skills directly associated with contributing to more than double earnings over 5-year period.
- Designed and implemented ongoing leadership development, coaching, and mentor programming for fast-growing boutique commercial real estate services firm, improving manager-employee relationships.
- Reduced turnover by modifying hiring, training, and compensation practices. Implemented pre-hire assessments, improving selection decision-making, and identifying training needs of new staff.

**EDUCATION & PROFESSIONAL DEVELOPMENT**

**Master of Business Administration (MBA)**, University of Chicago, Booth School of Business, Chicago, IL

**Bachelor of Science, Management**, State University of New York at Binghamton, Binghamton, NY

Solution Selling and Consultative Sales Training Programs – Participant and Coach

Coach Training Program, Coach U

# Request For Board Action

**REFERRED TO BOARD:** March 3, 2026

**AGENDA ITEM NO:** 1

**ORIGINATING DEPARTMENT:** Public Works

**SUBJECT:** Approval of a Resolution Approving an Agreement with Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois in the Amount of \$138,810 for Design Engineering Services for the 2026 and 2027 Infrastructure Improvement Program

## **SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Staff followed the 2025 Infrastructure Improvements Program design procedure and solicited a Request for Qualifications/Request for Proposals (RFQ/RFP) for the 2026 and 2027 Infrastructure Program design. The RFQ/RFP consists of design for asphalt grind and overlay, pavement patching, intermittent curb and sidewalk removal and replacement, installation of new ductile iron watermain, watermain valve vaults, fire hydrants, water services to the Buffalo Box, and sewer replacement and/or lining as needed in the Devon-Lincoln TIF.

A request for qualifications was released on January 27, 2026, to eight different local engineering firms. On February 13, 2026, six proposals were received and evaluated by a panel of four staff members including the Public Works Director, Assistant to the Public Works Director, Staff Engineer, and Management Analyst. The evaluation was done using the Qualifications-Based Selection (QBS) process. Evaluations were based on technical approach, firm experience, past performance, workload capacity, and staff capabilities.

Based on the review conducted by staff, Christopher B. Burke Engineering, Ltd. (CBBEL) submitted the most qualified proposal. CBBEL has proposed a fee of \$138,810 for the Phase II design of the 2026 and 2027 Infrastructure Plan. Based on the information provided and the results of the QBS process, staff recommends awarding a professional services agreement to CBBEL for the Phase II design of the 2026 and 2027 Infrastructure Program design.

## **FINANCIAL IMPACT:**

The FY26 Budget includes \$458,250 in the Devon Lincoln TIF Fund for the design and construction oversight of the 2026 Infrastructure Improvement Project. The proposal submitted by CBBEL is in the amount of \$138,810.

## **VILLAGE ATTORNEY REVIEW:**

The Village Attorney has drafted the attached Resolution.

**DOCUMENTS ATTACHED:**

1. Proposed Resolution
2. Proposed Consultant Agreement
3. 2026 and 2027 Infrastructure Map

**RECOMMENDED MOTION:**

**Move to approve** a Resolution approving an agreement with Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois in the amount of \$138,810 for design engineering services for the 2026 and 2027 Infrastructure Improvement Program.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2026-\_\_\_\_\_

**A RESOLUTION APPROVING AN AGREEMENT  
WITH CHRISTOPHER B. BURKE ENGINEERING, LTD., OF ROSEMONT,  
ILLINOIS, IN THE AMOUNT OF \$138,810 FOR DESIGN ENGINEERING SERVICES  
FOR THE 2026 AND 2027 INFRASTRUCTURE IMPROVEMENT PROGRAM**

WHEREAS, the Village desires to retain a qualified engineering firm to provide design engineering services for the Village’s 2026 and 2027 Infrastructure Improvement Program (“*Services*”); and

WHEREAS, the Village issued a request for qualifications for engineering firms to complete the Services; and

WHEREAS, the Village has determined that the submittal provided by Christopher B. Burke Engineering, Ltd., of Rosemont, Illinois (“*Engineer*”), is the most appropriate for the provision of the Services; and

WHEREAS, the Village and the Engineer desire to enter into an agreement for the provision of the Services by the Engineer (“*Agreement*”); and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Agreement with the Engineer will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF AGREEMENT. The Agreement by and between the Village and the Engineer is hereby approved in substantially the form attached to this Resolution as **Exhibit A**.

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement upon receipt by the Village Clerk of at least one original copy of the Agreement executed by the Engineer; provided, however, that if the executed copy of the Agreement is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2026.

---

Jesal Patel, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_ day of \_\_\_\_\_, 2026

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Sokol Delisi, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

**EXHIBIT A**  
**AGREEMENT**

**VILLAGE OF LINCOLNWOOD  
PROFESSIONAL SERVICES AGREEMENT  
FOR THE 2026 AND 2027 INFRASTRUCTURE IMPROVEMENTS PROGRAM DESIGN**

**THIS AGREEMENT (“Agreement”)** is dated as of the 3rd day of March, 2026 (**“Effective Date”**) and is by and between the Village of Lincolnwood, an Illinois home rule municipal corporation (**“Village”**), and Christopher B. Burke Engineering, Ltd., an engineering consulting firm (**“Consultant”**) (collectively, the **“Parties”**).

**IN CONSIDERATION OF** the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the Village statutory and home rule powers, the Parties agree as follows:

**SECTION 1. SCOPE AND PROVISION OF SERVICES.**

**A. Engagement of the Consultant.** The Village hereby engages the Consultant to provide all necessary professional consulting services and to perform the work in connection with the project described as follows: Design of the 2026 and 2027 Infrastructure Improvements Program. (collectively, the **“Services”**).

**B. Services.** The Consultant has submitted to the Village a description of the Services to be provided by the Consultant, a copy of which is attached as **Exhibit A** to this Agreement (**“Scope of Services”**). The Consultant must provide the Services pursuant to the terms and conditions of this Agreement and as described more fully in the Scope of Services.

**C. Commencement; Time of Performance.** The Consultant will commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties (**“Commencement Date”**). The Consultant will diligently and continuously prosecute the Services until the completion of the Services or the termination of this Agreement (**“Time of Performance”**).

**D. Reporting.** The Consultant will regularly report to the Village regarding the progress of the Services during the term of this Agreement.

**E. Relationship of the Parties.** The Consultant will act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement will be construed to: (i) create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and the Consultant; or (ii) create any relationship between the Village and any subcontractor of the Consultant.

**F. Information Releases.** The Consultant will not issue any news releases or other public statements regarding the Services without prior approval from the Village.

**G. Mutual Cooperation.** The Village will cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with any non-confidential information that the Village may have that may be relevant and helpful to the Consultant’s performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the Work and with any other the Consultants engaged by the Village.

## **H. Compliance with Laws and Grants.**

1. The Consultant will give all notices, pay all fees, and take all other actions 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 or necessary 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.* The Consultant will also comply with all conditions of any federal, state, or local grant received by Village or the Consultant with respect to this Agreement or the Services.

2. The Consultant will 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 the Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part of the Services.

3. Every provision of law required by law to be inserted into this Agreement will be deemed to be inserted herein.

## **SECTION 2. COMPENSATION AND METHOD OF PAYMENT.**

**A. Compensation.** The total amount billed by the Consultant for the Services under this Agreement will not exceed \$138,810 ("**Compensation**"), as outlined in the Scope of Services, including reimbursable expenses as identified in the Scope of Services, without the prior express written authorization of the Village.

**B. Invoices and Payment.** The Consultant will be paid as provided in the Scope of Services. The Consultant will submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The Village will pay to the Consultant the amount billed in accordance with the Illinois Prompt Payment Act, 50 ILCS 505/1 *et seq.*

**C. Records.** The Consultant will maintain records showing actual time devoted and costs incurred, and will permit the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under this Agreement. The records required to be made available to the Village under this Section 2.C will be made available at reasonable times during the term of this Agreement, and for five years after the termination of this Agreement.

**D. Claim in Addition to Compensation.** If the Consultant claims a right to additional compensation as a result of action taken by the Village, the Consultant must provide written notice to the Village of the claim within seven days after occurrence of the action, and no claim for additional compensation will be valid unless made in accordance with this Section 2.D. Any changes in the Compensation will be valid only upon written amendment pursuant to Section 10.A of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant will proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption.

**E. Taxes, Benefits, Royalties.** The Compensation includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services, including, without limitation, all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. The Consultant waives and releases any claim or right to claim additional compensation by reason of the payment of any tax, contribution, premium, costs, royalties, or fees.

**F. Completion and Acceptance of Services.** The Services, and any phase of the Services, will be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be.

**G. Additional Services.** The Village will not be liable for any costs incurred by the Consultant in connection with any services provided by the Consultant that are outside the scope of this Agreement ("**Additional Services**"), regardless of whether the Additional Services are requested or directed by the Village, except upon the prior written consent of Village Manager after approval in accordance with applicable procedures.

**H. No Additional Obligation.** The Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant, or with any vendor solicited or recommended by the Consultant.

### **SECTION 3. PERSONNEL; SUBCONTRACTORS.**

**A. Key Project Personnel.** The employees, officials, and personnel of the Consultant described in the Scope of Services ("**Key Project Personnel**"), if any, will be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel may not be changed without the Village prior written approval. The Consultant will notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant will have no claim for damages and may not bill the Village for additional time and materials charges as the result of any portion of the Services that must be duplicated or redone due to termination or for any delay or extension of the Time of Performance as a result of any termination, reassigning, or resignation.

**B. Availability of Personnel.** The Consultant will provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement or in the Scope of Services.

**C. Approval and Use of Subcontractors.** The Consultant will perform the Services with its own personnel and under the management, supervision, and control of its own organization, unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant will be acceptable to, and approved in advance by, the Village. The Village approval of any subcontractor or subcontract will not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Agreement. All Services performed under any subcontract will be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" will be deemed also to refer to all subcontractors of the Consultant, and every subcontract will include a provision binding the subcontractor to all provisions of this Agreement.

**D. Removal of Personnel and Subcontractors.** If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village, then, immediately upon notice from the Village, the Consultant will remove and replace the personnel or subcontractor. The Consultant will have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any removal or replacement.

#### **SECTION 4. TERM OF AGREEMENT.**

**A. Term.** The term of this Agreement, unless terminated pursuant to the terms of this Agreement, will expire on the date the Village determines that all of the Services under this Agreement, including warranty services, are completed. A determination of completion will not constitute a waiver of any rights or claims that the Village has, before or after completion, with respect to any breach of this Agreement by the Consultant or any right of indemnification of the Village by the Consultant.

**B. Termination.** Notwithstanding any other provision hereof, the Village may terminate this Agreement, at any time and for any reason, upon seven days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant will be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in the Scope of Services.

#### **SECTION 5. CONFIDENTIAL INFORMATION; OWNERSHIP OF WORK PRODUCT AND DOCUMENTS.**

**A. Confidential Information.** In the performance of this Agreement, the Consultant may have access to or receive certain information in the possession of the Village that is not generally known to members of the public ("**Confidential Information**"). Confidential Information includes, without limitation, proprietary information, copyrighted material, personal or private data of every kin, financial information, health records and information, maps, and all other information of a personal nature. The Consultant must not use or disclose any Confidential Information without the prior written consent of the Village. If the Consultant has any doubt about the confidentiality of any information, then the Consultant must seek a determination from the Village regarding the confidentiality of the information. The Consultant and all of its personnel and subcontractors must make and apply all safeguards necessary to prevent the improper use or disclosure of any Confidential Information. At the expiration or termination of this Agreement, the Consultant must promptly cease using, and must return or destroy (and certify in writing destruction of), all Confidential Information, including all copies, whether physical or in any other form, in its possession. The Consultant may not transfer to, store in, or otherwise allow work product containing Confidential Information to be located in any location, whether physical or digital, not under the control of the Consultant. If the Consultant is required, by any government authority or court of competent jurisdiction, to disclose any Confidential information, the Consultant must immediately give notice to the Village with the understanding that the Village will have the opportunity to contest the process by any means available to it prior to submission of any documents to a court or other third party. The Consultant must cause all of its personnel and subcontractors to undertake and abide by the same obligations regarding Confidential Information as the Consultant.

**B. Ownership.** The Consultant agrees that all work product, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be

performed under this Agreement will be and remain the exclusive property of the Village. At the Village request, or upon termination of this Agreement, the Consultant will cause the work product to be promptly delivered to the Village. Any outstanding payment obligations may not be used as a basis to withhold work product. The Consultant agrees that, to the extent permitted by law, any and all work product will exclusively be deemed “works for hire” within the meaning and purview of the United States Copyright Act, 17 U.S.C. § 101 et seq subject to the terms of this Agreement. To the extent any work product does not qualify as a “work for hire,” the Consultant irrevocably grants, assigns, and transfers to the Village all right, title, and interest in and to the work product in all media throughout the world in perpetuity and all intellectual property rights therein, free and clear of any liens, claims, or other encumbrances, to the fullest extent permitted by law. All intellectual property, Confidential Information, and work product will at all times be and remain the property of the Village. The Consultant will execute all documents and perform all acts that the Village may request in order to assist the Village in perfecting or protecting its rights in and to the work product and all intellectual property rights relating to the work product. All of the foregoing items will be delivered to the Village upon demand at any time and in any event, will be promptly delivered to the Village upon expiration or termination of this Agreement within three days after a demand. In addition, the Consultant will return the Village data in the format requested by the Village. If any of the above items are lost or damaged while in the Consultant’s possession, those items will be restored or replaced at the Consultant’s expense.

**C. Freedom of Information Act and Local Records Act.** The Consultant acknowledges that this Agreement, all documents submitted to the Village related to this Agreement, and records in the possession of the Consultant related to this Agreement or the Services may be a matter of public record and may be subject to the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.*, and any other comparable state or federal laws now existing or adopted later (collectively, the “**Disclosure Laws**”). In the event that the Village requests records from the Consultant, the Consultant shall promptly cooperate with the Village to enable the Village to meet all of its obligations under the applicable Disclosure Law. The Consultant acknowledges and agrees that the determination as to whether information in the records is exempt from disclosure or should be released to the public will be made by the Village in its sole and absolute discretion.

**D. Injunctive Relief.** In the event of a breach or threatened breach of this Section 5, the Village may suffer irreparable injury not compensable by money damages and would not have an adequate remedy at law. Accordingly, the Consultant agrees that the Village will be entitled to seek immediate injunctive relief to prevent or curtail any breach, threatened or actual. The rights provided under this Section 5.D are in addition and without prejudice to any rights that the Village may have in equity, by law or statute. The Consultant will fully cooperate with the Village in identifying the scope of any improper use or dissemination of data protected by this Section 5 and will assist the Village in any notification efforts required by law.

## **SECTION 6. WARRANTY.**

The Consultant warrants that the Services will be performed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized consulting firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are reserved unto the Village. Any of the Services required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

## **SECTION 7. CONSULTANT REPRESENTATIONS.**

**A. Ability to Perform.** The Consultant represents that it is financially solvent, has the necessary financial resources, has sufficient experience and competence, and has the necessary capital, facilities, organization, and staff necessary to provide, perform, and complete the Services in accordance with this Agreement and in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

**B. Authorization.** The execution, delivery and performance by the Consultant of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable requirements of law, or constitute a breach of or default under, or require any consent under, any agreement, instrument, or document to which the Consultant is now a party or by which the Consultant is now or may become bound.

**C. Company Background.** The information disclosed by the Consultant regarding its corporate structure, financial condition, expertise, and experience is true and correct. The Consultant will promptly notify Village in writing of any material change to or about the Consultant, including without limitation to change in ownership or control, and any change will be subject to Village approval which will not be unreasonably withheld.

**D. Conflict of Interest.** The Consultant represents and certifies that, to the best of its knowledge: (1) no Village employee, official, or agent has an interest in the business of the Consultant or this Agreement; (2) as of the date of this Agreement, neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant will at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

**E. No Collusion.** The Consultant represents and certifies that the 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 the 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 Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 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 2012, 720 ILCS 5/33E-1 *et seq.* *The Consultant* represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it is found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant will be liable to the Village for all loss or damage that the Village may suffer, and this Agreement will, at the Village option, be null and void.

**F. Sexual Harassment Policy.** The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

**G. No Default.** The Consultant is not in arrears to the Village under any debt or contract and is not in default as surety, contractor, or otherwise to any person, unless as disclosed the Village in writing.

**H. No Legal Actions Preventing Performance.** As of the Effective Date, the Consultant has no knowledge of any action, suit, proceeding, claim or investigation pending or to its knowledge threatened against the Consultant in any court, or by or before any federal, state, municipal, or governmental department, commission, board, bureau, agency, or instrumentality, domestic or foreign, or before any arbitrator of any kind, that, if adversely determined, would materially affect the Consultant's ability to perform its obligation under this Agreement.

**I. Patriot Act Compliance.** The Consultant represents and warrants to the Village that neither the Consultant nor any of its principals, shareholders, or other employees or officials (collectively "**Personnel**") is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants that the Consultant and its Personnel are not directly or indirectly engaged in or facilitating transactions related to this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant must, and will, defend, indemnify, and hold harmless the Village and its officials, officers, authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, and attorneys from and against every claim, damage, loss, risk, liability, and expense (including attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this Section 7.I.

## **SECTION 8. INDEMNIFICATION; INSURANCE; NO PERSONAL LIABILITY.**

**A. Indemnification.** The Consultant agrees to, and does hereby, hold harmless and indemnify the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with this Agreement or the Consultant's performance, or failure to perform, all or any part of the Services; provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the Village.

**B. Insurance.** Contemporaneous with the Consultant's execution of this Agreement, the Consultant will provide certificates of insurance, all with coverages and limits acceptable to the Village, and the Consultant must provide certificates of insurance, endorsements, and insurance policies acceptable to the Village and including at least the minimum insurance coverage and limits set forth in **Exhibit B** to this Agreement. For good cause shown by the Consultant, the Village may extend the time for submission of the required certificates, endorsements, and policies and may impose deadlines or other terms to assure compliance with this Section 8.B. Each certificate and endorsement must be in a form acceptable to the Village and from a company with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Each insurance policy must provide that no change, modification, or cancellation of any insurance will become effective until the expiration of 30 days after written notice of the change, modification in, or cancellation will have been given by the insurance company to the Village (10 days' written notice in the event of cancellation due to the Consultant's non-payment of premium). The Consultant must maintain and keep in force, at all times during the term of this Agreement and at the Consultant's expense, the insurance coverage provided in this Section 8.B and **Exhibit B**, including without limitation at all times while correcting any failure to meet the warranty requirements of Section 6 of this Agreement.

**C. No Personal Liability.** No elected or appointed official, or employee of the Village will be personally liable, in law or in contract, to the Consultant as the result of the execution and performance of this Agreement.

## **SECTION 9. DEFAULT.**

**A. Default.** If the Village determines that the Consultant has failed or refused to properly undertake the Services with diligence, or has delayed in the undertaking of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement ("**Event of Default**"), and fails to cure any the Event of Default within ten days after the Consultant's receipt of written notice of the Event of Default from the Village, then the Village will have the right, notwithstanding the availability of other remedies provided by law or equity, to pursue any one or more of the remedies provided for under Section 9.B of this Agreement.

**B. Remedies.** In case of any Event of Default, the Village may pursue the following remedies:

1. Cure by the Consultant. The Village may require the Consultant, 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 Consultant and the Services into compliance with this Agreement;

2. Termination of Agreement. The Village may terminate this Agreement and, notwithstanding anything in Section 3.C. of this Agreement, the Village will not have any liability for further payment of amounts due or to become due under this Agreement;

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

## **SECTION 10. GENERAL PROVISIONS.**

**A. Amendment.** 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.

**B. Assignment.** Neither Party may assign their rights or obligations under this Agreement without the prior written consent of the other party.

**C. Village Actions, Consents, and Approvals.** Any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Manager or their designee, to the extent provided for by law.

**D. Binding Effect.** The terms of this Agreement bind and inure to the benefit of the Parties and their agents, successors, and assigns.

**E. Notice.** 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 E-mail. E-mail notices will be deemed valid and received by the addressee only upon explicit or implicit acknowledgment of receipt by the addressee. 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; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 10.E, each party will have the right to change the address or the 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 the Village will be addressed to, and delivered at, the following address:

Village of Lincolnwood  
6900 N. Lincoln Ave.  
Lincolnwood, Illinois 60712  
Attention: John Welch  
E-mail: [jwelch@lwd.org](mailto:jwelch@lwd.org)

With a copy to:

Elrod Friedman LLP  
350 North Clark Street  
Second Floor  
Chicago, Illinois 60654  
Attention: Hart Passman  
E-mail: [Hart.Passman@elrodfriedman.com](mailto:Hart.Passman@elrodfriedman.com)

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

Christopher B. Burke Engineering, Ltd.  
9575 West Higgins Road Suite 600  
Rosemont, Illinois 60018  
Attention: James Amelio  
Email: [jamelio@cbbel.com](mailto:jamelio@cbbel.com)

**F. Third Party Beneficiary.** The provisions of this Agreement are and will be for the benefit of the Consultant and Village only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement. The Village will not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

**G. Severability.** If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the Village 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 shall be invalid, void, and unenforceable.

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

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

**J. 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 Circuit Court of Cook County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the Circuit Court of Cook County, Illinois.

**K. Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Scope of Services and the Services.

**L. Non-Waiver.** No waiver of any provision of 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.

**M. Exhibits.** Exhibits **A** and **B** attached to this Agreement are, incorporated in and made a part of this Agreement. In the event of a conflict between any Exhibit and the text of this Agreement, the text of this Agreement will control.

**N. Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement will be cumulative and will not be exclusive of any other rights, remedies, and benefits allowed by law.

**O. Consents.** Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

**P. Interpretation.** This Agreement will be construed without regard to the identity of the Party which 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.

**Q. Survival.** The provisions of Sections \_\_\_\_\_ will survive the termination or expiration of the Agreement.

**R. Calendar Days; Calculation of Time Periods.** Unless otherwise specific in this Agreement, any reference to days in this Agreement will be construed to be calendar days. Unless otherwise specified, in computing any period of time described in 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 shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central time.

**S. Counterpart Execution.** This Agreement may be executed in several counterparts, each of which, is deemed to be an original, but all of which together will constitute one and the same instrument.

ATTEST:

**VILLAGE OF LINCOLNWOOD**

By: \_\_\_\_\_  
Village Clerk

By: \_\_\_\_\_  
Village Manager

ATTEST:

**CONSULTANT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A**  
**PROPOSAL**



FEBRUARY 13, 2026

REQUEST FOR PROPOSAL • PHASE II ENGINEERING SERVICES

# 2026 AND 2027 INFRASTRUCTURE

SUBMITTED TO:

RACHEL MIERITZ, STAFF ENGINEER  
VILLAGE OF LINCOLNWOOD  
6900 N. LINCOLN AVE.  
LINCOLNWOOD, ILLINOIS 60712

SUBMITTED BY:

MICHAEL KERR, PE  
CHRISTOPHER B. BURKE ENGINEERING, LTD.  
9575 W. HIGGINS ROAD, SUITE 600  
ROSEMONT, IL 60018





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

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

February 13, 2026

Village of Lincolnwood  
6900 N. Lincoln Avenue  
Lincolnwood, IL 60712

Attention: Rachel Mieritz, Staff Engineer

Subject: **Request for Proposal  
2026 and 2027 Infrastructure  
Phase II Engineering Services**

Dear Ms. Mieritz:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit our qualifications/proposal to provide engineering services for the 2026 and 2027 Infrastructure Project.

The contact person for this proposal is Daniel Dem, PE. Dan is one of CBBEL's Project Manager's in the Civil Design Department and will be available to answer any questions you may have regarding our submittal. Dan has been an integral part of the Lincolnwood team for the last nine years. He has intimate knowledge of the Village's infrastructure facilities and has a great working relationship with Village staff. Dan (and CBBEL's) experience working in Lincolnwood is extensive and unmatched by any other consulting firm. We will "hit the ground running" after notice to proceed, minimizing staff's time and effort.

The material provided in this proposal represents our ability and eagerness to perform the required services for the Village of Lincolnwood. We trust that it will demonstrate our understanding of the project and our expertise to perform the assignment. We look forward to working with the Village and are committed to completing the work to your satisfaction and within the required time schedule. CBBEL acknowledges the Terms and Conditions ("Exhibit A"), and they are acceptable for inclusion in the general contract form.

If you have any questions, please do not hesitate to contact me or Dan at 847-823-0500.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Kerr', with a long horizontal flourish extending to the right.

Michael Kerr, PE  
President

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**SECTION F  
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**PROJECT APPROACH & SCOPE OF SERVICES**





# CHRISTOPHER B. BURKE ENGINEERING, LTD. (CBBEL)

9575 W. Higgins Rd., Ste. 600 Rosemont, IL 60018  
cbbel.com | (847) 823-0500 | cbbel@cbbel.com

## Full-Service Consulting Engineers

Christopher B. Burke Engineering, Ltd. (CBBEL) partners with communities and clients to plan, design, and deliver infrastructure that improves how people live, move, and interact with their environment.

As a multidisciplinary consulting engineering firm, CBBEL provides integrated engineering and surveying services, including civil, environmental, transportation, water resources, structural, and construction engineering. Since 1986, this integrated approach has allowed projects to move efficiently from early planning through design, permitting, and construction to deliver practical, cost-effective solutions.

With more than 260 professionals throughout the Chicagoland area, CBBEL combines regional knowledge with technical depth to support public and private sector projects of all sizes.



## WHO WE ARE

CBBEL is a multidisciplinary consulting engineering firm designed to support complex infrastructure projects from start to finish. Our team of more than 260 professionals serves public and private sector clients throughout Illinois, including municipalities, counties, townships, utilities, and private developers.

What differentiates CBBEL is our depth of in-house expertise. Rather than outsourcing key disciplines, we integrate civil design, water resources, environmental services, traffic operations, urban planning, structural engineering, surveying, construction engineering, and more within a single team. Our staff includes three PhDs, more than 100 licensed professional engineers, 22 Certified Floodplain Managers, 11 Certified Professionals in Erosion and Sediment Control, and nine Certified Professionals in Stormwater Quality, as well as professional traffic operations engineers, Board Certified Water Resources Engineers, licensed professional land surveyors, licensed structural engineers, American Institute Certified Planners, and a licensed landscape architect.

## THE WORK WE DO

CBBEL supports infrastructure projects at every stage, from early planning and feasibility studies through design, permitting, and construction. Over four decades, we have built long-term relationships with clients across Illinois by delivering practical, well-coordinated solutions to complex engineering challenges.

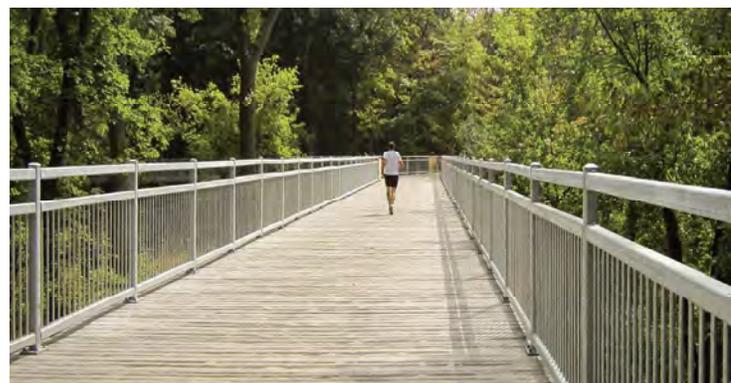
We have served as lead engineer on a wide range of municipal and county projects, including roadway and transportation improvements, bike and pedestrian facilities, bridges, pump stations, stormwater systems, and water infrastructure. CBBEL provides professional reviews, grant assistance, GIS services, environmental assessments, and regulatory support, helping clients confidently navigate funding requirements, permitting processes, and reporting obligations. CBBEL has obtained thousands of permits from the U.S. Army Corps of Engineers, the Illinois Department of Natural Resources, and FEMA, and is prequalified by the Illinois Department of Transportation for public involvement.



Deer Park Glengarry Circle and Rue Chamonix Stream Stabilization



New Lenox Cedar Road at Haven Avenue Roundabout



FPDCC Des Plaines River Trail Improvement Project



## OUR CULTURE

At CBBEL, engineering is about responsibility to communities. Founder and CEO Christopher Burke describes this mindset as being a “citizen engineer”: someone who takes an active role in improving the world beyond the immediate scope of a project.



### Community Involvement

Our team actively supports organizations that promote STEM education, environmental stewardship, health and wellness, and community development. Through these efforts, CBBEL strengthens connections with the communities we serve and supports initiatives that create long-term, positive impact.

Learn more at [cbbel.com/community-involvement](http://cbbel.com/community-involvement).



### Bike to Work Program

CBBEL’s multi-award-winning Bike to Work Program reflects our commitment to sustainability, employee wellbeing, and thoughtful transportation planning. Employees earn \$1 for every mile commuted by bike and, since its launch in 2006, more than 200 employees have commuted nearly half a million miles by bike. By supporting active transportation, CBBEL encourages firsthand understanding of multimodal infrastructure, insight that informs how our teams design safer, more accessible transportation systems.

Learn more at [cbbel.com/bike-to-work](http://cbbel.com/bike-to-work).



### Sustainability

From internal practices to community engagement, sustainability is embedded in how CBBEL operates. Our Rosemont headquarters features company-wide composting and recycling programs, electric vehicle charging stations, shared fleet vehicles, and energy-efficient building upgrades. Employees are encouraged to participate in community clean-up events, sustainability initiatives, and car-share programs that reduce environmental impact.

Learn more at [cbbel.com/sustainability](http://cbbel.com/sustainability).

**Years in Business:** 40

**Licensed Professionals:** 102

**Total Staff:** 265

**Officers:**

Michael Kerr, President

Thomas Burke, Jr, Executive Vice President

W. Daniel Crosson, Executive Vice President

**Annual Volume of Similar Work:**

\$12,125,400(Civil Design)

**Current Capacity:**

\$76,000,000 IDOT Capacity

**Existing Suits, Claims, or Pending Judgments:**

None

## OUR VALUES

Since 1986, CBBEL’s values have guided how we work with clients, colleagues, and communities. These values are reflected not only in our culture, but in how projects are planned, designed, and delivered.





# General Qualifications

CBBEL is a multidisciplinary consulting engineering firm designed to support complex infrastructure projects from start to finish. Our team of more than 260 professionals serves public and private sector clients throughout Illinois, including municipalities, counties, townships, utilities, and private developers.

What differentiates CBBEL is our depth of in-house expertise. Rather than outsourcing key disciplines, we integrate civil design, water resources, environmental services, traffic operations, urban planning, structural engineering, surveying, construction engineering, and more within a single team.

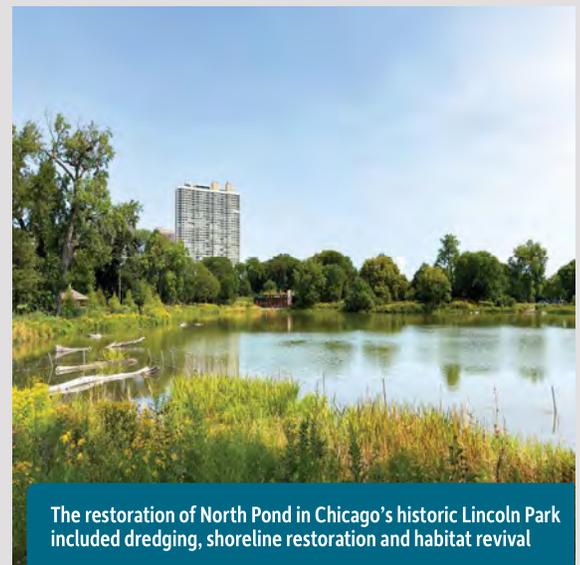
Our staff includes three PhDs, more than 100 licensed professional engineers, 22 Certified Floodplain Managers, 11 Certified Professionals in Erosion and Sediment Control, and nine Certified Professionals in Stormwater Quality, as well as professional traffic operations engineers, Board Certified Water Resources Engineers, licensed professional land surveyors, licensed structural engineers, American Institute Certified Planners, and a licensed landscape architect.

## The Work We Do

CBBEL supports infrastructure projects at every stage, from early planning and feasibility studies through design, permitting, and construction. Over four decades, we have built long-term relationships with clients across Illinois by delivering practical, well-coordinated solutions to complex engineering challenges.

We have served as lead engineer on a wide range of municipal and county projects, including roadway and transportation improvements, bike and pedestrian facilities, bridges, pump stations, stormwater systems, and water infrastructure.

CBBEL provides professional reviews, grant assistance, GIS services, environmental assessments, and regulatory support, helping clients confidently navigate funding requirements, permitting processes, and reporting obligations. We have obtained thousands of permits from the U.S. Army Corps of Engineers, the Illinois Department of Natural Resources, and FEMA, and are prequalified by the Illinois Department of Transportation for public involvement.



40

*years in business*

100+

*licensed professionals*

265

*total employees*

## Civil Engineering Services

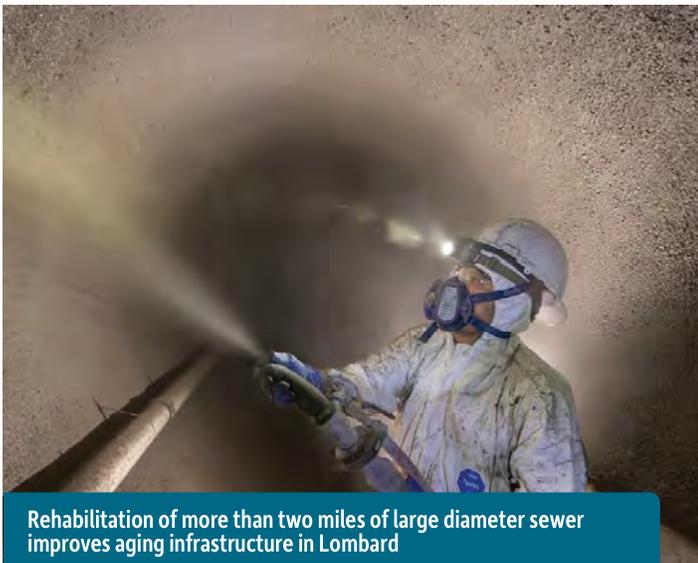
CBBEL's Civil Design Engineering team helps clients plan and deliver projects that balance functionality, sustainability, and cost. Our designers collaborate with the full resources of our multidisciplinary in-house team, including urban mobility and planning, landscape architecture, mechanical and electrical engineering, and environmental resources. This coordinated approach helps projects move efficiently from early planning through design, permitting, and construction.

CBBEL's design experience includes:

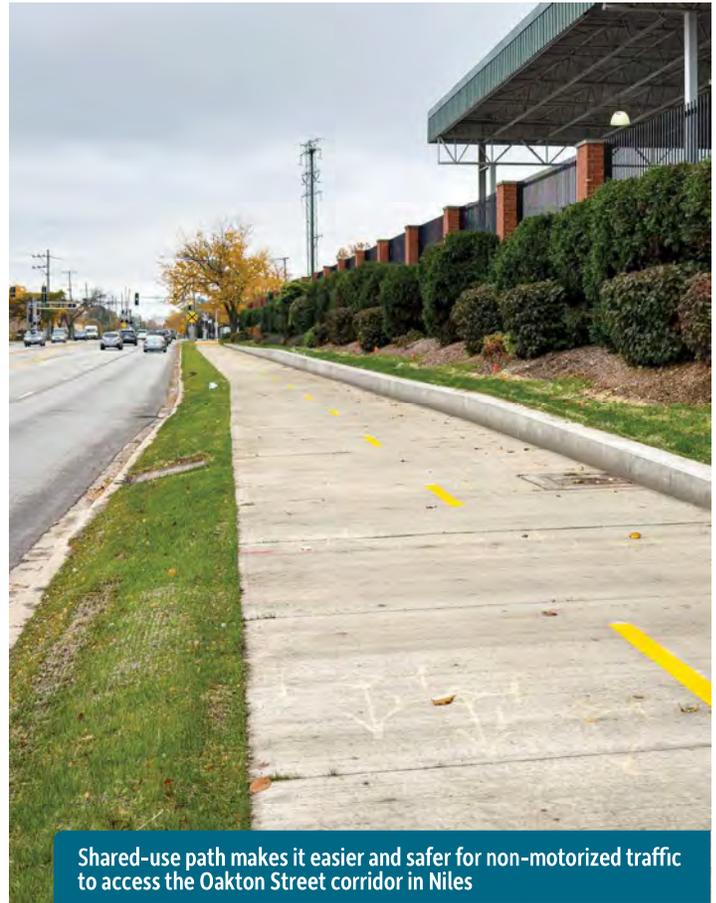
- Roadway and highway design
- Bicycle paths, trails, and pedestrian facilities
- Storm sewer and stormwater management
- Water main improvements
- Green infrastructure
- Bridges and related structures
- Streetscape and park design
- Streambank stabilization

Licensed engineers within the department have an average of 26 years of experience and routinely coordinate with municipal engineering, planning, legal, and public works staff, fire protection districts, sanitary districts, County agencies, plan commissions and elected officials to ensure a comprehensive project approach.

Our landscape architects collaborate closely with in-house civil engineers to ensure designs are coordinated, constructible, and financially responsible, while the Urban Mobility and Planning team works with municipalities and agencies to plan and design transportation systems that support how people move through their communities.



Rehabilitation of more than two miles of large diameter sewer improves aging infrastructure in Lombard



Shared-use path makes it easier and safer for non-motorized traffic to access the Oakton Street corridor in Niles

## Construction Engineering

CBBEL's Construction Engineering team helps keep projects built as intended: on schedule, within budget, and with clear communication between all stakeholders.

The team of 60 construction engineers provides everything from contract administration, construction observation, utility coordination, and permitting support. Because our team works closely with CBBEL designers, potential issues can be addressed quickly and collaboratively, reducing delays and change orders.

Our construction approach focuses on proactive field oversight and clear communication, monitoring contractor progress, anticipating issues before they affect schedule or cost, and coordinating with municipal staff, agencies, utilities, property owners, and contractors. We provide timely documentation and reporting so project teams have reliable visibility into schedule, costs, and compliance throughout construction.

CBBEL prioritizes coordination with agencies, residents, and contractors to keep projects moving while minimizing disruption and maintaining transparency. We are prequalified by IDOT for public involvement and know how to coordinate and communicate with a variety of project stakeholders.



Unique solution for an offset intersection in New Lenox, designed for 2050 traffic



Road diet on Howard St. in Niles added bike lanes, while saving \$1 million in land acquisition costs

## Transportation Group

CBBEL's Transportation Group includes the Phase I and Phase II Engineering teams, and was formed to align our transportation services and best serve our clients.

### Phase I Engineering

The Phase I team conducts preliminary engineering and environmental studies for transportation and infrastructure projects of all sizes. These efforts often include traffic analysis, safety evaluation, environmental studies, drainage analysis, and public involvement, for which CBBEL is prequalified by the Illinois Department of Transportation.

CBBEL has extensive experience coordinating with local, state, and federal agencies and implementing effective stakeholder engagement programs that support context-sensitive solutions and informed decision-making.

### Phase II Engineering

CBBEL's Phase II Engineering team prepares coordinated plans, specifications, and cost estimates that support safe mobility, regulatory compliance, and efficient delivery of transportation projects.

Our Phase II engineers lead final design efforts for roadway, highway, and multi-use path projects, working closely with in-house civil designers, drainage engineers, traffic operations specialists, structural engineers, environmental professionals, surveyors, and construction staff. This integrated approach ensures that design decisions account for constructibility, permitting requirements, utilities, and long-term operations before projects move into bidding.

CBBEL's Phase II experience includes projects at the municipal, county, and state levels, ranging from intersection improvements and corridor enhancements to complex roadway realignments, interchange projects, and expressways. By coordinating with reviewing agencies, stakeholders, and property owners throughout the design process, our team helps maintain momentum and minimize delays during approval and construction.

### Traffic Operations

The Transportation Group works closely with the Traffic Operations Department to help clients design and manage transportation systems that move people efficiently while improving safety. Our engineers analyze traffic performance, design signal systems, and develop operational improvements for roadways and intersections. Working alongside civil and Phase I teams, we integrate traffic considerations early in project development.

Traffic systems shape safety, mobility, and access within communities. CBBEL's experience includes traditional traffic engineering as well as adaptive systems and advanced modeling tools to support informed decision-making.

## Water and Sewer Systems

CBBEL helps clients manage stormwater, flooding, water quality, and watershed impacts through coordinated analysis, planning, and design. Our team supports projects from concept development through permitting and construction, working closely with in-house civil, environmental, structural, surveying, and transportation professionals to deliver solutions that meet regulatory requirements while remaining constructible, cost-effective, and maintainable.

CBBEL's drainage and water resources engineers conduct hydrologic and hydraulic analyses and develop stormwater and flood control designs that support public safety, protect infrastructure, and meet evolving regulatory requirements.

Our work commonly includes storm sewer and open drainage system design, detention facility planning and design, and hydraulic modeling for bridges, culverts, and pump stations, along with water quality BMPs and scour analysis/countermeasure design where needed.

We also support floodplain and floodway studies, floodplain management, and agency coordination for floodway construction permitting, including FEMA mapping and map revisions (LOMA/LOMR). CBBEL assisted the MWRD with the finalization and implementation of its Watershed Management Ordinance (WMO) and developed the Technical Guidance Manual (TGM) to provide guidance on the various stormwater, floodplain, wetland, and other permitting requirements of the WMO.



More than nine million gallons of underground stormwater storage provides flood protection for 500 Libertyville homes



A 600-acre-foot reservoir that holds 200 million gallons of stormwater reduces flooding in communities along Addison Creek

## Structural Design

CBBEL's Structural Design team provides engineering solutions that support transportation, water, and municipal infrastructure projects.

Our engineers design and evaluate structures ranging from bridges and retaining walls to pump stations and buildings. The team supports projects from feasibility through final design and construction, working closely with other disciplines to ensure coordinated solutions.

Structural systems must respond to functional needs, environmental conditions, and long-term durability. CBBEL also performs inspections and assessments for existing structures, helping agencies plan maintenance, rehabilitation, and capital improvements.

## General Surveying Services

CBBEL's Surveying team provides reliable, precise information that supports planning, design, and construction across all project types.

Our surveyors work closely with CBBEL's engineers, planners, and environmental professionals to ensure field data is collected, processed, and applied efficiently. This coordination helps identify constraints early, reduce risk, and support informed decision-making across disciplines. By integrating surveying services directly into project teams, CBBEL helps projects move forward with confidence and clarity.

CBBEL provides a full range of land surveying services, with experience in boundary and topographic surveys, ALTA/NSPS land title surveys, construction staking, and the preparation of legal descriptions and plats, as well as advanced data collection and mapping services.

## Funding and Grants

CBBEL helps communities deliver improvements under a wide range of federal, state, county, and loan programs. CBBEL assists municipalities with securing funding, strategic funding plans for projects, and project implementation coordination with IDOT and local agencies. We have successfully delivered hundreds of projects using federal and state/county funding, including:

### Federal Funds

- Surface Transportation Program (STP)
- Illinois Transportation Enhancement Program (ITEP)
- Congestion Mitigation and Air Quality (CMAQ)
- Carbon Reduction Program (CRP)
- Transportation Alternatives Program – Local (TAP-L)
- Safe Routes to School
- Truck Access Route Program (TARP)
- FEMA Building Resilient Infrastructure and Communities (BRIC)
- FEMA Hazard Mitigation Grant Program (HMGP)
- Better Utilizing Investments to Leverage Development (BUILD) Grant Program
- Congressionally Directed Spending (CDS)
- Highway Safety Improvement Program (HSIP)

### IEPA Revolving Loan Program

- Potable Water Supply Loan Program (PWSLP)
- Water Pollution Control Loan Program (WPCLP)

### State and County Funds

- Motor Fuel Tax (MFT)
- Community Development Block Grant (CDBG)
- Illinois Department of Commerce and Economic Opportunity Programs (DCEO)
- IDNR Recreational Trails Program
- IDNR Regional Bike Path Program
- IDNR Open Space Lands Acquisition and Development Grant (OSLAD)
- MWRD Flood-Prone Property
- MWRD Green Infrastructure Partnership Program
- IEPA Green Infrastructure Grant Opportunities (GIGO)
- Invest in Cook
- RTA Access to Transit Program



Reducing trail flooding and providing a safe crossing of Lawrence Avenue improved the usability of the Des Plaines River Trail

# REFERENCES

## VILLAGE OF FOREST PARK

517 Des Plaines Avenue  
Forest Park, IL 60130

Contact: Sal Stella Public Works Director  
708.366.4876 | [sstella@forestpark.net](mailto:sstella@forestpark.net)

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## VILLAGE OF ELMWOOD PARK

11 Conti Parkway  
Elmwood Park, IL 60707

Contact: Paul Volpe (Village Manager)  
708.452.3912 | [pvolpe@elmwoodpark.org](mailto:pvolpe@elmwoodpark.org)

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## VILLAGE OF HINSDALE

19 E. Chicago Avenue  
Hinsdale, IL 60521

Contact: Matthew Lew (Village Engineer)  
630.789.7039 | [mlew@villageofhinsdale.org](mailto:mlew@villageofhinsdale.org)

# 2023 Infrastructure Improvements

Lincolnwood, IL (2023)



## Project Type

-  Phase II Engineering
-  Phase III Engineering
-  Plans & Specifications
-  Liaison with Residents
-  Field Notes
-  Water Main Replacement
-  Resurfacing

## Project Team

**James Amelio, PE**  
Project Manager

**Steven Nevling**  
Design Engineer

**Kevin Klein, PE**  
Resident Engineer

## Client

Village of Lincolnwood

## Construction Cost

\$1.11 million

## Fee

\$102 thousand - Phase II

\$112 thousand - Phase III

## Funding Source

Local & MFT

## The existing residential water main on two residential streets was older, undersized and had experienced several shutdowns due to water main breaks.

The improvements consisted of abandoning the existing 6” water mains and installing approximately 1,220 LF of 8” water main, providing new valves and vaults, and replacing the fire hydrants. Twenty-seven homeowners were beneficiaries of the Lead Service Line Replacement program and received new 1” copper water services from the new water main into their homes after disconnecting and abandonment of the old lead water services. CBBEL worked with the Village to determine which services required replacement under the program and include them in the bid documents. In addition to the water system improvements, the curb and gutter and carriage walk was replaced on both sides of the two streets and the existing HMA was milled and overlaid with new HMA. Lastly, landscaping restoration was completed to repair any parkways or private yards affected by the project. The water main portion of the project started on July 10, 2023 and all work, including water main and services, PCC and HMA, was completed on time by November 1, 2023.

## Services Included:

- Completed a topographic survey containing all topographic features, utilities, rims and inverts, approximate right-of-way and property lines
- Prepared plans and specifications and submitted them to Public Works for review
- Obtained permits through MWRD and IEPA and coordinated with all local utility companies
- Prepared engineering cost estimate
- Advertised, reviewed and tabulated all bids and recommended award
- Review of shop drawings and submittals
- Construction Observation including verifying the Contractor is in conformance with the contract documents, inspecting traffic control, inspecting erosion control measures, inspecting construction items and measuring quantities. Provided documentation monitoring the Contractor’s progress
- Prepared weekly updates for Village’s website and prepared flyers for the residents
- Served as the Village’s liaison with all residents
- Prepared pay estimates and proposed contract modifications for the Village’s approval
- Prepared field notes of improvements incorporated into a set of record drawings for the Village use

# 2024 Infrastructure Improvements

Lincolnwood, IL (2024)



## Project Type

-  Phase II Engineering
-  Phase III Engineering
-  Plans & Specifications
-  Liaison with Residents
-  Field Notes
-  Water Main Replacement
-  Resurfacing

## The existing residential water mains on residential streets were older, undersized and had experienced several shutdowns due to water main breaks.

The improvements consisted of abandoning the existing 6" water mains and installing approximately 11,307 LF of 6", 8", 10", and 12" water main, providing new valves and vaults, and replacing the fire hydrants. A total of 83 homeowners were designated beneficiaries of the Lead Service Line Replacement Program and were scheduled to receive partial or full replacement of their water service lines with new 1-inch copper services after the existing lead lines were disconnected and abandoned. CBBEL worked with the Village to determine which services required replacement under the program and include them in the bid documents. In addition to the water system improvements, the curb and gutter and carriage walk was replaced at many locations along 3 miles of roadway where the existing HMA was milled and overlaid with new HMA. Lastly, landscaping restoration was completed to repair any parkways or private yards affected by the project. The water main portion of the project started on April 18, 2024 and all work, including water main and services, PCC and HMA, was completed on time by November 15, 2024. A few portions of this project also involved resurfacing within the Village of Skokie right-of-way, where CBBEL and Lincolnwood coordinated with the neighboring Village to perform this work.

## Project Team

**James Amelio, PE**  
Project Manager

**Daniel Dem, PE**  
Design Engineer

**Kevin Klein, PE**  
Resident Engineer

## Client

Village of Lincolnwood

## Construction Cost

\$10.67 million

## Fee

\$403,000 - Phase II

\$574,000 - Phase III

## Funding Source

Local & MFT

## Services Included:

- Completed a topographic survey containing all topographic features, utilities, rims and inverts, approximate right-of-way and property lines
- Prepared plans and specifications and submitted them to Public Works for review
- Obtained permits through MWRD and IEPA and coordinated with all local utility companies
- Prepared engineering cost estimate
- Advertised, reviewed and tabulated all bids and recommended award
- Review of shop drawings and submittals
- Construction Observation including verifying the Contractor is in conformance with the contract documents, inspecting traffic control, inspecting erosion control measures, inspecting construction items and measuring quantities. Provided documentation monitoring the Contractor's progress
- Prepared weekly updates for Village's website and prepared flyers for the residents
- Served as the Village's liaison with all residents
- Prepared pay estimates and proposed contract modifications for the Village's approval
- Prepared field notes of improvements incorporated into a set of record drawings for the Village use
- Coordinated with the Village of Skokie on design and construction for hardscape replacement and resurfacing on border streets.

# Street Storage Stage 3

Lincolnwood, IL (2023 - 2024)



## Project Type

-  Phase II Engineering
-  Phase III Engineering
-  Plans & Specifications
-  Liaison with Residents
-  Field Notes
-  Storm Sewer
-  Resurfacing

**Due to the Village's older infrastructure, the existing combined sewer system is undersized and does not have the capacity to convey flows during heavy rainfall events, therefore, the Village needed to find a solution to prevent flooding in basements.**

Due to space constraints, it was determined that the best solution to meet the Village's needs was to store the stormwater temporarily in the right-of-way with the use of street berms and flow restrictors in catch basins. CBBEL's water resources team hydraulically modeled the entire Village to determine the best locations for these berms to protect the residents from flooding in their homes. The improvements consisted of the construction of 36 berms across the west side of the Village along with storm sewer improvements, new curb and gutter, sidewalks and landscape improvements in the right-of-way. The existing HMA pavement at these berms was milled and then overlaid with new HMA at higher elevations to create the berms. The project started construction on July 14, 2023 and substantial completion was by November 3, 2023, as required in the project specifications. The Contractor spent the following winter (2023-24) finishing the project with the installation of stormwater restrictors and replacing structure lids as intended in the design.

## Project Team

**James Amelio, PE**  
Project Manager

**Michael Burke, PE, CFM**  
Water Resources Engineer

**Kevin Klein, PE**  
Design/Resident Engineer

## Client

Village of Lincolnwood

## Construction Cost

\$3.38 million

## Fee

\$275 thousand - Phase II  
\$300 thousand Phase III

## Funding Source

Local

## Services Included:

- Completed a topographic survey containing all topographic features, utilities, rims and inverts, approximate right-of-way and property lines
- Prepared plans and specifications and submitted them to Public Works for review
- Obtained permits through MWRD and coordinated with all local utility companies
- Prepared engineering cost estimate
- Advertised, reviewed and tabulated all bids and recommended award
- Review of shop drawings and submittals
- Construction observation including verifying the Contractor is in conformance with the contract documents, inspecting traffic control, inspecting erosion control measures, inspecting construction items and measuring quantities. Provided documentation monitoring the Contractor's progress
- Prepared weekly updates for Village's website and prepared flyers for the residents
- Served as the Village's liaison with all residents
- Coordinated directly with several residents where complete driveway replacement was necessary to prevent flooding
- Prepared pay estimates and proposed contract modifications for the Village's approval
- Prepared field notes of improvements incorporated into a set of record drawings for the Village use

# North Shore Sewer Separation Improvements

Lincolnwood, IL (2019 - 2020)



## Project Type

-  Phase II Engineering
-  Phase III Engineering
-  Storm Sewer Improvements
-  Utility Coordination
-  Documentation

## Project Team

**James Amelio, PE**  
Project Manager

**Stephen Sugg, PE**  
Project Designer

**Kevin Wilson, PE**  
Resident Engineer

**Jake Scarpelli**  
Inspector

## Client

Village of Lincolnwood

## Construction Cost

\$4 million

## Fee

\$180,000

## Funding Source

Local / MWRD  
(Stormwater Partnership Program)

**The project included 60” diameter reinforced concrete pipe jacked-in-place under McCormick Boulevard to provide a new sewer outlet to the North Shore Channel.**

The North Shore Sewer Separation project is part of the Village wide street storage program. The Village has been implementing street storage via roadway berms and sewer restrictors to help control the flow of water in the combination sewer in an effort to reduce the likelihood of basement backups. To help facilitate the reduction of basement backups and also alleviate the volume of stormwater within the combination sewer, a dedicated sewer outlet into the North Shore Channel was identified as a critical project. CBBEL had prepared a preliminary plan and cost estimate which was used as part of a successful grant application to Metropolitan Water Reclamation District (MWRD). Upon receipt of grant funding, CBBEL was contracted to perform phase 2 detailed design.

The project consists of installing 650’ of 60” storm sewer, 300’ of 54” storm sewer, 650’ of 48” storm sewer, 1000’ of 30” storm sewer, 450’ of 24” storm sewer, 1000’ of 15” and 12” storm sewer, pavement patching, resurfacing, and restoration.

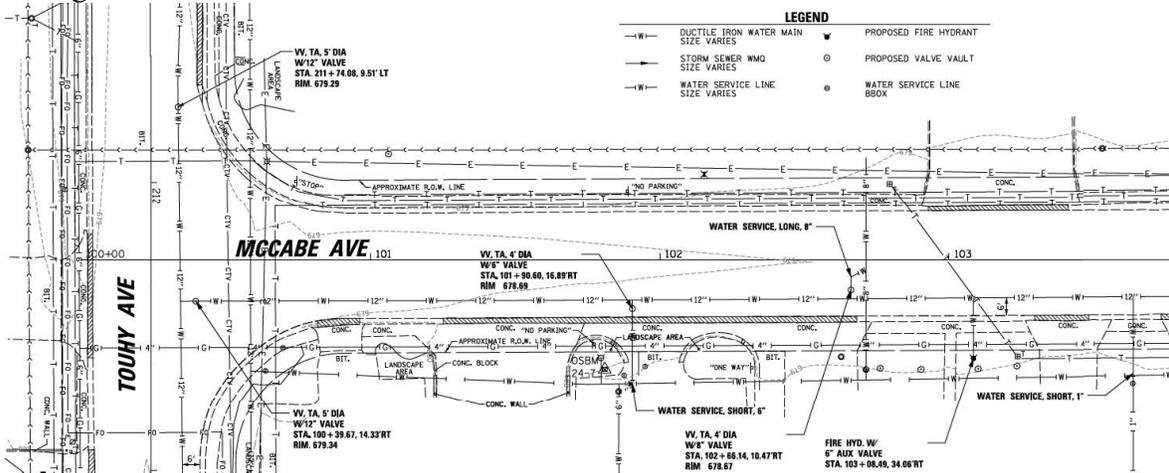
## Services Included:

- Grant Application and coordination with MWRD
- MWRD Permitting
- IEPA Permitting
- Easement documents
- Easement negotiations
- Topographic Survey
- Geotechnical Investigation / CCDD Analysis
- Utility Coordination

# McCabe, Touhy, Nicholas Water Main Improvement & Roadway Resurfacing/ Reconstruction Project



Elk Grove Village, IL (2024-2026)



## Project Type

- Phase II Engineering
- Roadway Improvements
- Storm Sewer Improvements
- Water Main Improvements
- Permitting
- Topographic Survey

## Implementing roadway and water main infrastructure improvements in an industrial park area.

This project consists of two separate stages of construction in an industrial park area within Elk Grove Village on McCabe Avenue, Touhy Avenue, and Nicholas Boulevard. The project is split into two stages in order to provide ComEd the opportunity to install a new underground electric duct package after Stage 1 (installation of the new water main) and prior to Stage 2 (roadway repair).

As part of the first stage, the existing 12-inch water main will be replaced with a new 12-inch ductile iron water main, and all water services and fire hydrants will be replaced. All storm sewers crossing the new water main will also be replaced with water main quality pipe to protect the water supply from any contamination due to leakages. The replacement of the aging water main, which currently suffers from deterioration due to corrosion and sediment buildup, will help to ensure quality and reliability of the water supply to this area.

The second stage is centered around the resurfacing of McCabe Avenue and Touhy Avenue, as well as the reconstruction of Nicholas Boulevard. McCabe, Touhy, and Nicholas currently have deteriorated road conditions due to the heavy traffic flow and influx of high weight trucks. The roadway resurfacing consists of removal of the existing asphalt pavement and replacement with 1.5 inches of HMA surface course and 0.75 inches of polymerized HMA binder course. The roadway reconstruction consists of the removal of existing PCC pavement and replacement with 1.5 inches of HMA surface course and 7.5 inches of HMA binder course over 12 inches of aggregate base course. The necessary material used will ensure the new roadway can withstand substantial loadings due to the project's location in an industrial development.

## Services Include:

- Topographic survey
- Geotechnical investigation
- Preparation of plans, specifications and estimate for road resurfacing/reconstruction and water main replacement work
- IEPA water main construction permitting
- Extensive coordination with utilities to ensure required relocations were compatible with Village project
- Bidding assistance, including advertising project for bid, distributing plans and specifications to bidders, and attending bid opening

## Project Team

**James Amelio, PE**  
Project Director

**Ryan Williams**  
Design Engineer

## Client

Elk Grove Village

## Construction Cost

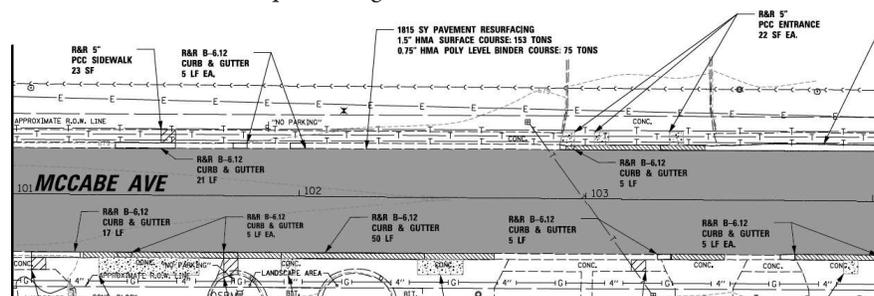
\$9.5 million

## Fee

\$440,000

## Funding Source

Local



# Ferdinand Avenue Water Main Replacement

Forest Park, IL (2024-2025)



## Project Type

-  Phase I and II Engineering
-  Phase III Engineering
-  Storm Sewer Improvements
-  Roadway Improvements
-  Water Main Improvements
-  Lead Service Line Replacement

## Project Team

**Jim Amelio, PE**  
Project Manager

**Steven Nevling**  
Design Engineer

**Brad Bahn, PE**  
Resident Engineer

**Max Orlandi**  
Inspector

**Ricky Ly**  
Inspector

**Jon Duddles, PE**  
Technical Advisor

## Client

Village of Forest Park

## Construction Cost

\$1.3 million

## Fee

\$73,500

## Funding Source

Local/IDOT

## Replacing water main and restoring infrastructure along Ferdinand Avenue.

CBBEL worked with the Village of Forest Park to perform Phase II and Phase III engineering for the replacement of the existing water main on Ferdinand Avenue and installed a new eight-inch water main, subsequently re-establishing water service connections to residential properties. When the storm sewers intersected with the newly installed water main, they were replaced with pipes manufactured from materials meeting IEPA sewer separation standards. Lead service lines on both sides of the buffalo-box were replaced as required by the LCRR, and interior restoration work was completed as required. Coordination with ComEd was undertaken to secure street light poles prior to the commencement of construction. Following installation of the new water main and upgraded sewers, the roadway was resurfaced, and repairs were made to the adjacent sidewalks and curbs.

## Services Included:

- A topographic survey containing all topographic features, utility, rims and inverts, approximate ROW and property lines
- Lead service line replacement
- Preparing plans, specifications and estimates for review by public works
- Obtaining permits from IEPA, IDOT, and MWRD.
- Advertising, reviewing and tabulating all bids and recommend award to their Village board
- Preparing pay estimates and change orders for the Village's approval
- Reviewing of shop drawings and submittals
- Construction observation including verifying the contractor is in conformance with the contract documents, inspecting traffic control, inspecting erosion control measures, witnessing water main testing and chlorination, measuring quantities, providing documentation and monitoring the contractor's progress
- Preparing weekly updates for the Village's website and preparing flyers for the residents
- Serving as the Village's liaison with residents and contractor
- Preparing pay estimates and proposed contract modifications for the Village's approval
- Preparing field notes of improvements that were incorporated into a set of record drawings for the Village

# Annual Resurfacing & Water Main Replacement Program

Oak Lawn, IL (2010-Current)



## Project Type

-  Water Main Replacement
-  Roadway Improvement
-  Survey
-  Permit Applications
-  Phase II Engineering
-  Phase III Engineering

## Project Team

**Lee Fell, PE**  
Project Manager

**John LaPaglia, PE**  
Project Engineer

**Stephan Gasperec**  
Engineering Technician

**Jeffrey Househ**  
Engineering Technician

**William Schultz, EI**  
Resident Engineer

## Client

Village of Oak Lawn

## Construction Cost

\$2.5 million - Annually

## Fee

\$370,000 - Annually

## Funding Source

Local/MFT/Bond

## Completing roadway resurfacing projects through bonds.

The overall scope of the project limits is determined in conjunction with the Village Public Works Department each year and has an approximate annual construction cost of \$2,500,000 of which approximately \$650,000 is water main. The roadway work includes full depth pavement rehabilitation, spot curb and gutter replacement, storm sewer replacement, full depth patching, ADA handicap ramp upgrades and landscape restoration.

The watermain portion of the project includes of new eight-inch diameter ductile iron water main. As part of the projects, new service lines and water service boxes were provided for all existing properties as well as new fire hydrants and valves.

## Services Included:

- Complete a topographic survey containing all topographic features, utility, rims and inverts, approximate ROW and property lines
- Prepare plans, specifications and estimates in MFT format and submitted them to Public Works and IDOT for review
- Obtain permits from IEPA, IDOT and County Highway for work within their ROW's
- Advertise, review and tabulate all bids and recommend award to the Village
- Prepare pay estimates and change orders for the Village's approval
- Review of shop drawings and submittals
- Construction observation includes verifying the Contractor is in conformance with the Contract Documents, inspecting traffic control, inspecting erosion control measures, witnessing water main testing and chlorination, and measuring quantities
- Provide documentation monitoring the Contractor's progress
- Prepare weekly updates for Village's website and prepared flyers for the residents
- Serve as the Village's liaison with residents and Contractor
- Prepare pay estimates and proposed contract modifications for the Village's approval
- Prepare field notes of improvements that were incorporated into a set of record drawings for the Village

# Catalina Subdivision 2024 Water Main Improvements

Orland Park, IL (2023-2024)



## Project Type

-  Phase II Engineering
-  Phase III Engineering
-  Storm Sewer Improvements
-  Water Main Improvements
-  Landscape Design

## Project Team

**Jim Amelio, PE**  
Project Manager

**Steven Nevling**  
Design Engineer

**Heer Dave**  
Resident Engineer

## Client

Village of Orland Park

## Construction Cost

\$6.5 million

## Fee

\$100,00 (Phase II)  
\$300,000 (Phase III)

## Funding Source

Local

## Installing more than 12,000 feet of water main as part of Village-wide infrastructure improvements.

Stage 2 of the Catalina Water Main Improvements Project included installation of more than 2,800 feet of storm sewers, 10,250 feet of eight-inch water main and 2,230 feet of 12-inch water main along Palm Drive, Wheeler Drive, Primrose Lane and the culs-de-sac branching off of them.

The water main was installed in sections, with construction crews making sure each home and new fire hydrant was connected to the new water main before shutting off the old one. The storm sewers were installed after the excavation of a new detention pond to the south of Veterans Park.

## Services Included:

- Utility coordination
- IEPA permit submittal
- Construction plans, specifications, and cost estimates
- Bidding assistance
- Full-time construction engineering



# ORGANIZATIONAL CHART

## PHASE II ENGINEERING SERVICES

### 2026 AND 2027 INFRASTRUCTURE

The Project Team has the staffing capacity and project experience to be available to begin work immediately and on an as-needed basis as outlined in the RFQ. Our goal is to create a seamless environment between the Village and our project team while delivering quality, on-time consulting services.



**Project Manager**  
Daniel Dem, PE

**QA/QC**  
James Amelio, PE

**Design Engineer**  
Rebecca Markham, EI

**IDOT Liaison**  
Jeff Househ

**Constructability Review**  
Kevin Wilson, PE

**Field Reconnaissance**  
Max Orlandi

**Topographic Survey**  
Ken Rasmussen, PLS

**Geotechnical**  
Testing Service Corporation

**Utility Coordination**  
Jim Schmieder

21 TRANSPORTATION DEPARTMENT  
50 CIVIL DESIGN DEPARTMENT  
61 PHASE III DEPARTMENT  
6 STRUCTURAL DEPARTMENT  
2 TRANSPORTATION PLANNERS

2 LANDSCAPE DESIGNERS  
8 TRAFFIC DEPARTMENT  
13 MECHANICAL/LIGHTING DEPARTMENT  
14 SURVEY DEPARTMENT  
11 DRAINAGE DEPARTMENT

12 ENVIRONMENTAL DEPARTMENT  
21 WATER RESOURCES DEPARTMENT  
6 MUNICIPAL DEPARTMENT

CBBEL  
RESOURCES

# KEY PERSONNEL QUALIFICATIONS



## Daniel Dem, PE | Project Manager

WORK LOAD CAPACITY	
Lincolnwood Consulting Engineer	30%
Algonquin Consulting Engineer	30%
Des Plaines S-Curve Underpass	10%
<b>LINCOLNWOOD AVAILABILITY</b>	<b>30%</b>

Dan is a Registered Professional Engineer responsible for design of roadway infrastructure projects, storm and sanitary sewer design, water distribution design, grant applications and preparation of plans, specs & estimates for state and local roadway projects.

### Similar Project Experience Includes:

Village of Lincolnwood Annual Capital Projects  
 Village of Forest Park Annual Capital Projects  
 Village of Lincolnwood Consulting Engineer  
 Village of Orland Park Fairway Drainage and Water Main Improvements  
 Village of Hinsdale 2026 Road Program  
 City of Blue Island CDBG Resurfacing Project



## James Amelio, PE | QA/QC

Work Load Capacity	
Forest Park Water Reservoir	15%
Orland Park McGinnis Slough Bike Path	15%
Elk Grove Water Main	15%
Blue Island Park Improvements	15%
Des Plaines Devon Ave Bike Path	15%
Misc. Management	15%
<b>LINCOLNWOOD AVAILABILITY</b>	<b>10%</b>

Jim is a Registered Professional Engineer who has experience in design and construction engineering. His Civil Design experience includes roadway, streetscape, parking lot and alley design, storm and sanitary sewer design, water distribution design, and the preparation of State and Municipal plans, specifications, and estimates. Jim's Construction Engineering experience includes on-site construction observation, project coordination, scheduling, and documentation of quantities, coordination and/or verification of materials testing and inspection, preparation of change orders, review of contractor pay requests, coordination of as-built drawing preparation, and finalization of contracts.

### Similar Project Experience Includes:

Lincolnwood Village Engineer      Lincolnwood Infrastructure Projects  
 Forest Park Village Engineer      Forest Park Annual Watermain Projects  
 Orland Park Catalina Subdivision Watermain Project



## Rebecca Markham, EI | Design Engineer

WORK LOAD CAPACITY	
Lincolnwood Consulting Engineer	15%
Forest Park Jackson Water Main Improvements	10%
Des Plaines S-Curve Underpass	20%
Roselle Devlin Watershed	15%
<b>LINCOLNWOOD AVAILABILITY</b>	<b>40%</b>

Rebecca is a Civil Design Engineer experienced with a wide range of design projects, such as culvert replacements, standard detail designs, street resurfacing, watermain, green alley, and park improvements. Her responsibilities encompass preparing construction plans and specifications, quantity calculations, construction cost estimates, obtaining permits, bidding assistance, and providing general municipal engineering services.

### Similar Project Experience Includes:

Village of Hinsdale 2026 Asphalt Resurfacing  
 City of Blue Island Irving Avenue CDBG Resurfacing Project  
 Village of Harwood Heights Forest Preserve Drive Resurfacing  
 Village of Harwood Heights 2026 Street Resurfacing Project  
 Village of East Dundee Third Street and Water Street Improvements  
 St. Joseph County Indiana S637 Elm Road Culvert Replacement



## Max Orlandi | Field Reconnaissance

WORK LOAD CAPACITY	
Lincolnwood Devon Streetscape	35%
Lincolnwood LSLR	25%
<b>LINCOLNWOOD AVAILABILITY</b>	<b>40%</b>

Max is an engineering technician at CBBEL, bringing a solid foundation of experience from his previous role at Mount Prospect Public Works, where he worked for seven years across both the Water and Engineering Departments. Max has contributed to various projects in Westchester, Skokie, and Lincolnwood. His work focused on utility installations, including storm, water, sanitary, and streetlight systems, as well as road and sidewalk construction. Max will be an invaluable asset to this project and brings a unique understanding of what it takes to coordinate with residents.

### Similar Project Experience Includes:

Village of Libertyville, Copeland Manor Storm Sewer Project  
 Village of Vernon Hills, Seavey Ditch  
 Village of Lincolnwood, Water Main Replacement



## Kevin Wilson, PE | Constructability Review

WORK LOAD CAPACITY	
Franklin Park Franklin Avenue Reconstruction	25%
Department Management	70%
<b>LINCOLNWOOD AVAILABILITY</b>	<b>5%</b>

Kevin is a Registered Professional Engineer experienced in highway construction and utility installations. His responsibilities include construction observation, project reports, documentation of quantities, review of contractor pay estimates, coordination of materials testing and inspection, site surveys and interaction with the contractor and client.

### Similar Project Experience Includes:

Village of Franklin Park, Franklin Avenue Reconstruction  
 Village of Wilmette, Neighborhood Storage Project  
 Village of Lincolnwood, North Shore Sewer Separation

# SUBCONSULTANT

## Testing Service Corporation (TSC) | Geotechnical



TSC operates from its corporate headquarters in Carol Stream, Illinois. Our firm has branch facilities in Bloomington, DeKalb, Gurnee, Rockford and Shorewood, Illinois. TSC employs a staff of more than 125 people, including 15 Professional Engineers and Geologists. Our Geotechnical Engineering and Material Engineering operational groups are supported by Laboratory and Drilling departments. These four departments can operate together or independently depending on client/project specific needs.

**Geotechnical Engineering (GEO)** - TSC has practiced geotechnical engineering since its 1954 incorporation. Our professional engineers have developed recommendations for standard spread footings, as well as deep foundations including driven piles and caissons. Lateral earth pressure criteria has been developed for evaluation and design of temporary and permanent support systems for deep excavations and tunnels. Data from inclinometers and Menard pressuremeters is regularly employed by TSC's geotechnical staff. In addition, our geotechnical staff is well experienced in roadway/ infrastructure projects.

**Construction Materials Engineering (CME)** - Our CME department is staffed by about 80 personnel including eight (8) Professional Engineers. TSC technicians provide testing, observation and sampling services for soils, Portland cement and bituminous concrete, structural steel and roofing materials on construction projects.

**Laboratory** - The physical materials testing laboratory at TSC's location in Carol Stream is the largest of its type in the state of Illinois. TSC's Bloomington branch office is also equipped with a full-service physical materials testing laboratory. TSC's laboratory is an active participant in the National Voluntary Laboratory Accreditation program. The firm is a member of the American Council of Independent Laboratories.

**Drilling** - TSC owns, operates and maintains a drill fleet of 13 units. These drills have a wide range of configurations and access capacity including truck, rubber tire and track mounted All-Terrain Vehicle (ATV), skid and tripod. Drill supervisors are licensed, well drillers and crews have the OSHA 40-Hour Health & Safety training.



**YEARS EXPERIENCE:** 12  
**YEARS WITH CBBEL:** 9

**EDUCATION**

Bachelor of Science, 2014  
Civil Engineering  
University of Illinois  
at Chicago

**PROFESSIONAL REGISTRATION**

Professional Engineer, IL,  
062.070564, 2018

**PROFESSIONAL AFFILIATION**

American Society of  
Civil Engineers

**Daniel Dem, PE**  
Project Manager

Dan is a Professional Civil Engineer experienced in planning, design, and construction engineering. His Civil Design experience includes roadway and bikeway design, storm and sanitary sewer design, water transmission and distribution main design, and the preparation of state and municipal plans, specifications, and estimates. Dan has prepared Phase I Studies, meeting all the requirements of IDOT's Bureau of Local Roads and Streets and currently serves as Village Engineer for Lincolnwood and provides In-house municipal engineering to the Village of Algonquin.

Software Experience: Microsoft Office Suite, ArcGIS, Geopak, AutoCAD

**Village Engineer, Village of Lincolnwood:** Assists the Department of Public Works and Community Development with all engineering tasks since 2017. Works in a variety of capacities including design of capital programs and projects, budget planning and coordination, preparation of federal/state/county grant funding applications, construction oversight, coordination of reviews for development, residential construction review, utility construction and review, responding to resident engineering and drainage concerns, assists in overseeing public works facilities projects, coordinates with the Village on infrastructure maintenance programs, and liaises with external agencies and organizations on behalf of the Village. Dan also attends Village Board, Traffic Commission, and staff meetings.

**In-House Public Works Assistance, Village of Algonquin:** Dan provides essential engineering support to the Public Works Department. His responsibilities include conducting utility, development, and residential engineering reviews, as well as providing input for capital improvement projects. Dan has been valuable in the process of standardizing the Village's construction specifications and details. He performs construction inspections for private developments and municipal projects, ensuring compliance with Village standards. Additionally, he develops cost estimates for infrastructure programs and projects, assists in coordinating public construction efforts, and applies for grant funding to support various initiatives. Dan evaluates both public and private sites for drainage issues, prescribing effective solutions when needed. Representing the Village, he attends meetings with public agencies and organizations, addresses resident concerns, and manages special requests.

**2026 Resurfacing Project, Village of Hinsdale:** As Project Engineer, Dan oversaw the design for the Village of Hinsdale's 2026 Asphalt Resurfacing Program, a \$1.5 million infrastructure improvement project involving the rehabilitation of approximately 1.2 miles of residential streets and the resurfacing of the Hinsdale Community Pool parking lot. His responsibilities included coordinating field reconnaissance, topographic and utility surveys, and geotechnical investigations to guide the selection of appropriate pavement treatments. Dan led the preparation of plans, specifications, cost estimates, permitting documents, and ensured ADA compliance for a successful project.

**10-Year Plan, Village of Lincolnwood:** Project Engineer responsible for comprehensive data collection and analysis of roadway systems, stormwater management, water mains, lead service lines, sidewalks, and alley infrastructure. Created the framework for the development of a strategic 10-year Infrastructure Program, guiding the Village's future public improvement initiatives and ensure sustainable, efficient infrastructure planning.

**Fairway Stages 1, 2 & 3 Drainage and Water Main Improvements, Village of Orland Park:** Project Engineer for a comprehensive infrastructure project that included the construction of approximately 20,000 linear feet of water main, along with the installation of new water services, valves, and fire hydrants. The project also encompassed significant stormwater improvements and roadway enhancements, ensuring a more resilient water distribution system, improved drainage, and upgraded transportation infrastructure for the community.

**Doogan Park, Village of Orland Park:** Project Manager for the design of the Doogan Park Project in the Village of Orland Park, overseeing a comprehensive engineering effort to create a state-of-the-art community recreational facility. His responsibilities encompassed the design and integration of diverse park amenities, including parking facilities, pickleball, tennis, bocce, and basketball courts, as well as soccer and baseball fields, ensuring optimal layout and functionality. He led the design of a modern playground, restroom shelters, and a sled hill, while incorporating critical infrastructure such as stormwater detention facilities and irrigation systems to support sustainable operations. Throughout the project, Dan coordinated multidisciplinary teams to ensure compliance with regulatory requirements, achieve cost-effective solutions, and deliver a design that enhances community engagement and accessibility.

**Irving Avenue, City of Blue Island:** Project Manager for the City of Blue Island's Irving Avenue Road Rehabilitation Project, successfully managing the design and execution of critical infrastructure improvements funded through Cook County's Community Development Block Grant (CDBG) program. His role involved

overseeing the rehabilitation of Irving Avenue, including pavement resurfacing, curb and gutter replacements, ADA-compliant sidewalk upgrades to improve road safety and accessibility. Dan worked closely with municipal stakeholders and funding agencies to ensure compliance with CDBG requirements, deliver cost-effective solutions, and align the project with community development goals.

**Annual Capital Projects, Village of Forest Park:** Project Engineer for the design of alley reconstruction, water main replacement projects, and locally funded resurfacing initiatives. Responsibilities included designing roadway resurfacing and reconstruction, replacing water mains with durable materials to enhance system reliability, and incorporating “green” alley construction featuring permeable pavers to support sustainable stormwater management. The designs also addressed critical drainage and sewer improvements to strengthen overall infrastructure performance and environmental sustainability.

**Annual and Capital Projects, Village of Lincolnwood:** Project Engineer and Project Manager for Phase II design of the 2019, 2020, 2022, and 2024 Resurfacing and Water Main Replacement Programs. Responsibilities included designing roadway resurfacing and reconstruction, pedestrian facility enhancements, and pavement marking improvements to ensure safer and more efficient transportation systems. Water main design involved replacing aging infrastructure with durable ductile iron distribution mains, as well as sewer replacement, to modernize and enhance the Village’s utility systems.

**2024 Lead Service Line Replacement Project, Village of Lincolnwood:** Project Manager for the construction of the Lead Service Line Replacement Project in the Village of Lincolnwood. This project involved the investigation and coordination for the removal and replacement of lead water service lines for residential properties in the Village. This project also relied heavily on coordination with IEPA for a loan through the State Revolving Fund.

**Transmission Main, Village of Lincolnwood:** Project Engineer involved in route study and detailed Phase II design of a transmission main connection to the City of Evanston. Design included auger drilling, river crossing with directional drilling, rail crossing, sewer replacement, roadway reconstruction, pedestrian facility improvements, adjacent water distribution main replacement, easement preparation, and coordination with over 10 regulatory and permitting organizations.

**Pratt Avenue Sidewalk, Village of Lincolnwood:** Project Engineer for the design and bid services for the installation of a new sidewalk along Pratt Avenue in the Village of Lincolnwood. The project aimed to enhance pedestrian accessibility and safety, contributing to the community’s infrastructure improvements.

**Street Storage Program Stage 2, Village of Lincolnwood:** Project Engineer for design which consisted of constructing roadway and driveway berms in conjunction with sewer restrictions to alleviate basement backups within a combined sewer area. The project included the installation of 37 roadway drainage berms, three driveway drainage berms, new structures and storm sewer, 200 drainage restrictors, new lids on existing frames, sidewalk replacement, curb and gutter replacement, driveway replacement, and landscape berms.

**Pratt Avenue Bike Lanes Project, Village of Lincolnwood:** Project Engineer and Project Manager for the Phase I and Phase II design for the Pratt Avenue Bike lanes project. Project consisted of designing new barrier protected bike lanes for Pratt Avenue from Cicero Avenue to McCormick Boulevard; a distance of approximately two miles along what is a major roadway in the Village. Project utilized Invest In Cook and ITEP Funding on behalf of the Village and included coordination with IDOT. Dan was heavily involved with Public Coordination in addition to design.

**Village Hall Parking Lot Project, Village of Lincolnwood:** Project Manager for the design and planning of the Village Hall Campus parking lot rehabilitation in Lincolnwood, enhancing functionality and improving surface conditions for the community.

**Devon Avenue Water Main, Village of Lincolnwood:** Project Manager overseeing the installation of ductile iron water main along Devon Avenue in Lincolnwood. This project, executed alongside a streetscape enhancement initiative, included the removal and replacement of lead water service lines for commercial properties.



**YEARS EXPERIENCE:** 23  
**YEARS WITH CBBEL:** 23

#### **EDUCATION**

Bachelor of Science, 2003  
Civil Engineering  
University of Illinois at  
Urbana-Champaign

#### **PROFESSIONAL REGISTRATION**

Professional Engineer, IL,  
062.060779, 2008

#### **CERTIFICATIONS**

ICORS Training  
Seminar, IDOT

Material Management of  
Job Sites, IDOT

#### **PROFESSIONAL DEVELOPMENT**

IDOT QC/QA Courses:

Mixture Aggregate  
Technician Course

Portland Cement Concrete  
Level 1

Hot Mix Asphalt Level 1

Bituminous Concrete  
Density Tester Course

# James Amelio, PE

Group Lead

Jim is a Group Lead in the Civil Design Department. He is a Professional Engineer with vast experience in a wide variety of projects in design and construction. His Civil Design experience includes roadway, streetscape, and alley design; storm and sanitary sewer design; water distribution design; green (permeable) parking lot and alley design; and the preparation of state and municipal plans, specifications and estimates. His Construction Engineering experience includes on-site construction observation, project coordination, scheduling, and documentation of quantities; coordination and verification of materials testing and inspection; preparation of change orders; review of contractor pay requests; coordination of as-built drawing preparation; and finalization of contracts. Jim is proficient in documentation for various types of funding including FAU, STP, LAPP, MFT, MWRD, DCEO, ERP, EECBG and CDBG grants.

Jim serves as the Village Engineer and main point of contact for the Village of Forest Park.

Software Experience: Microsoft Project/Word/Excel/Access, ICORS, MicroStation, Geopak

**Village Engineer, Village of Lincolnwood (2014-present):** Oversees all municipal engineering responsibilities and works with the Village in a variety of capacities, including administration and design of municipal programs and projects, coordination of development reviews and construction inspections, and attendance at Village Board and staff meetings.

**Village Engineer, Village of Forest Park (2003-present):** Oversees all municipal engineering responsibilities and works with the Village in a variety of capacities, including administration and design of municipal programs and projects, coordination of development reviews and construction inspections, and attendance at Village Board and staff meetings.

**Lincolnwood Annual Capital Projects (2014-Present), Village of Lincolnwood:** Responsible for programming, design and oversight of Village's annual capital projects. Projects consist of water main replacement and resurfacing projects.

**10-Year Plan (2003-Present), Village of Lincolnwood:** Project Manager responsible for data collection and rating of existing roadway, water main and alley infrastructure to create 10-year plan for Village's future public improvements projects.

**Forest Park Annual Capital Projects (2003-Present), Village of Forest Park:** Responsible for programming, design and oversight of Village's annual capital projects, including water main replacement project, 50/50 sidewalk program, alley reconstruction program, pavement marking program, CDBG program, and various FAU, ERP, MFT and locally funded resurfacing projects.

**Jackson Boulevard Watermain and Resurfacing, Village of Forest Park:** Client Liaison for the watermain replacement and resurfacing project. Project is receiving STP funding.

**Crystal Tree Water Main Lining, Village of Orland Park:** Client Liaison for the cured-in-place water main lining project. Project is using local funding.

**Devon Ave Sidewalk Improvement Project, Elk Grove Village:** Client Liaison for the installation of new sidewalk along Devon Avenue and Ridge Avenue. Project includes pedestrian push button improvements and requires Cook County DOT permit.

**Shared Use Path, Elk Grove Village:** Client Liaison for the design of a shared use path along existing ComEd transmission corridor.

**Parklet and Parking, Village of Clarendon Hills:** Project Director for the design/build of parklets and parking in the Village of Clarendon Hills downtown area.

**Devon Ave Sidepath Project Phase I, City of Des Plaines:** Client Liaison for the Phase I. Project consisted of a new sidepath along the Devon Ave north parkway from Stillwell Drive to Des Plaines River Road.

**Oakton Street Shared-Use Path, Villages of Skokie, Morton Grove, and Niles:** Client Liaison for the Phase II design. Project consisted of design for a 10 foot wide shared use path from Caldwell to Edens Expressway.

**Green Bay Trail, Village of Glencoe:** Project Manager for the Phase I and II design. Project consisted of improving the Green Bay Trail from south of Hazel Avenue to South Avenue.

**Oakton Street Shared-Use Path, Village of Niles:** Client Liaison for the Phase I and II design. Project consisted of design for a 10 foot wide shared use path from Waukegan Road to Caldwell Avenue.

**Sacramento Avenue Watermain Replacement, City of Blue Island:** Client Liaison for the design/build of Sacramento Avenue water main replacement which consisted of directionally drilled water main, and replacement of lead water services.

**Brantwood Avenue Water Main Lining, Elk Grove Village:** Client Liaison for the water main lining of Brantwood Avenue.

**McCabe, Touhy, Nicholas Watermain Replacement, Elk Grove Village:** Client Liaison for the design of the watermain replacement and pavement restoration. Unique features include multiple railroad crossings via auger.

**Doogan Park Improvements, Village of Orland Park:** Client Liaison for the Doogan Park improvements which consist of installation of soccer field, baseball field, pickleball courts, tennis court, basketball court, playground equipment, parking lot, lighting, and irrigation system. Project received OSLAD funding.

**Forest Park Annual Alley Improvements, Village of Forest Park:** Project Manager responsible for design and construction oversight of annual alley program. To date, over 100 alleys have been reconstructed with inverted crown, storm sewer, and drainage structures. Numerous alleys have been constructed with permeable pavers.

**Highland Avenue and Caro Vista Stormwater Improvements, Village of Orland Park:** Project Manager responsible for design and construction oversight to address drainage issues at two locations. Services included: stormwater modeling, design and engineering plans, resident coordination/notification, construction management and an as-built survey.

**Devon Avenue Streetscape, Village of Lincolnwood:** Project Manager responsible for design. Project consists of 0.33 mile of improvements including pedestrian pavement, roadway/pedestrian lighting, ADA route improvements, site furnishings, and general enhancements to the aesthetics of 6 blocks.

**Olde Western Avenue Streetscape Stage 1 and 1.5, City of Blue Island:** Project Manager responsible for design, bidding and construction management services. Project consisted of ornamental street lighting, decorative sidewalk, curb, landscaping, and pavement resurfacing.

**Chicago Ridge Park District Tower Park Improvements, Chicago Ridge Park District:** Project Manager responsible for design, bidding and construction management services. Project consisted of playground installation, site grading, bike path, and a new parking lot.

**Catalina Subdivision Water Main and Stormwater Improvements Stage 1, 2, and 3, Village of Orland Park:** Project Manager responsible for design of water main lining, water main open cut, large diameter storm sewer, and grading for detention ponds.

**7400 Harrison Demolition, Park District of Forest Park:** Project Manager responsible for design, bidding and construction management services. Project consisted of demolition of four buildings, site regrading and restoration.

**Forest Park 2025, 2024, 2022 and 2020 Green Alley Improvement Project, Village of Forest Park:** Project Manager responsible for design of six green alleys. Project consisted of reconstructing existing concrete alleys with concrete ribbon and a permeable paver trough. The project received MWRD funding participation.

**Blue Island 2023 Green Alley Improvement Project, City of Blue Island:** Project Manager responsible for design of three green alleys.

Project consisted of reconstructing existing asphalt alleys with concrete ribbon and a permeable paver trough. The project received MWRD funding participation.

**Lincolnwood 2023 Green Alley Project, Village of Lincolnwood:** Project Manager responsible for design and construction of a permeable paver alley, as well as completion and submittal of the successful MWRD GI Grant Application.

**Street Storage Program Stages 1, 2 & 3, Village of Lincolnwood:** Project Manager responsible for design, consisting of constructing roadway and driveway berms in conjunction with sewer restrictions to alleviate basement backups within a combined sewer area.

**Circle Avenue Sewer Separation, Village of Forest Park:** Project Manager responsible for successful grant application (MWRD Stormwater), design and construction management. The project consisted of new 60" diameter storm sewer, new sanitary sewer, CIPP lining of existing combination sewer, new 20"/12"/6" water main, and pavement resurfacing. Coordination with utilities and negotiation and acquisition of a permanent easement from the United States Postal Service.

**North Shore Channel Storm Sewer Outfall, Village of Lincolnwood:** Project Manager responsible for successful MWRD funding application, design and construction oversight. Project consisted of installing a 60" diameter sewer outfall into the north shore channel and tributary sewer network.

**Salt Storage Facility, City of West Chicago:** Project Manager responsible for design, bidding and construction management services. Project consisted of constructing a salt barn, associated parking lot and utilities.

## SIGNATURE PROJECTS

**Collegeview Stormwater Improvements, City of Elmhurst:** Project Manager responsible for design and construction management of 8.7 ac-ft storm trap system. Project also included coordination with school district, easement negotiations, and preparation of base and coordination with field turf system which was installed on top of the storm trap. **Awarded APWA Chicago Metro Chapter (suburban Branch) Public Works Project of the Year in the Environmental Category less than \$5M.**

**Saylor/Swain/Vallette Stormwater Improvements, City of Elmhurst:** Project Manager responsible for design and construction management of 7.27 ac-ft of stormwater improvements. **Awarded APWA Chicago Metro Chapter (Suburban Branch) Public Works Project of the Year in the Environmental Category less than \$5 M.**

**Transmission Main, Village of Lincolnwood:** Project Manager responsible for wholesale water rate review, route study, design and construction management of 20" diameter transmission main connection to the City of Evanston, approximately three miles. Pipe installation methods consisted of a 600' directional bore beneath the North Shore Channel, auger bore beneath all IDOT routes and under the CTA rail line and open cut pipe installation method with pavement resurfacing. Coordination with utilities and negotiation and acquisition of multiple easements. Permit coordination from CCDOTH, ComEd, CTA, IDOT, IEPA, MWRD, Village of Skokie and USACE. **Awarded APWA Chicago Metro Chapter (Suburban Branch) Public Works project of the year in the Environmental Category \$5M - \$25 M.**



**YEARS EXPERIENCE:** 2  
**YEARS WITH CBBEL:** 2

**EDUCATION**

Bachelor of Science, 2024  
Civil Engineering  
Hope College

**PROFESSIONAL REGISTRATION**

Engineer Intern, IL,  
061.043354, 2025

# Rebecca Markham, EI

Design Engineer I

Rebecca is a Civil Design Engineer experienced with a wide range of design projects, such as culvert replacements, standard detail designs, street resurfacing, watermain, green alley, and park improvements. Her responsibilities encompass preparing construction plans and specifications, quantity calculations, construction cost estimates, obtaining permits, bidding assistance, and providing general municipal engineering services.

**Third Street and Water Street Improvements, Village of East Dundee:** Design Engineer responsible for preparing engineering plans for the reconstruction of Water Street and Third Street from two-way traffic to one-way traffic. The scope of work included approximately 2,100 SY of roadway reconstruction and resurfacing, grading and cross-section development, geometric design, and storm sewer installation. Additional duties encompassed the preparation of technical specifications, cost estimates, and utility coordination.

**2026 Resurfacing Project, Village of Hinsdale:** As Design Engineer, Rebecca developed detailed engineering plans for the rehabilitation of 1.2 miles of residential streets and the resurfacing of the Hinsdale Community Pool parking lot. She coordinated and interpreted survey and geotechnical data, designed roadway improvements including curb, gutter, sidewalk, and ADA-compliant ramps, and incorporated drainage enhancements and traffic staging considerations. Rebecca prepared plans, specifications, and cost estimates in line with Village and IDOT standards, collaborating with Village staff to address design alternatives and utility coordination to ensure a complete and constructible design package.

**Village of Orland Park Doogan Park Improvements, Village of Orland Park:** Design Engineer for improvement of Doogan Park including design of the reconstruction of multiple courts, fields, shelters, playground, path, and parking lot. Responsibilities included preparing plans, specifications, and estimates, and attending meetings with Village staff.

**St. Joseph County S637 Elm Road Culvert Replacement, St. Joseph County, IN:** Design Engineer for culvert replacement including design of the reconstruction of full culvert, grading, roadway patching, restoration and erosion control, and maintenance of traffic plan. Responsibilities included preparing plans, specifications, and estimates.

**Irving Avenue CDBG Resurfacing Project, City of Blue Island:** Design Engineer for street resurfacing including design of driveway, alleyway entrance, and sidewalk reconstruction, and street closures. Responsibilities included preparing plans, specifications and estimates, and preparation and approval of CDBG documents and permits.

**2024 Green Alley Improvements, Village of Forest Park:** Design Engineer for design of the reconstruction of green alleys with permeable concrete pavers and concrete pavement. Responsibilities included preparing plans, specifications, and estimates. Plans included full alley reconstruction, grading, driveway reconstruction, storm sewer installation, and utility coordination.

**Devon Avenue Watermain Improvements, Village of Lincolnwood:** Design Engineer responsible for watermain improvements consisted of watermain, sewer, valve, and fire hydrant reconstruction, and lead service line replacements. Responsibilities included preparation of plans, specification, and estimates.

**Village of Lincolnwood Standard Details, Village of Lincolnwood:** Design Engineer responsible for design of specifications and detail guide for public improvements for various construction details.



**YEARS EXPERIENCE:** 9  
**YEARS WITH CBBEL:** 2

**EDUCATION**

Bachelor of Science, 2017  
Environmental Resource  
Management  
University of Wisconsin -  
Whitewater

**CERTIFICATIONS**

Geographic Information  
Systems (GIS)

Documentation of Contract  
Quantities, IDOT, 25-22831

# Max Orlandi

## Construction Technician

Max is an engineering technician at CBBEL, bringing a solid foundation of experience from his previous role at Mount Prospect Public Works, where he worked for seven years across both the Water and Engineering Departments. Max has contributed to various projects in Westchester, Skokie, and Lincolnwood. His work focused on utility installations, including storm, water, sanitary, and streetlight systems, as well as road and sidewalk construction. He is eager to continue applying his technical expertise and hands-on experience to support impactful infrastructure projects.

**Seavey Ditch, Village of Vernon Hills:** Inspector/Construction Technician for this eight-acre work area that was regraded and converted from dense woodland to a native prairie landscape.

**Water Main Replacement, Village of Lincolnwood:** Inspector/Construction Technician for water main replacement project, including street resurfacing, combined sewer upgrades and sidewalk replacement. Measured, recorded and tracked daily quantities towards the end of the project. Assisted and verified correct accurate quantities for pay estimates.

**Balmoral Avenue Reconstruction, Village of Westchester:** Inspector. This project consists of pavement removal and replacement with a full-depth HMA pavement, new curb and gutter, drainage improvements, water main replacement, sidewalk removal and replacement, pavement markings, restoration. As Inspector responsibilities included construction observation, coordination of material inspection, shop drawing review, utility coordination, quantity verification communication with residents and business owners, and documentation as outlined in the IDOT construction manual.

**Gross Point Road Reconstruction, Village of Skokie:** Inspector. Gross Point Road was reconstructed between Golf Road to the intersection of Old Orchard Road, approximately 0.7 miles. The roadway reconstruction also included the addition of a new storm sewer and traffic signal modernization. As Inspector responsibilities included construction observation, coordination of material inspection, shop drawing review, utility coordination, quantity verification, communication with residents and business owners, and documentation as outlined in the IDOT construction manual.

### 2022 - 2023 ENGINEERING INSPECTOR: VILLAGE OF MOUNT PROSPECT\*

- Supervise the integration of private to public infrastructure for underground utilities (Water, Storm & Sanitary).
- Ensure General Contractor's maintain a complaint free job site.
- Installation of complex storm systems (StormTrap & Contech).
- Review development plans for preparation and execution throughout construction.
- Vast knowledge of Village water system.
- Daily technical communication with contractors and engineers.
- Daily inspections of residential and commercial properties.
- Supervision for resurfacing private roads and parking lots.
- Ensure redevelopment of roads and sidewalks are IDOT & ADA compliant.
- Work relationships with MWRD engineers and inspectors.
- Stake and survey for in-house programs such as the Backyard Drainage Program and new sidewalk.
- Create and modify Village standards and details.
- Respond to residential complaints and issues.
- Team member of the water tapping team that competes at WATERCON.

### 2018 - 2022 WATER/SEWER DEPARTMENT: VILLAGE OF MOUNT PROSPECT\*

- Water main repair, replacement and installation.
- Valve and structure replacement/installation.
- Sinkhole/sewer line inspections/repairs and oversight.
- Water treatment and water system operating.
- Water sampling.
- Ensure EPA rules and regulations are being upheld.
- Proper use of GIS applications and equipment.
- Pressure and chlorination testing of newly installed water main.
- Snow operations. Both snowplow and trackless

\*prior experience



**YEARS EXPERIENCE:** 24  
**YEARS WITH CBBEL:** 24

#### **EDUCATION**

Bachelor of Science, 2002  
Civil Engineering  
University of Illinois at  
Urbana-Champaign

#### **PROFESSIONAL REGISTRATION**

Professional Engineer, IL,  
062.059552, 2006

#### **CERTIFICATIONS**

Documentation of Contract  
Quantities, IDOT, 25-23467

Material Management of  
Job Sites, IDOT

#### **PROFESSIONAL DEVELOPMENT**

##### IDOT QC/QA Courses:

Mixture Aggregate Technician  
Course

Bituminous Concrete Level 1  
Technician Course

Bituminous Concrete Level 2  
Technician Course

Portland Cement Concrete  
Level 1

Troxler Nuclear Gauge Safety  
Training Class

STTP-S11 Hot Mix Asphalt  
Field Inspection

STTP-S33 Soils Field Testing  
and Inspection

TT - ADA/PROWAG

# Kevin Wilson, PE

## Vice President, Assistant Department Head, Construction Engineering

Civil Engineer with over 20 years of construction engineering experience related to highway construction and utility installations. Responsibilities include construction observation, project reports, documentation of quantities, review of contractor pay estimates, coordination of materials testing and inspection, site surveys and interaction with the contractor and client. Observed activities include roadway, water main, sanitary sewer, storm sewer, streambank stabilization, and retaining wall construction. Civil design experience consists of resurfacing and reconstruction projects which have included water main, storm sewer, sanitary sewer, and combined sewer design.

**FAU Route 3533 (Franklin Avenue Reconstruction) [IDOT Contract #61H14], Franklin Park:** Resident Engineer for the \$22 Million reconstruction and widening of Franklin Avenue from a 2 lane roadway to a new 5 lane composite pavement section from 2022 thru 2024. The project scope included staged construction, installation of a new closed sewer system, precast box culvert along north side of the Franklin Avenue, sheet piling, temporary and permanent erosion control, water main installation, traffic signal modernization with three new signalized intersections, new roadway lighting, signing, pavement markings and landscaping improvements. The work required coordination with ComEd to relocate multiple poles and overhead/underground lines, coordination with Canadian Pacific to replace two railroad at grade crossings, and coordination with the Illinois Tollway on adjacent contracts. The project was funded using National Highway Freight Program and Local Funds. The contract was administered by IDOT using CMMS. CBBEL coordinated inspection services with multiple subconsultants throughout the project.

**Neighborhood Storage Project – Phase 3, Wilmette:** Project Manager responsible for the successful delivery of construction engineering services related to the installation of a 13.9 AC-FT StormTrap Doubletrap Vault (with approximately 47,500 cubic yards of excavation) at Thornwood Park and installation of various utilities and roadway improvements to reduce flooding. The utility improvements included approximately 7,500 linear feet of box culvert and storm sewer (12" to 60" diameter), 2,400 linear feet of 10" sanitary sewer installation, 1,750 linear feet of 6" and 8" water main, and landscaping restoration. Upon completion of the underground utilities, the neighborhood roadways were restored with new PCC curb, sidewalk, and driveways before HMA pavement reconstruction or resurfacing with patching was completed. The engineering team coordinated with various stakeholders throughout the project, including the Wilmette Park District and School District 39.

**FAU Route 3533 (Franklin Avenue Advanced Contract) [IDOT Contract #61G76], Franklin Park:** Resident Engineer responsible for the construction engineering and observation of the removal and reconstruction of the Silver Creek Box Culvert; two 12x7 box culverts were placed using precast and cast-in-place methods. Additional work under this contract included roadway reconstruction with HMA pavement, guardrail removal and installation, storm sewer, and a concrete retaining wall (using helical soil nails) under the I-294 Bridge over Franklin Avenue. Final completion included pavement markings and landscaping restoration. This project was funded using National Highway Freight Program and Local Funds. The contract was administered by IDOT using CMMS and we utilized HeadLight inspection software to document daily site observations.

**Neighborhood Storage Project - Phase 2, Wilmette:** Project Manager responsible for the successful delivery of construction engineering services related to the installation of a 10 acre-foot Doubletrap StormTrap underground storage basin with a Pump Station with back-up generator at Hibbard Park. Additional work required to deliver this stormwater storage project included storm sewer ranging in size from 12" diameter to 60" diameter (PVC, DIP and RCP pipes), 19"x30" elliptical RCP storm sewer, installation of 8" water main, installation of 8" sanitary main, and various types of drainage structures required to complete the work. The roadways were restored primarily by resurfacing of existing pavement with spot curb removal and replacement. Hill Street required multiple utility replacements and required pavement reconstruction with full curb and gutter removal and replacement. Additional improvements on this project included sidewalk removal and replacement, park amenities, green infrastructure, pedestrian signal upgrades, and ADA upgrades.

**Neighborhood Storage Project - Phase 1, Wilmette:** Project Manager responsible for the successful delivery of construction engineering services related to the installation of a 20.2 acre-foot StormTrap stormwater storage and detention facility and additional storm sewer ranging in size from 12" diameter to 60" diameter, and 3'x7' and 5'-6' RCP rectangular box storm sewer. Upon completion of the underground utilities, the neighborhood roadways were restored with new PCC curb, sidewalk, and driveways before HMA pavement resurfacing was completed. The proximity of the project to Highcrest Middle School and within Park District property led to a heightened need for communication and coordination with the various stakeholders. Enhanced community outreach included the use of Constant Contact, a project website, and EarthCam streaming video.

**North Shore Avenue Sewer Separation, Lincolnwood:** Resident Engineer responsible for the construction engineering and observation of storm sewer installation ranging in size from 12" to 60"; the purpose was to install a large diameter storm sewer system in a combined sewer area to reduce flooding and resident sewer backups. The project included a 60" storm sewer outfall to North Shore Channel; 256 feet of 60" storm sewer jacked in place under McCormick Boulevard; HMA pavement removal and replacement; and removal and replacement of PCC curb, sidewalk, and driveways. The project was funded by an MWRD grant and local funds.

**Transmission Main Project, Lincolnwood:** Engineering Manager and Resident Engineer (2019) responsible for the construction engineering and observation of the installation of approximately 14,000 lineal feet of 20" ductile iron water main, 4,000 lineal feet of 8" water main, and 387 lineal feet of horizontal directional drilling of 24" HDPE water main. The purpose of the project was to connect to a new water source in the City of Evanston and discontinue purchasing water from City of Chicago. Additional improvements to complete the project included storm sewer repairs; cured-in-place pipe liner; pavement patching and resurfacing; miscellaneous curb, sidewalk, and driveway repairs; landscaping; and mechanical improvements at the Village reservoir. Coordination was required with the City of Evanston, Village of Skokie, CTA, MWRD, and other various stakeholders.

**Sherman Avenue Improvements, Evanston:** Resident Engineer for Sherman Ave Improvements from Church St to Davis St. This streetscape project included ductile iron water main replacement, replacement of brick paver sidewalk with concrete sidewalks and brick ribbon, curb replacement, roadway resurfacing, roadway and decorative lighting replacements in Downtown Evanston. Responsibilities included construction observation, material inspection, public relations with business owners and residents, and contract documentation.

**FAU Route 2853 (Chicago Avenue/Sheridan Road) [IDOT Contract #61D36], Evanston:** Resident Engineer for construction of Chicago Ave through downtown Evanston and Sheridan Rd through the Northwestern University Campus to the Wilmette Village limit. Net length of improvements was 1.87 miles; Chicago Ave included HMA resurfacing, Sheridan Rd included 3 to 4 lanes of PCC reconstruction with new protected bike lanes. New items related to protected bike lane included bicycle traffic signals and radar detection. Additional work included new traffic signals, ADA improvements, water main replacement, and landscaping. Project was on an accelerated schedule in order to accommodate Northwestern University school calendar and was funded with Federal, ITEP, and Local funds.

**Twin Lakes Subdivision Sidewalk Improvements, Villa Park:** Resident Engineer for construction of a new sidewalk in a subdivision with an existing rural ditch typical section. Sidewalk construction included approx. 74,000 SF of new PCC Sidewalk with ADA accessible crossings. Additional improvements included installation of pipe culverts, driveway replacements, and ditch regrading to accommodate new drainage patterns. A retaining wall was installed adjacent to the sidewalk in front of Target due to ROW space restrictions. Project was funded with Federal and Local Funds.

**2016 Road Program, Wilmette:** Resident Engineer responsible for construction engineering and observation for resurfacing or rehabilitation of 5,050 LF of roadways throughout the Village. Roadway construction included approx. 14,000 SY of HMA partial depth resurfacing, and approx. 1,300 SY of brick pavement reusing existing brick pavers. Additional improvements included reconstruction of sidewalks, curb and gutter, and additional drainage improvements as necessary. Project was funded with MFT and Local Funds.

**FAP Route 326 (IL 47), IDOT, Yorkville:** Providing Phase III assistance to IDOT Resident Engineer and Inspectors from 2012-2015. Serving as Assistant Resident Engineer responsible for construction documentation and observation; managed CBEL and subconsultant staff that assisted with documentation and observation. Project included 5.04 km of pavement reconstruction, lane additions, storm sewer, traffic signals, and other work along IL Route 47 from just north of IL Route 71 continuing northerly to just north of US Route 34.

**ADA Ramp Program, CDOT:** Resident Engineer responsible for construction engineering and observation of replacement of previously constructed ADA ramp locations not meeting CDOT ADA requirements. Far South Area included 12 ramp locations and South Area included 40 locations. CDOT QC/QA requirements for ADA ramp replacements were followed. Engineering responsibilities included submittal review, daily observation, measurement of quantities, pay estimates, coordination of material inspection, and documentation on CDOT's online web system.

**Book Road LAPP Resurfacing, Naperville:** Resident Engineer responsible for construction engineering and observation for resurfacing of Book Rd from 111<sup>th</sup> St to 87<sup>th</sup> St Roadway construction included 3.07 miles of partial-depth asphalt pavement. Resurfacing required approx. 2,700 tons of Polymer HMA N50 Leveling Binder and 6,300 tons of Polymer HMA N90 Surface Course "F" Mix. Additional roadway improvements included curb and gutter spot repairs, utility structure adjustments, and thermoplastic pavement markings. Sidewalk improvements were completed where necessary, including new sidewalk ramps meeting ADA standards at all roadway crossings within the project limits.

**Road and Relief Sewer Project, Wilmette:** Project Engineer and Resident Engineer responsible for construction engineering and observation including: verifying that contractor was in conformance with plans and specifications, preparing pay estimates and change orders. Project consisted of partial depth resurfacing of over 1.1 total miles of various residential roadway improvements. Utility construction included 600' of 18" sanitary sewer removal and replacement, 396' of 18" Relief Sewer, 768' of 24" Relief Sewer, 984' of 42" Relief Sewer, 14 Relief Sewer manholes and a 10' diameter junction chamber. Project was funded using MFT and Local Funds.

**Conway Park Sidewalk Improvements, Conway Park Owners Association, Lake Forest:** Resident Engineer responsible for construction engineering and observation including: verifying that contractor was in conformance with plans and specifications, preparing pay estimates and change orders. Project consisted of constructing a 36,000 SF sidewalk to provide a continuous walking path throughout the Conway Park office park corridor. Additional improvements included removing and replacing curb and gutter, improving handicap accessibility, pavement markings, and landscaping regarding and restoration.

**Glenview Road Resurfacing, Wilmette:** Resident Engineer responsible for construction engineering and observation including: verifying that contractor was in conformance with plans and specifications, preparing pay estimates and change orders. Project consisted of resurfacing over 0.5 miles asphalt pavement. Additional improvements included curb and gutter spot repairs, sidewalk replacement, and PCC Driveway replacement. Detector loop replacement was coordinated with CCHD. Project was funded using ERP funds.



**YEARS EXPERIENCE:** 13  
**YEARS WITH CBBEL:** 13

**EDUCATION**

William Rainey  
Harper College

IDOT Phase I Training

Federal Design Guideline  
Training

# Jeffrey Househ

Phase I Municipal Project Lead

As a Phase I Municipal Project Lead within the Civil Engineering Design Department, Jeff spearheads the development of comprehensive Project Development Reports (PDRs) across a wide spectrum of scopes, funding structures, and environmental classifications, including Categorical Exclusions. Jeff orchestrates high-level coordination with key agencies, including the Illinois Department of Transportation (IDOT), the Bureau of Local Roads and Streets (BLRS), and Central Office, to drive projects from kickoff through Design Approval. Jeff's expertise extends to securing diverse funding streams through the Council of Mayors and various state and federal entities. Additionally, Jeff possesses deep technical proficiency in civil design, delivering federal STP and MFT-compliant plans for complex infrastructure initiatives such as roadway reconstruction, resurfacing, water main and storm sewer systems, ADA accessibility, and multi-use path integration.

Software Experience: Microstation, Autoturn, Open Roads Design (ORD)

**Acorn Drive/Bruce Circle/Brierwoods Lane Federally Funded STP Resurfacing Project, Village of Hawthorn Woods:** Involved in Phase I and Phase II. Prepared plans, specifications, and estimate in accordance with Federal design guidelines. Coordinated with IDOT along with LCDOT throughout the project until completion.

**Huntington Drive Resurfacing, Village of Algonquin:** Led Phase I development of the Project Development Report (PDR) for this State Categorical Exclusion project, including coordination with IDOT and the Local Agency to secure Design Approval. Managed communication and presentation efforts for the Phase I meeting with IDOT BLRS, ensuring alignment on scope, design assumptions, and project requirements. Responsible for coordinating with various entities along with different CBBEL departments throughout the project. Supported Phase II efforts by preparing preliminary plan components for inclusion in the PDR. Oversaw Phase I tasks from initiation through completion, culminating in final Design Approval by IDOT BLRS.

**Main Street Multiple-Use Path, Village of Roselle:** Led Phase I development of the Project Development Report (PDR) for this State Categorical Exclusion project, including coordination with IDOT and the Local Agency to secure Design Approval. Managed communication and presentation efforts for the Phase I meeting with IDOT BLRS, ensuring alignment on scope, design assumptions, and project requirements. Responsible for coordinating with various entities along with different CBBEL departments throughout the project. Supported Phase II efforts by preparing preliminary plan components for inclusion in the PDR. Oversaw Phase I tasks from initiation through completion, culminating in final Design Approval by IDOT BLRS.

**Various Phase I Tasks:** Responsible for QA/QC of multiple municipal Phase I reports from various project managers within the department before submittal to IDOT. Also responsible for scheduling, preparing, and presenting at various IDOT BLRS Phase I kickoff meetings.

**Indian Creek Road Federal Resurfacing Project, Village of Hawthorn Woods:** Involved in Phase I and Phase II. Prepared plans, specifications, and estimate in accordance with federal design guidelines. Coordinated with IDOT throughout the project until completion. Project consisted of resurfacing with patching, shoulder removal and replacement, pavement striping, structure adjustments, and restoration. Also responsible for Village and utility coordination.

**Washington Avenue Federal Resurfacing Project, City of Highwood:** Involved in Phase I and Phase II. Prepared plans, specifications, and estimate in accordance with Federal design guidelines. Coordinated with IDOT throughout the project until completion. Project consisted of resurfacing with patching, curb and gutter removal and replacement, sidewalk removal and replacement (ADA accessibility), new accessible parking spots, sanitary sewer replacement, pavement striping, structure adjustments, and restoration. Also responsible for Village and utility coordination along with coordination with Union Pacific Railroad to perform work on their right-of-way.

**Leon Street/Asbury Avenue Reconstruction and Watermain Installation Project, City of Evanston:** RBI and locally-funded full reconstruction of the roadway, parkways, and driveways. Responsible for coordinating with IDOT and preparation of the necessary calculations and report for IDOT's permission to utilize RBI funds. Responsible for coordinating with the City and organizing and attending the public involvement meetings. Also responsible for coordination with utility companies and MWRD/IEPA to obtain the necessary permits for the watermain construction.

**Charles E. Brown Park Improvements, Village of Deer Park:** Reconstruction of tennis and basketball courts at Charles E. Brown Park. Responsible for coordinating with the landscape architect and merging the civil and landscaping plans into a final bid booklet. Also responsible for bidding assistance and utility coordination.

**Mayfair Avenue Federal Resurfacing Project, Village of**

**Westchester:** Involved in Phase I and Phase II. Prepared plans, specifications, and estimate in accordance with Federal design guidelines. Coordinated with IDOT for Phase I and prepared plans, specs, and estimate for Phase II.

**34th Street Federal Reconstruction Project, City of Berwyn:**

Prepared Phase I PDR and received approval from IDOT. Responsible for extensive coordination with IDOT's Bureau of Design, Environmental Unit, Bureau of Traffic, Hydraulics Unit, Geometric Studies Unit, and Bureau of Local Roads throughout the Phase I and PDR preparation and approval process.

**Oakton Street Shared-Use Path, Villages of Skokie, Morton Grove, and**

**Niles:** Project lead for the Phase II design. Project consisted of design for a 10 foot wide shared use path from Caldwell to Edens Expressway.

**Oakton Street Shared-Use Path, Village of Niles:**

Project lead for the Phase I and II design. Project consisted of design for a 10 foot wide shared use path from Waukegan Road to Caldwell Avenue.

**Redwood Road Culvert Replacement Project, St. Joseph County,**

**IN:** Project entails clearing and grubbing, removal of existing culvert, installation of 66 IN CMP culvert with headwalls and wingwall sheeting, pavement patching, guardrail replacement, and restoration on Redwood Road.

**Pratt Avenue Bike Lane Improvements, Village of Lincolnwood:**

Responsible for assistance with Phase II design, including preparation of updated plans, specs, and estimate. Also responsible for assistance with preparing public information meeting slides. Scope consists of the complete redesign of the bike lanes along with new signage and traffic signal updates, pedestrian push buttons, resurfacing, striping, structure adjustments, driveway replacements, and any necessary restoration.

**Annual Alley Resurfacing Project, City of Blue Island:** Project consists of alley resurfacing. Responsible for bidding assistance and utility coordination.

**Annual Road Maintenance Program, City of Blue Island:** Project consists of pavement patching, crack routing and sealing, and pavement reclamation. Responsible for bidding assistance and utility coordination.

**Locally Funded Community Park Parking Lot Full-Depth**

**Replacement, Village of Hawthorn Woods:** Project consisted of a base bid which included full-depth pavement removal and replacement, paint pavement striping of the new parking lot, parking block replacement, curb replacement, and restoration. Responsible for design and preparation of plans, specs, and estimate. Also responsible for bidding assistance and utility coordination.

**Annual Street Resurfacing Program, Village of Hawthorn Woods:**

Responsible for preparation of plans, specs, estimate, bidding assistance, and utility coordination. For years where MFT/RBI funds are utilized, responsible for preparation of the necessary documentation/calculations for IDOT approval to utilize these funds. Also responsible for general IDOT coordination throughout Phase I and II of the projects.

**Locally Funded Reinforced Concrete Box Culvert Project,**

**Village of Hawthorn Woods:** Responsible for coordinating internal meetings with the Structural, Environmental, and Water Resources Departments throughout the project. Project also included acquiring various permits. Other responsibilities included bidding assistance, utility coordination, and coordination with the Construction Engineer throughout construction to ensure smooth construction operations.

**Annual Street Program, City of Zion:** Responsible for preparation of plans, specifications and estimates in MFT format along with utility coordination and bidding assistance. Program consists of resurfacing approximately one to two miles of roadway. Projects utilize MFT funds on an annual basis.

**Annual Street Program, City of Darien:** Responsible for preparation, coordination, and bidding assistance. Program consists of resurfacing approximately four to five miles of roadway. Projects utilize MFT and/or Local funds on an annual basis.

**2018-2024 MFT Program, Village of Algonquin:** Responsible for preparation of plans, specifications and estimates in MFT format along with bidding assistance for improvements such as concrete curb, sidewalk and driveway, asphalt bike path repair patching.

**21st & 29th Street Federally Funded Resurfacing Project, City of**

**Zion:** Involved in Phase I and Phase II. Prepared plans, specs, and estimate in accordance with Federal design guidelines. Coordinated with IDOT throughout the project until completion.

**Galilee Avenue Federally Funded Resurfacing Project, City of Zion:**

Involved in Phase I and Phase II. Prepared plans, specs, and estimate in accordance with Federal design guidelines. Coordinated with IDOT throughout the project until completion.

**Burlington Avenue Federally Funded Resurfacing Project, Village**

**of Clarendon Hills:** Involved in Phase I and Phase II. Prepared plans, specs, and estimate in accordance with Federal design guidelines. Coordinated with IDOT throughout the project until completion.

**Montrose Avenue Federally Funded Resurfacing Project, Village of**

**Harwood Heights:** Involved in Phase I and Phase II. Prepared plans, specs, and estimate in accordance with Federal design guidelines. Coordinated with IDOT throughout the project until completion.

**Sheridan Road Federally Funded Resurfacing Project, City of**

**Highwood:** Involved in Phase I and Phase II. Prepared plans, specs, and estimate in accordance with Federal design guidelines. Coordinated with IDOT throughout the project until completion.

**Prairie Avenue Federally Funded Resurfacing Project, City of**

**Highwood:** Involved in Phase I and Phase II. Prepared plans, specs, and estimate in accordance with Federal design guidelines. Coordinated with IDOT throughout the project until completion.

**Commuter Bike Facilities Federal Project, Village of Forest Park:**

Involved in Phase I and Phase II. Prepared plans, specs, and estimate in accordance with Federal design guidelines. Coordinated with IDOT throughout the project until completion.

**Federally Funded Reconstruction Project, City of Berwyn:**

Involved in Phase I and Phase II, including all public involvement meetings. Prepared plans, specs, and estimate in accordance with Federal design guidelines.

**SIGNATURE PROJECT**

**Phase I Services, City of Des Plaines:** Led Phase I development of the Project Development Report (PDR) for this State Categorical Exclusion project, including coordination with IDOT and the Local Agency to secure Design Approval. Managed communication and presentation efforts for the Phase I meeting with IDOT BLRS, ensuring alignment on scope, design assumptions, and project requirements. Supported Phase II efforts by preparing preliminary plan components for inclusion in the PDR. Oversaw Phase I tasks from initiation through completion, culminating in final Design Approval by IDOT BLRS.



**YEARS EXPERIENCE:** 45  
**YEARS WITH CBBEL:** 29

#### EDUCATION

Surveying Program  
(1991-1993)  
Purdue-Calumet

Surveying Program  
(1983-1984 & 1988-1989)  
Palm Beach Community  
College

Moraine Valley  
Community College

#### PROFESSIONAL REGISTRATION

Professional Land Surveyor,  
IL, 035.003240, 1998

Professional Land Surveyor,  
WI, 2289-8, 1995

#### CERTIFICATIONS

Certified Federal Surveyor  
(CFedS) Federal, 1388, 2010

#### PROFESSIONAL AFFILIATIONS

Illinois Professional Land  
Surveyors Association

Wisconsin Society of  
Land Surveyors

# Kenneth Rasmussen, PLS, CFEDS

Department Head, Survey

Professional Land Surveyor responsible for performing Professional Land Surveying Services for a variety of governmental, private and public agencies. Duties include preparation and certifying various types of survey plats, property line research and determination, writing of Legal Descriptions on various projects. Also prepares ALTA/NSPS surveys, Route Surveys, existing conditions surveys, and Plat of Highways.

#### LAND SURVEYING SERVICES

**Sheridan Road/Chicago Avenue Improvement Project, Evanston:** Prepared topographic and right-of-way verification survey on Sheridan Road/Chicago Avenue cycle track to complete the protected bikeway corridor on Church and Davis Streets to Sheridan Road via Chicago Avenue. This process included verifying elevations for Evanston's Benchmark System, topographic survey of 2 miles ± of Sheridan Road/Chicago Avenue. Establish project right-of-way based on existing right-of-way monuments and existing maps, research records and quality control of collected data.

**Alley Paving Program, Evanston:** Performed topographic/right-of-way survey on various alley improvement sites referenced to the City of Evanston's survey monument system. Assisted with establishment of monumented alley ROW centerline alignment and final submittal of topographic survey plan and profile sheets.

**2222 Oakton Street, Evanston:** Performed field crew coordination, documents and plats research, boundary analysis, computations and final preparation of a plat of survey for two lots owned by the City of Evanston. Post boundary survey prepared two lot re-subdivision for the city for future development.

**Garnett Place and Alley Survey, Evanston:** Performed documents and plats research, ROW and property line analysis and computations and final preparation of existing ROW, property lines and base line exhibit. Also, right-of-way centerline alignment and final submittal of topographic survey plan and profile sheets.

#### PLAT OF HIGHWAYS

**I-90 (Elgin Tollbooth to IL Route 20), Illinois Tollway:** Assistant Survey Manager for design and roadway reconstruction. Existing roadway was widened both east and west bound directions. Surveying responsibilities included creation of a signed and sealed "Plat of Highway" for acquisition of ROW and easements along project corridor per Tollway/IDOT Standards. Required document research for reestablishment of ROW lines, parcel lines and section lines, and coordination of field crews for field survey and recon to obtain existing field evidence of existing boundary lines and ROW; calculation and analysis of data to determine existing boundaries and ROW; and coordination of drafting of the "Plat of Highway" along with writing of legal descriptions for various easements to be acquired. Along with an Existing Conditions survey of project corridor, including stream surveys and cross sections every 100'.

**I-294, Balmoral Off Ramp, Rosemont, Illinois Tollway:** Assistant Survey Manager for design and roadway construction. New ramp is NB only exit ramp leading into Rosemont. Surveying responsibilities included creation of signed and sealed "Plats of Acquisitions" for acquisition of ROW and easements along project corridor per IDOT Standards. Required document research for reestablishment of ROW lines, parcel lines and section lines, and coordination of field crews for field survey and recon to obtain existing field evidence of existing boundary lines and ROW; calculation and analysis of data to determine existing boundaries and ROW; and coordination of drafting "Plat of Highway" along with writing of legal descriptions for various easements to be acquired. Also the field surveying of an Existing Conditions survey of project corridor.

**Austin Avenue, Morton Grove:** Assistant Survey Manager. Responsibilities included reestablishing existing ROW based on monumentation found in the field, plats of highways, subdivision plats and any other available information; field location of all existing conditions, office processing of collected data, and drafting and review of final Design Survey. Prepared and completed Plat of Highway and Legal Descriptions (IDOT standards) for approx. 1/2 mile length for acquisition of land for additional ROW and easements. Effecting 6 large parcels of land adjoining the project.

**Roosevelt Road Streetscape, Forest Park:** Assistant Survey Manager. Responsibilities included reestablishing existing ROW based on monumentation found in the field, plats of highways, subdivision plats and any other available information; field location of all existing conditions, office processing of collected data, and drafting and review of final Design Survey. Prepared and completed Plat of Highway and Legal Descriptions (IDOT standards) for approx. 3/4 mile length for acquisition of land for additional ROW and easements. Effecting 3 large parcels of land adjoining the project.

**Fabyan Parkway and Kirk Road, KDOT:** Assistant Survey Manager for design and roadway reconstruction of intersection. Responsibilities included reestablishing existing ROW based on monumentation found in the field, plats of highways, subdivision plats and any other available information; field location of all existing conditions, office processing of collected data, and drafting and review of final Design Survey. Prepared and completed Plat of Highway and Legal Descriptions (IDOT standards) for approx. 2 miles total length for acquisition of land for additional ROW and easements. Effecting 13 parcels of land adjoining the project.

**Roosevelt Road and Fabyan Parkway, DCDOT:** Assistant Survey Manager for design and roadway reconstruction of intersection. Responsibilities included reestablishing existing ROW based on monumentation found in the field, plats of highways, subdivision plats and any other available information; field location of all existing conditions, office processing of collected data, and drafting and review of final Design Survey. Prepared and completed Plat of Highway and Legal Descriptions (IDOT standards) for approx. 2 miles total length for acquisition of land for additional ROW and easements. Effecting 12 parcels of land adjoining the project.

**Peterson Road, LCDOT:** Performed research, computations, analyses of documents and existing monumentation and coordinate field reconnaissance for preparation of "Plat of Highway" for various ROW acquisitions and easements, along with writing of legal descriptions for proposed acquisitions and easements. Project length approx. 1.5 miles.

**Golf Road, Rolling Meadows, IDOT:** Established horizontal and vertical control for Phase I roadway design. Also established existing ROW for purposes of land acquisitions and preparation of a "Plat of Highway" suitable for submittal to IDOT. Project length of approx. 0.75 miles.

**153rd Street, Orland Park, CCHD:** Performed research, computations, analyses of documents & existing monumentation and coordinate field reconnaissance for preparation of "Plat of Highway" for various ROW acquisitions and easements, along with writing of legal descriptions for proposed acquisitions and easements. Project length approx. 1.5 miles.

**135th Street, WCDOT:** Performed research, computations, analyses of documents and existing monumentation and coordinate field reconnaissance for preparation of "Plat of Highway" for various ROW acquisitions and easements, along with writing of legal descriptions for proposed acquisitions and easements. Project length approx. 2.75 miles.

**151st Street, Orland Park, IDOT:** Performed research, computations, analyses of documents and existing monumentation and coordinate field reconnaissance for preparation of "Plat of Highway" for various ROW acquisitions & easements, along with writing of legal descriptions for proposed acquisitions and easements. Project length approx. 1 mile.

**Green Bay and Wadsworth Road, Beach Park, LCDOT/IDOT:** Performed research, computations, analyses of documents and existing monumentation and coordinate field reconnaissance for preparation of "Plat of Highway" for various ROW acquisitions & easements, along with writing of legal descriptions for proposed acquisitions and easements. Project length approx. 1.5 miles.

**Big Timber Road, Elgin, KDOT:** Performed research, computations, analyses of documents and existing monumentation and coordinate field reconnaissance for preparation of "Plat of Highway" for various ROW acquisitions & easements, along with writing of legal descriptions for proposed acquisitions and easements. Project length approx. 1 mile.

**Hawthorn Lane, West Chicago, IDOT:** Performed research, computations, analyses of documents and existing monumentation and coordinate field reconnaissance for preparation of "Plat of Highway" for various ROW acquisitions & easements, along with writing of legal descriptions for proposed acquisitions and easements. Project length approx. 2.5 miles.

**IL Route 60 and Saunders Road, Lake Forest, IDOT:** Performed research, computations, analyses and coordinate field work for preparation of "Plat of Highway" for various ROW takes and easements, along with writing the legal descriptions for said ROW takes and easements. Project length approx. 0.5 miles.

**Highland Avenue, Lombard, IDOT:** Performed research, computations, analyses and coordinate field work for preparation of "Plat of Highway" for various ROW takes & easements, along with writing legal descriptions for said ROW takes and easements.

**Plum Grove Road, Rolling Meadows, IDOT:** Performed research, computations, analyses and coordinated field work for preparation of "Plat of Highway" for various ROW takes and easements, along with writing the legal descriptions for said ROW takes and easements.

**Willow Road, Northfield, IDOT:** Performed research, computations, analyses and coordinated field work for preparation of "Plat of Highway" for various ROW takes and easements, along with writing the legal descriptions for said ROW takes and easements. Project length approx. 1.5 miles.

**Butterfield Road North, Libertyville, LCDOT:** Established horizontal and vertical control for Phase I design. Also established existing ROW for purposes of land acquisition and preparation of plats and legals for individual parcels. Project length of approx. 1.5 miles.

## ALTA/NSPS LAND TITLE SURVEYS

**U.S. Tobacco, Franklin Park:** Performed client coordination, document research at recorder's office, on-site boundary reconnaissance, boundary analysis, computations, title report review, final preparation and final review of ALTA/NSPS survey for the 20-acre manufacturing plant site.

**DuPage Technical Center, West Chicago:** Performed client coordination, document research at recorder's office, on-site boundary reconnaissance, boundary analysis, computations, title report review, final preparation and final review of ALTA/NSPS survey for the 800-acre site. Also prepared various Dedication, Easement and Assessment plats for the technical center development.

**Metropolitan Water Reclamation District, Bellwood:** Performed client coordination, document research at recorder's office, on-site boundary reconnaissance, boundary analysis, computations, title report review, final preparation and final review of ALTA/NSPS survey for the 21-acre future Addison Creek Reservoir site.

**Multiple Commercial Sites, West Chicago and McHenry:** Performed client coordination, document research at recorder's office, on-site boundary reconnaissance, boundary analysis, computations, title report review, final preparation and final review of ALTA/NSPS survey for two 10-acre sites.

**Hyatt Hotels, Lisle, Deerfield, and Rosemont:** Performed research, onsite boundary reconnaissance, boundary analysis, computations, review and final preparation of survey for 3 different Hyatt properties in the Chicagoland area.

**City Hall Campus, West Chicago:** Performed research, boundary analysis, computations, review and final preparation of survey for a 14-acre site for City's future City Hall Campus site.

**Emmett Bean Center, Indianapolis, IN:** Performed research, on-site boundary reconnaissance, boundary analysis and computations for a 73.3 acre site on US Department of Defense's Financial Building.

**Village of Huntley:** Performed research, computations, boundary analysis, client coordination, title review, final review and submittal of plat to meet national standards for the Downtown Redevelopment Project.

**Village of Algonquin:** Performed research, computations, boundary analysis, client coordination, title review, final review and submittal of plat to meet national standards for various sites within Village.

## BOUNDARY SURVEYS

**Illinois High Speed Railroad, Union Pacific Railroad:** Assistant Survey Manager for parcel acquisition surveys. Responsibilities included: conducting research at Logan, McLean, Livingston, Grundy, and Will County Recorder's Offices and at other various public agencies to obtain recorded and unrecorded documents for reestablishment of ROW lines, parcel lines and section lines along the project corridor. CBBEL also coordinated field crews for field survey and recon to obtain existing field evidence of existing ROW and boundary lines calculations and analysis of researched documents and collected field data to determine existing boundaries and ROW lines. Prepared various "Parcel Plats", "Easement Plats" and "Right-of-Way Plats" along with legal descriptions for various proposed ROW and easement acquisition parcels. The areas covered by CBBEL were Tier 3, Tier 4, Tier 6, Tier 7 (Wilmington), and Tier 8.

**Metropolitan Water Reclamation District, Bellwood:** Performed client coordination, document research at recorder's office, on-site boundary reconnaissance, boundary analysis, computations, title report review, final preparation and final review of 5 proposed easement acquisition parcels for proposed improvements of Addison Creek.

**Lake County Campus, Libertyville:** Worked extensively on research on-site field investigation, computations, analyses and legal descriptions for 150 acre site.

**Westgate Redevelopment, Schiller Park:** Worked extensively on research, computations and analyses of boundary determination and prepared legal descriptions for 15 acre redevelopment site.

**Calumet Sag, Palos Park:** Coordinated, researched, analyzed, and computed a boundary survey for 163 acres of land owned by MWRDGC for Plat of Survey of total holdings for future easements and park site lease agreements.

**Stearns Road, KDOT:** Established first order vertical control for route survey through 6 miles of land, along with a dependent resurvey of 6 sections encompassing the route survey, which included extensive research, evidence evaluation and remonumentation of all obliterated corners, which were documented and recorded at County's Recorder's office.

**Dellwood Park West, Plat of Survey, Lockport Park District:** Worked extensively on research, computations, analyses, State Plane Coordinate System Control by GPS applications and overseeing field boundary survey for 156 acre parcel along Illinois & Michigan canal for future recreational park.

## PLATS OF EASEMENT, DEDICATIONS, SUBDIVISIONS, VACATIONS, ETC.

Preparation of various Plats Exhibits and Legal Descriptions at Quality Standard to meet the client's need for a specific project.

- Village of Algonquin
- City of Crest Hill
- DuPage Airport Authority
- City of Elgin
- City of Elmhurst
- Village of Hawthorn Woods
- Village of Homer Glen
- Village of Huntley
- Village of Justice
- City of Lake Forest
- Village of Lombard
- Village of Niles
- Village of Northbrook
- Village of Northfield
- City of Northlake
- City of Oakbrook Terrace
- City of Palos Hills
- City of Rolling Meadows
- Village of Rosemont
- Village of Skokie

## PROFESSIONAL DEVELOPMENT

Wisconsin Surveyor's Institute (Various Seminars)

ACSM Conference (Various Seminars)

ALTA Surveys

Subdivision of Sections

Construction Layout

Subdivision of Fractional Sections

Lost and Obliterated Corners

NGS Global System Positioning

Property Boundaries and Easements

Professional Surveyors Liability

Training by Lieca on GPS Systems

Illinois Land Surveyor Conference (Various Seminars)

Training by GeoPak on GeoPak Survey Software

Evidence and Courtroom Procedures for Surveyors

Understanding and Working with the Priority of Calls in the Law and Surveying

Ethics for the Illinois Professional Land Surveyor

Illinois State Statutes for the Illinois Profession Land Surveyor

Advanced Cadastral Academy

Railroads and the Surveyor

Land Acquisition and Surveys (IDOT)

Cadastral Division of Bureau of Land Management

- Certified Federal Surveying Training Program
- Hillstrom 180 IBLA 388
- Manual of Survey Instructions



**YEARS EXPERIENCE:** 38  
**YEARS WITH CBBEL:** 23

#### **EDUCATION**

William Rainey Harper  
College, 1989

College of Architecture,  
1986-1988, Iowa State  
University

#### **PROFESSIONAL DEVELOPMENT**

OpenRoads Designer Survey  
& Subsurface Utilities  
Workshops, Illinois Bentley  
User Group, 2018

GIS, SUE, and Descartes  
Workshops, Illinois Bentley  
User Group, 2014

InRoads Basics Training,  
Envision Graphics, 2002

GEOPAK Design Training,  
Parsons Brinckerhoff, 2000

GEOPAK Road Training,  
Spectrum CAD Solutions,  
1999

# James Schmieder

Utility Coordinator

As Utility Coordinator in the Survey Department, James coordinates with J.U.L.I.E. and the O.U.C. in the City of Chicago. Contacts for all utility companies are established for all CBBEL projects. As the first point of contact with utility companies, municipalities and facility management organizations, James obtains atlas information in multiple formats and transposes this data into CAD format. This utility CAD data is then incorporated into existing topographic surveys for use by CBBEL's Design Engineers. James assists CBBEL's Engineers throughout the plan submittal process to completion. Additionally, James performs various tasks including drafting of existing conditions for use by the Engineering Departments or clients. Drafting of a variety of survey related Plats, including ALTA/ACSM Land Title Surveys, Easement, Property, Highway, and Subdivision Plats. Drafting tasks are performed utilizing MicroStation and GeoPak. A multi-disciplined CAD operator, James worked on engineering design plans for highways, roadways, residential land development, railroads and bridges prior to joining CBBEL.

Software skills include MicroStation, GeoPak, AutoCAD, InRoads and Eagle Point.

**Chicago Department of Water:** Since 2003 James has worked on the Survey department team that has prepared over 100 miles of water replacement projects affecting more than 300 city streets for the City of Chicago Department of Water. All existing conditions are drafted as well as underground facilities from atlases provided by the Chicago O.U.C. for companies such as Comed, AT&T, Comcast, Peoples Gas, RCN and the Chicago Department of Sewers. James is responsible for transposing this information into CAD drawings for design purposes with adherence to C.D.O.W. CAD standards.

**UP Railroad Geneva Corridor:** Boundary Surveys were completed for land acquisition purposes on 92 parcels. CAD Manager for the preparation of Parcel Plats and legal descriptions for acquiring right-of-way and easements throughout the Geneva Corridor.

**Illinois High-Speed Rail (Chicago to St. Louis):** Assistant CAD Manager for preparation of approx. 125 premise plat drawings for land acquisition along the UPRR corridor. The railroad corridor is 284 miles long; when complete, the improvements will accommodate rail speeds of up to 110 mph greatly reducing travel times.

**Metra:** Drafted existing conditions and design plans for new platforms and parking areas at the Edgebrook, Franklin Park, and Northbrook Metra stations.

**I-90 (Elgin Tollbooth to IL Route 20), Illinois Tollway:** Assistant CAD Manager for design and roadway reconstruction. The existing roadway is being widened both EB and WB directions. Responsibilities included creation of a "Plat of Highway" for acquisition of ROW and easements along project corridor per Tollway/IDOT Standards. Also drafting of an Existing Conditions survey of the project corridor, including stream surveys and cross sections every 100'. Additional responsibilities included utility coordination and drafting of all underground facilities.

**I-294 (Balmoral Off Ramp), Illinois Tollways, Village of Rosemont:** Assistant CAD Manager for design and roadway construction. The new ramp is a NB only exit ramp leading into Rosemont. Responsibilities included creation of "Plats of Acquisitions" for acquisition of ROW and easements along project corridor. Also drafting of an Existing Conditions survey of the project corridor. Additional responsibilities included utility coordination and drafting of all underground facilities.

**Balmoral Avenue Extension, Chicago, O'Hare, and Village of Rosemont:** Assistant CAD Manager for design of Balmoral Ave overpass of Mannheim Rd. Responsibilities included creation of plats for acquisition of ROW and easements along project corridor. Also drafting of an Existing Conditions survey of the project corridor. Additional responsibilities included utility coordination and drafting of all underground facilities.

**I-80 Resurfacing (Harlem Avenue to I-294), IDOT:** Drafting and quantity calculations for 6 miles of I-80. The \$16 million project included surveying tasks completed almost entirely at night. All documentation was prepared in accordance with ARRA requirements, IDOT Construction Manual and Project Procedures Guide.

**Peterson Road Plat of Highway, LCDOT:** Drafting on Plat of Highways and QA/QC of coinciding legal descriptions, ROW takes, and easement areas.

**IDOT Resurfacing Program:** Drafting and quantity calculations for various roadways. Area calculations were prepared specific to each project's construction methodology. IDOT plans were used to establish a means in showing calculated areas for various removal and replacement items.

**Green Bay Road/Wadsworth Road Plat of Highway, LCDOT:** Drafting on Plat of Highways and QA/QC of coinciding legal descriptions, ROW takes, and easement areas.

**Delany Road Plat of Highway, LCDOT:** Drafting on Plat of Highways and QA/QC of coinciding legal descriptions, ROW takes, and easement areas.

**Various City Streets, Chicago Department of Water:** Drafting existing conditions and all utilities using Atlas information provided.

**Lockport Street Streetscape, Village of Plainfield:** Drafting of various Plats of Survey and Plats of Easement.

**West Gate Redevelopment, Village of Schiller Park:** Drafting of an ALTA Survey, various Plats of Survey and a Plat of Subdivision.

**Buffalo Creek, Village of Wheeling:** Drafting of various Plats of Easement and exhibits along Buffalo Creek.

**Glendale Heights GIS:** Drafting, atlas verification and QA/QC of CAD files used to develop GIS base maps.

**Rolling Meadows GIS:** Drafting, atlas verification and QA/QC of CAD files used to develop GIS base maps.

**Elmwood Park GIS:** Drafting, atlas verification and QA/QC of CAD files used to develop GIS base maps.

**Armitage Avenue, City of Northlake:** Drafting of existing topographic conditions of approx. 1 mile of roadway, utilities and development of a TIN model for this site.

**North Broadway Avenue/Rivers Edge Park, City of Aurora:** Drafting of existing topographic conditions, utilities and development of a TIN model for this site.

**135th Street, WCDOT:** Drafted existing conditions and a Plat of Highway for approx. 90 affected parcels requiring easement and/or ROW takes. Project length approx. 2.6 miles.

## ENGINEERING AND DESIGN

**I-290 (IL 53) Highway Design Plans, Village of Schaumburg/Village of Elk Grove Village, IDOT:** An award winning construction project in Illinois. CAD Manager, drafting troubleshooting, interpolating review comments, planning work assignments, QA/QC for CAD content and correctness, and preparing, formatting and coordinating the exchange of electronic CAD deliverables for IDOT. Managed budget and costs pertaining to CAD. Prepared all CAD charges to be billed to client.

**I-290 Interchange Study and Design Plans, Village of Hillside, IDOT:** An award winning project (2002 Eminent Conceptor award from ACEC-Illinois). Drafted Design plans for Mainline Highway, Future H.O.V. Lanes, Advance ramp, Mannheim Rd, Roosevelt Rd, and North South Frontage roads. Also drafted and coordinated design plans for roadway and Railroad overpass at Darmstadt Rd; design plans prepared in both metric and English formats. CAD coordination of I-290 including design and drafting troubleshooting, interpolating review comments, planning work assignments, QA/QC for CAD content and correctness, and coordinating the exchange of electronic data with IDOT and subconsultants. All tasks were performed using MicroStation SE, J and GEOPAK. Approx. 2,000 plan sheets were drafted to produce the Highway Design Plans.

**Del Webb's Sun City, Village of Huntley:** CAD Manager for this fast track project consisting of 5,500 homes, recreational facilities and a championship golf course on roughly 2,500 acres. Responsibilities included data management, subconsultant coordination; plan format and training for all facets. Drafting tasks included design plans for roadways and neighborhoods. Additional drafting and design tasks including golf course grading and drainage, creek realignment and erosion control. This work was completed with AutoCAD R14 and Softdesk Civil Design.

# PROJECT UNDERSTANDING

CBBEL understands that the Village of Lincolnwood is seeking a qualified engineering partner to deliver complete design engineering services for its 2026 and 2027 Infrastructure Programs. While the programs will be managed under one design contract, the Village intends to solicit bids separately, June 2026 for the 2026 work and January 2027 for the 2027 work. Our approach is structured to support this sequencing and maintain clear distinction between the two bid packages while maximizing efficiencies in data collection, design, and permitting.

## 2026 Infrastructure Program

The 2026 program includes approximately 4,500 feet of roadway resurfacing and roughly 2,100 feet of watermain replacement. Planned improvements span two alleys, Arthur Avenue, Ridgeway Avenue, and watermain corridors along Devon Avenue and Hamlin Avenue. Hamlin Avenue work includes both resurfacing and watermain construction.

## 2027 Infrastructure Program

The 2027 program consists of approximately 1,500 feet of roadway resurfacing and 1,500 feet of watermain installation along Proesel Avenue between Albion and Devon. This work includes full pavement improvements and watermain replacement.

## Improvement Types

Both program years involve typical asphalt grind-and-overlay, pavement patching, and targeted curb and sidewalk removal and replacement. Water improvements consist of installing new 8-inch ductile iron watermain, with associated valve vaults, fire hydrants, water services to the Buffalo Box, and sewer structure repairs or lining as necessary to meet IEPA requirements. All construction will be funded through the Devon–Lincoln TIF District.

Our understanding reflects the project intent and scope defined in the RFP, combined with our experience delivering similar roadway and utility projects for local municipalities.

## Past Project Experience and Local Familiarity

CBBEL's approach is strengthened by our extensive history delivering infrastructure and capital improvement projects for the Village of Lincolnwood, including multiple annual infrastructure programs in 2019, 2020, 2022, 2023, and 2024. Through these projects, our team has developed a detailed understanding of the Village's standards and expectations; ranging from pavement rehabilitation limits and curb/sidewalk replacement criteria to preferred water system components and restoration practices.

Beyond the annual infrastructure programs, CBBEL has completed multiple projects directly adjacent to, and highly relevant to, the current project limits. The 2019 Transmission Main Project, beginning at the Lincolnwood Pump Station on Schreiber, provided our team with firsthand knowledge of the water system's configuration, operating conditions, and the construction logistics specific to the surrounding corridors. More recently, the 2023 Devon–Lincoln TIF Lighting Project further expanded our familiarity with the Devon–Lincoln commercial district, including its businesses, traffic patterns, access constraints, and coordination needs.

This continuity of work gives CBBEL a practical advantage: we already understand the area, the corridors involved, the adjacent businesses, and the types of local conditions that influence constructability. This familiarity shortens the learning curve, allows us to anticipate potential challenges, and supports smoother coordination with utilities, permitting agencies, and affected stakeholders. It also positions us to develop efficient, well-coordinated plans that reduce risk, limit change orders, and maintain schedule and budget for the Village.



# PROJECT APPROACH



## 1. Project Initiation and Village Coordination

We begin with a structured kickoff meeting to confirm the Village's objectives, align on design criteria, establish communication protocols, and review available GIS and record data. From the outset, we work collaboratively with Village staff to confirm milestones and ensure that both program years remain on track. Regular progress meetings will be scheduled at intervals preferred by the Village to maintain transparency and support timely decision-making.



## 2. Field Investigations and Existing Conditions Assessment

Our design process starts with thorough field data collection. This includes pavement cores along the entire project and soils analysis for all watermain corridors, including required CCDD testing per IEPA regulations. We will complete topographic surveys for all segments and conduct field reviews of storm and sanitary structures to identify required adjustments or reconstruction. Sidewalk, curb, and pavement conditions will be assessed to determine necessary replacements. We will coordinate directly with utility companies to obtain current utility information and identify potential conflicts early in design.



## 3. Engineering Design and Permitting

Our team will develop full construction plans, technical specifications, and detailed cost estimates for both program years. Design elements will include watermain alignment and appurtenances, pavement rehabilitation plans based on core data, ADA-compliant improvements, curb and sidewalk replacement, sewer structure rehabilitation, and integration of confirmed utility information.

All necessary permits will be prepared and submitted on the Village's behalf, including:

- IEPA permits for potable watermain construction
- IDOT right of way permits for work on Devon Avenue
- MWRD permits for sanitary and storm structure adjustments or reconstruction, in addition to any sewer repairs/replacements needed to meet IEPA regulations



## 4. Stakeholder and Utility Coordination

We understand the importance of minimizing disruption during construction. Our team will coordinate with adjacent residents and businesses as needed throughout design. We can also prepare materials for Village communications, including project summaries and website updates. Coordination with utility owners will continue throughout the design phase to ensure potential conflicts are resolved before bidding.



## 5. Cost Control and Budget Alignment

We will prepare updated Engineer's Estimates of Probable Cost at each major design milestone. If projected costs exceed budget constraints, we will work collaboratively with the Village to evaluate design alternatives, adjust scope, or modify project phasing to maintain budget alignment without compromising project objectives.



## 6. Bid-Phase Support

We will manage the full bidding process for each program year, including advertisement, distribution of plans and specifications, facilitation of the bid opening, bid review, tabulation, and preparation of a recommendation for award. Our materials will be clear, complete, and crafted to encourage competitive, accurate contractor pricing.



## 7. Commitment to Schedule

Meeting the Village's required bid dates is a core priority. Our internal schedule will be structured to deliver both plan sets on time for advertisement: June 2026 for the 2026 program and January 2027 for the 2027 program. We will work closely with Village staff to finalize interim milestone dates and ensure consistent progress toward each deadline.

# KEYS TO SUCCESS



## Hardscape – Sidewalks and Curbs

The Village of Lincolnwood has evolved over many decades, resulting in a variety of sidewalk widths, alignments, styles, and curb types throughout the community. This is seen not only in residential areas, but industrial parks like within our project limits. As part of our design effort, we will work to introduce greater consistency and uniformity where feasible, while still respecting the character and established patterns that give each neighborhood its identity.

ADA compliance and sidewalk connectivity will be a significant consideration throughout design. Our team will identify opportunities to improve accessible routes, correct deficient sidewalk segments, and coordinate with the Village on proposed improvements. Because many existing sidewalks in the Devon-Lincoln TIF do not meet the minimum ADA width nor have appropriate slopes and detectable warnings, we anticipate widening intersection approaches to achieve the required 4 foot minimum.

As part of our review, we will evaluate the sensitive crossings like that at Proesel Avenue and Schreiber Avenue where children access Springfield Park. Sidewalk access is limited at this location, creating issues with accessing the park. We will assess options to integrate park access with pedestrian facilities on Proesel Avenue and improve pedestrian flow. We will also review existing crosswalk signage and pavement markings, as has been made standard on other projects in the Village along places of interest.

During field reconnaissance, our team will assess the condition of existing curbs and sidewalks for cracking, heaving, settlement, and drainage-related issues. Trip hazards caused by tree roots, deteriorated curb and gutter, and non uniform or overlaid curb sections will be documented and incorporated into the recommended replacement limits.

## Signage

During preliminary site reviews, we observed several locations where signs, posts, or supports require replacement or adjustment. Many signs exhibit faded sheeting, missing reflectors, skewed alignment, or installation at a non standard height or location. As part of the design, we will inventory these locations and incorporate sign replacements, relocations, or upgrades into the project plans to restore uniformity and compliance with current MUTCD standards.



## Drainage Issues

Drainage challenges will be addressed comprehensively as part of the project. Along Hamlin Avenue, the east curb line shows alignment issues, resulting in ponding. We will include corrections to the curb profile to resolve these deficiencies.

Throughout the project, we will plan our field reviews to occur after rainfall events when possible, allowing us to clearly identify standing-water locations and document issues that may not be visible during dry conditions.



## Roadway Improvements

Based on our experience working with the Village, we will evaluate all manhole lids, catch basin grates, and other structure covers within the project limits and recommend replacements where needed to create uniformity and improve function.

Pavement cores will be taken at appropriate intervals to guide pavement design and confirm the required structural section. Our approach is to develop a durable, cost effective pavement section tailored to the Village's long term maintenance goals.

## Watermain Improvements

Watermain improvements located within IDOT right of way will require substantial coordination. Early engagement with IDOT will be a critical path item. Our proposed approach is to install watermain under the Devon Avenue parkway as to reduce impact while maintaining a cost-effective design, allowing the work to be completed with little impact to traffic.

For watermain improvements on local streets, our team brings extensive experience with the Village's preferred materials, fittings, hydrants, valves, and Buffalo Boxes. Our long history designing water infrastructure in Lincolnwood enables us to efficiently develop plans and specifications that align with Village standards and streamline the overall design process.

# SCOPE OF SERVICES

## Task 1 – Pavement and Soils Investigation:

RUBINO will perform pavement cores and soil borings at fourteen (14) total locations along Proesel Road, Devon Avenue, Hamlin Avenue, Ridgeway Avenue, and Arthur Avenue to determine the existing pavement composition and underlying soil conditions. Pavement cores will be advanced to depths of approximately 4 feet, and soil borings will be completed to depths of approximately 10 feet, depending on the designated location. The pavement core measurements and soil characteristics obtained from these borings will support pavement evaluation and design considerations for the proposed water main improvements. RUBINO will also conduct a Potentially Impacted Property (PIP) evaluation in accordance with Illinois Environmental Protection Agency (IEPA) requirements. Based on this evaluation, and as requested, RUBINO will obtain soil samples for analytical testing necessary for completion of the LPC-663 form. Analytical testing may include volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), total RCRA metals, and pH, with additional parameters added if warranted by site conditions. The results of this testing will determine whether excavated soils can be reused or must be managed for off-site disposal in accordance with IEPA regulations for uncontaminated soil or CCDD/USFO operations.

## Task 2 – Topographic Survey:

CBBEL will obtain topographic survey of the project area as needed to design the proposed improvements for all street segments containing water main replacement. The survey will be used as a base map for design purposes. Included are the following survey tasks:

1. Horizontal Control: Utilizing state plane coordinates (NAD '83, Illinois East Zone 1201); CBBEL will establish recoverable primary control.
2. Vertical Control: CBBEL will establish elevations on new horizontal control points based on NAVD '88 Vertical Datum.
3. Field topographic survey to locate and measure pavement, curbs, trees, fences, walks, curb cuts, utilities, approximate right-of-way and other pertinent site features.
4. Field Survey to determine detailed utility structure rim and invert elevations, pipe size and material.
5. Field level run to establish vertical control.
6. Office calculations and plotting of field data.
7. Drafting of an existing conditions plan in a Microstation drawing file. CBBEL will create design base sheets from the survey at a scale of 1" = 20'. This task will also include identification of approximate roadway right-of-way.

## Task 3 – J.U.L.I.E. Utility Coordination:

CBBEL will obtain underground utility information through J.U.L.I.E. design locates and utility atlas records for all applicable utilities, including water, gas, electric, cable, and telecommunications. All available utility data will be compiled into the project base map and drafted onto the engineering plans. Based on this information, CBBEL will transmit the drafted existing utility layouts to each utility owner for verification and will coordinate directly with the utilities to identify potential conflicts and determine any required relocation work. Utility information shown on the base map will represent the best available records from utility owners and J.U.L.I.E.; however, some utilities or obstructions may not be depicted. The contractor will be responsible for field-locating and protecting all utilities, whether or not shown. J.U.L.I.E. atlas information is generally limited to public right-of-way areas; identification of private, on-site utilities remains the responsibility of the client.

## Task 4 – Field Reconnaissance:

CBBEL will perform field inspections of all Village storm and sanitary structures within the project limits to determine whether each structure requires adjustment, repair, reconstruction, or replacement. Field reconnaissance will also include evaluation of curb, gutter, sidewalk, and other hardscape to identify defects, ADA issues, drainage concerns, and limits of necessary replacement. Findings will be documented and incorporated into the design of the roadway resurfacing and watermain improvements.

## Task 5 – Preliminary Plans, Specifications, and Estimates (60%):

CBBEL will prepare plans, specifications, and cost & working day estimates in accordance with all applicable Village, IDOT, and other agency standards. Plans will be prepared using MicroStation CAD software. CBBEL will use IDOT standard pay items or Village standard special provisions where applicable. Otherwise, project-specific special provisions will be written as needed. Plans, specifications and estimates will be submitted to the Village for review. CBBEL will submit any necessary permit applications as part of this task, which will be submitted in a timely manner to allow for expeditious construction.

## Task 6 – Pre-Final Plans, Specifications, and Estimates (90%):

CBBEL will make the initial revisions to the preliminary submittal based on review comments from the Village, as well as any revisions required from preliminary utility coordination received to date. Updated estimates of cost and required working days will also be submitted for Village reference. CBBEL will send the pre-final (90%) plans to the utilities for verification that all potential conflicts between the Village work and existing and proposed utilities have been addressed. CBBEL will incorporate utility information received into the plans and minimize conflicts, as necessary.

## Task 7 – Permitting:

This task will consist of preparing a permit application to the Metropolitan Water Reclamation District (MWRD) for reconstruction or adjustment of existing drainage structures and installation of proposed sewer. CBBEL will also prepare a permit application to the Illinois Environmental Protection Agency (IEPA) for the construction of the potable water main. CBBEL will prepare permit applications from IDOT for work within their Right of Way on Cicero Avenue, Lincoln Ave, Edens Expressway at Greenleaf, Edens Expressway at Pratt, and Devon Avenue.

## Task 8 – QA/QC Submittal and Final Plans, Specifications, and Cost Estimate (100% Submittal):

CBBEL will make the final revisions to the 90% submittal based on the review comments from the Village and permitting agencies. The Village will perform a QA/QC review and then finalize the documents for bidding. A final estimate of cost will be provided to the Village. CBBEL will provide plans and specifications to the Village in the requested hard copy and electronic format.

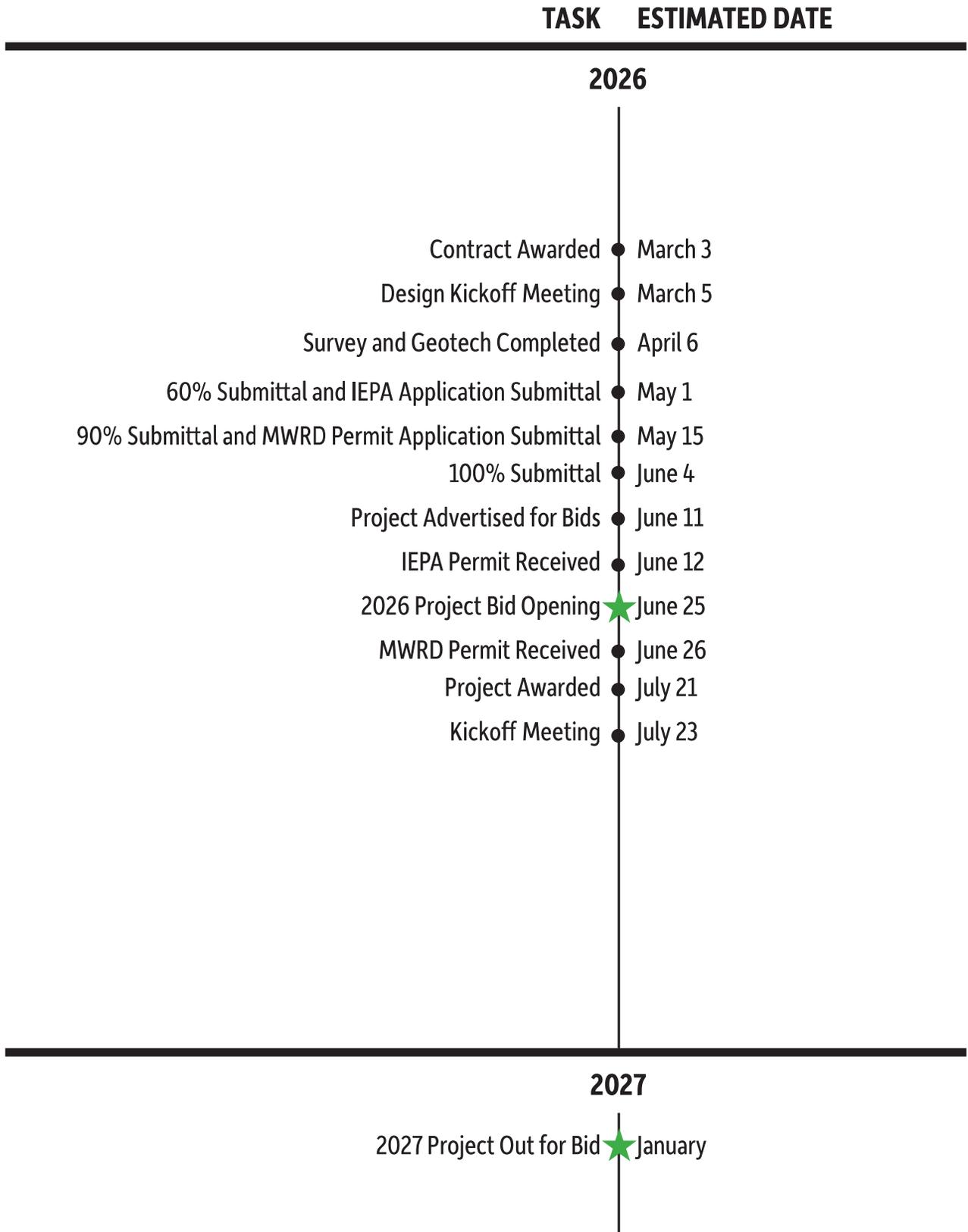
## Task 9 – Bidding Assistance:

CBBEL will advertise for bidding, distribute plans and specifications to all bidders, and hold a bid opening. CBBEL will review and tabulate all the bids and make a recommendation of award.



# PROPOSED TIMELINE

Key milestones, including CBBEL's, are outlined below:



## EXHIBIT B

### 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

Insurance will 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 will be included as insureds.

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

\$2,000,000 Bodily Injury and Property Damage Combined Single Limit

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

Coverages will include:

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

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 the Consultant against all sums that the Consultant may be obligated to pay on account of any liability arising out of this Agreement.

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 so 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 the loss.

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

Worker's Compensation

Professional Liability

Each additional Insured endorsement will identify Village as follows: Village of Lincolnwood including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, the Consultants, and representatives.

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

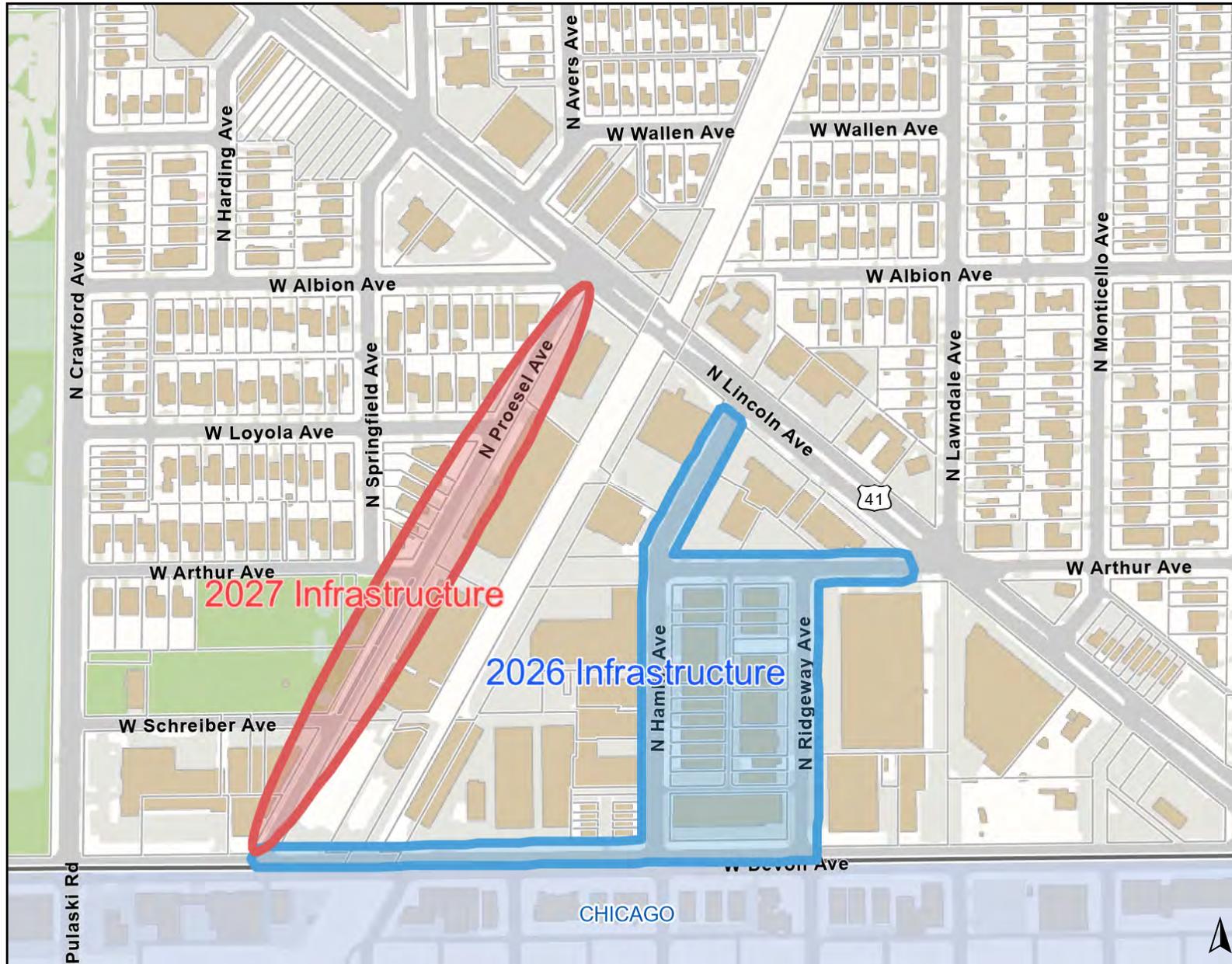
<u>Additional Insured</u>	<u>Policy or Policies</u>
_____	_____
_____	_____
_____	_____

## **GEOGRAPHIC INFORMATION SYSTEMS TECHNOLOGY RIDER**

The Village has developed digital map information through Geographic Information Systems Technology (“**GIS Data**”) concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. **Limited Access to GIS Data.** The GIS Data provided by the Village will be limited to the scope of the Work that the Consultant is to provide for the Village;
2. **Purpose of GIS Data. The Consultant** will limit its use of the GIS Data to its intended purpose of furtherance of the Work; and
3. **Agreement with Respect to GIS Data.**
  - a. **Trade Secrets of the Village.** The GIS Data constitutes proprietary materials and trade secrets of the Village and is the property of the Village;
  - b. **Consent of Village Required.** The Consultant may not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village.
  - c. **Supply to Village.** At the request of the Village, the Consultant will provide the Village with all information that has been developed by the Consultant based on the GIS Data;
  - d. **No Guarantee of Accuracy.** The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant’s intended use of the GIS Data; and
  - e. **Discontinuation of Use.** At the time as the Services have been completed to the satisfaction of the Village, the Consultant will cease its use of the GIS Data for any purpose whatsoever; and, upon request, an authorized representative of the Village will be afforded sufficient access to the Consultant’s premises and data processing equipment to verify that all use of the GIS Data has been discontinued.

# GIS Consortium | 2026 and 2027 Infrastructure



## Legend

## Notes



Print Date: 1/27/2026

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

# Request For Board Action

**REFERRED TO BOARD:** March 3, 2026

**AGENDA ITEM NO:** 2

**ORIGINATING DEPARTMENT:** Public Works

**SUBJECT:** Approval of a Resolution Authorizing the Filing of an Application for the Illinois Public Water Supply Loan Program

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

In March 2022, the Village submitted application documents to the Illinois Environmental Protection Agency (IEPA) to use State Revolving Funds (SRF) for lead service line replacements. The Village received Project Plan Approval in March 2023 and each year must apply for funds.

If the loan application is approved by the IEPA, a Loan Agreement will be brought to the Village Board later this spring. The design engineering, construction oversight, and construction of the 2026 Lead Service Line Replacement Program has an estimated cost of \$1,400,000. Once the loan agreement is in place, the Village submits a loan disbursement request to the IEPA and the IEPA reimburses the Village.

**FINANCIAL IMPACT:**

The FY26 Budget includes adequate funding in the water fund.

**VILLAGE ATTORNEY REVIEW:**

The Village Attorney has drafted the attached Resolution.

**DOCUMENTS ATTACHED:**

1. Proposed Resolution

**RECOMMENDED MOTION:**

**Move to approve** a Resolution authorizing the filing of an application for the Illinois Public Water Supply Loan Program.

**VILLAGE OF LINCOLNWOOD**

**RESOLUTION NO. R2026-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR THE ILLINOIS PUBLIC WATER SUPPLY LOAN PROGRAM**

WHEREAS, the Illinois Environmental Protection Agency issues loans through its State Revolving Fund for community-based projects that advance the goals of the Community’s long-range infrastructure improvement plan; and

WHEREAS, State Revolving Funds may be used to reimburse the sponsors of eligible projects for project-related expenses; and

WHEREAS, the Village desires to apply for an Illinois Public Water Supply Loan for reimbursement of \$1,400,000 in design and construction costs to be incurred in connection with the Lead Service Line Removal Program in 2026 (“*Improvements*”); and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to apply for an Illinois Public Water Supply Loan for the Improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. AUTHORIZATION TO FILE GRANT APPLICATION. The President and Board of Trustees hereby authorize the Village President to execute an application for the Illinois Public Water Supply Loan Program for the construction of the Improvements, and all necessary documentation related thereto.

SECTION 3. DELIVERY. The President and Board of Trustees hereby authorize and direct the Village Manager to deliver a copy of this Resolution in conjunction with the Illinois Public Water Supply Loan Application to the Illinois Environmental Protection Agency as part of the application authorized pursuant to Section 2 of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Jesal Patel, Village President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_ day of \_\_\_\_\_, 2026

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Sokol Delisi, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

# Request For Board Action

**REFERRED TO BOARD:** March 3, 2026

**AGENDA ITEM NO:** 3

**ORIGINATING DEPARTMENT:** Public Works

**SUBJECT:** Approval of an Ordinance Authorizing the Village to Borrow Funds from the Illinois Environmental Protection Agency Through the Public Water Supply Loan Program

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The Lead Service Line Replacement and Notification Act requires municipalities to develop, implement, and maintain a comprehensive water service line material inventory and replacement plan. The funding source for lead service line replacements would be from the Illinois Environmental Protection Agency (IEPA) Public Water Supply Loan Program, which provides a low interest rate of 0% over a 30-year period. The IEPA has a regular Public Water Supply Loan for lead service line replacement projects that the Village would be obtaining.

Since this Ordinance demonstrates the Village Board's intent to apply for IEPA water loan funding there is no financial amount that needs to be approved. It is imperative that this ordinance is passed for the Village to obtain loan funding in a timely manner.

**FINANCIAL IMPACT:**

None currently. The Ordinance outlines the intention to draw the allocated \$6,200,000 over the five-year period. This is the third year of the five-year program, with an estimated expenditure of \$1,400,000.

**VILLAGE ATTORNEY REVIEW:**

The Village Attorney has drafted the attached Ordinance.

**DOCUMENTS ATTACHED:**

1. Proposed Ordinance

**RECOMMENDED MOTION:**

**Move to approve** an Ordinance authorizing the Village to borrow funds from the Illinois Environmental Protection Agency through the Public Water Supply Loan Program.

**VILLAGE OF LINCOLNWOOD**

**ORDINANCE NO. 2026-\_\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE VILLAGE TO BORROW FUNDS FROM THE  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH  
THE PUBLIC WATER SUPPLY LOAN PROGRAM**

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LINCOLNWOOD  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

Published in pamphlet form  
by the authority of the  
President and Board of Trustees  
of the Village of Lincolnwood,  
Cook County, Illinois this  
\_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Village Clerk

**AN ORDINANCE AUTHORIZING THE VILLAGE TO BORROW FUNDS FROM THE  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH  
THE PUBLIC WATER SUPPLY LOAN PROGRAM**

WHEREAS, the Village of Lincolnwood, Cook County, Illinois, operates its public water supply system ("*System*") in accordance with the provisions of Section 6 of Article VII of the Constitution of the State of Illinois of 1970 and the Local Government Debt Reform Act, 30 ILCS 350/1 *et seq.* ("*Act*"); and

WHEREAS, the President and Board of Trustees of the Village ("*Corporate Authorities*") have determined that it is advisable, necessary, and in the best interest of the public health, safety, and welfare to improve the System, including the replacement of lead service lines for the System, together with any land or rights in land and all electrical, mechanical or other services necessary, useful or advisable to the construction and installation ("*Project*"), all in accordance with the plans and specifications prepared by the consulting engineers of the Village, which Project has a useful life of 50 years; and

WHEREAS, the estimated cost of construction and installation of the Project, including engineering, legal, financial and other related expenses is \$1,400,000, and there are insufficient funds on hand and lawfully available to pay these costs; and

WHEREAS, the loan will bear an interest rate as defined by 35 Ill. Adm. Code 662, which does not exceed the maximum rate authorized by the Bond Authorization Act, as amended, 30 ILCS 305/0.01 *et seq.*, at the time of the issuance of the loan; and

WHEREAS, the principal and interest payment must be payable semi-annually, and the loan will mature in 30 years, which is within the period of useful life of the Project; and

WHEREAS, the costs are expected to be paid for with a loan to the Village from the Public Water Supply Loan Program through the Illinois Environmental Protection Agency, to be repaid from revenues of the System, and the loan is authorized to be accepted at this time pursuant to the Act; and

WHEREAS, in accordance with the provisions of the Act, the Village is authorized to borrow funds from the Public Water Supply Loan Program in the aggregate principal amount of \$6,200,000 to provide funds to pay the costs of the Project; and

WHEREAS, the loan to the Village will be made pursuant to a Loan Agreement, including certain terms and conditions between the Village and the Illinois Environmental Protection Agency;

WHEREAS, the President and Board of Trustees have determined that the adoption of this Ordinance will serve and be in the best interests of the Village and its residents;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:**

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Board of Trustees.

SECTION 2. DETERMINATION TO BORROW FUNDS. It is necessary and in the best interests of the Village to construct the Project for the public health, safety, and welfare, in accordance with the plans and specifications, as described; that the System continues to be operated in accordance with the provisions of the Illinois Environmental Protection Act, 415 ILCS 5/1 *et seq.*; and that for the purpose of constructing the Project, it is hereby authorized that funds be borrowed by the Village in the aggregate principal amount (which can include construction period interest financed over the term of the loan) not to exceed \$6,200,000.

SECTION 3. ADDITIONAL ORDINANCES. The Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this Ordinance, providing for entering into the Loan Agreement with the Illinois Environmental Protection Agency, prescribing all the details of the Loan Agreement, and providing for the collection, segregation and distribution of the revenues of the System, so long as the maximum amount of the Loan Agreement as set forth in this Ordinance is not exceeded and there is no material change in the project or purposes described herein. Any additional ordinances or proceedings will in all instances become effective in accordance with the Act or other applicable laws. This Ordinance, together with such additional ordinances or proceedings, constitutes complete authority for entering into the Loan Agreement under applicable law.

However, notwithstanding the above, the Village may not adopt additional ordinances or amendments which provide for any substantive or material change in the scope and intent of this Ordinance, including but not limited to interest rate, preference or priority of any other ordinance with this Ordinance, parity of any other ordinance with this Ordinance, or otherwise alter or impair the obligation of the Village to pay the principal and interest due to the Public Water Supply Loan Program without the written consent of the Illinois Environmental Protection Agency.

SECTION 4. LOAN NOT INDEBTEDNESS OF VILLAGE. Repayment of the loan to the Illinois Environmental Protection Agency by the Village pursuant to this Ordinance is to be solely from the revenue derived from the revenues of the System, and the loan does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation.

SECTION 5. APPLICATION FOR LOAN. The Village President is hereby authorized to apply to the Illinois Environmental Protection Agency for a loan through the Public Water Supply Loan Program, in accordance with the loan requirements set out in 35 Ill. Adm. Code 662.

SECTION 6. ACCEPTANCE OF LOAN AGREEMENT. The Corporate Authorities hereby authorize acceptance of the offer of a loan through the Public Water Supply Loan Program, including all terms and conditions of the Loan Agreement as well as all special conditions contained therein and made a part thereof by reference. The Corporate Authorities further agree that the loan funds awarded must be used solely for the purposes of the project as approved by the Illinois Environmental Protection Agency in accordance with the terms and conditions of the Loan Agreement.

SECTION 7. AUTHORIZATION OF VILLAGE PRESIDENT TO EXECUTE LOAN

AGREEMENT. The Village President is hereby authorized and directed to execute the Loan Agreement with the Illinois Environmental Protection Agency. The Corporate Authorities may authorize by resolution a person other than the Village President for the sole purpose of authorizing or executing any documents associated with payment requests or reimbursements from the Illinois Environmental Protection Agency in connection with this loan.

SECTION 8. SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision will not affect any of the other provisions of this Ordinance.

SECTION 9. PUBLICATION. The Village Clerk is hereby directed to published this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION 10. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Jesal Patel, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Sokol Delisi, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

# Request For Board Action

**REFERRED TO BOARD:** March 3, 2026

**AGENDA ITEM NO:** 4

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Consideration of a Resolution Approving an Economic Incentive Agreement with Cappo Management LXXXV, LLC, for a Honda Dealership

## **SUMMARY AND BACKGROUND**

Victory Automotive Group, (Victory) the contract purchaser of the property located at 6830 – 6850 N. McCormick Boulevard, owns and operates several automobile dealerships in Illinois and Victory desires to relocate a Honda dealership from outside the Village to the McCormick Boulevard property, and has requested a sales tax incentive agreement to support the proposed new dealership. The Village and Cappo Management LXXXV, LLC, the prospective tenant and operator of the dealership (tenant), have negotiated a sales tax incentive agreement to assist with building and site enhancements.

## **Incentives Request**

The negotiated incentive agreement contains several elements to ensure that the structure was thoroughly considered and responsibly administered. The main deal points to this agreement include the following elements:

- A maximum reimbursement of \$10 million, which will be paid through a certain portion of the sales tax generated from the prospective business over a 15-year period with specific parameters.
  - The Village would receive a minimum sales tax base with an annual escalator to adjust for inflation.
    - The starting sales tax figure the Village would receive is \$270,000. After each year, that figure grows by 2% to account for inflation. Also, the Village receives the sales tax allotment first to assist with financial budgeting and forecasting.
  - The tenant would then receive the next base amount, which is the same dollar figure as the Village. If the sales revenue does not meet projection expectations, then the tenant will receive less than the base amount for the given year.
  - If any sales occur above the annual combined sales tax base, then the Village and the tenant would share the proceeds on a 50/50 basis.
- The agreement also expects that the tenant will invest a minimum of \$9 million into the property, and that the Village will support and consent to a Cook County Class 7 Property Tax Abatement for the property upon request of the tenant. (The total investment for the tenant to move and improve the property is over \$27 million).
- The tenant shall have expended all proposed improvements, receive a Certificate of Occupancy and open for business no later than January 1, 2029.
- Any transfer of ownership of the dealership to any entity outside of the Victory Automotive Group shall be approved by the Village prior to the transfer.

## **Proposed Improvements**

If the purchase on the property goes through, then Victory will have invested \$16,000,000 into acquiring the property. In addition to the purchase price investment, there are several other major investments that would take place on the subject property including:

- Building out a 41,000+ SF auto dealership showroom, accessory offices, service center, and placing the stormwater detention facilities underground to expand the on-site auto inventory lot
  - The estimated expenditure for these activities is \$11,116,000.
- Expending approximately \$1,490,000 into equipment for the service center
- Refacing a large percentage of the existing structure to bring the elevations up to Honda corporate standards

These proposed improvements will still have to go through an entitlement and permitting process, but that will not occur unless the incentive agreement is passed and the property is acquired under the terms of their purchase and sale agreement. Note, the negotiated agreement states a *minimum* of \$9,000,000 needs to be invested into the subject property from date of execution of the agreement to January 1, 2029. However, as described above, the tenant expects to expend well over that dollar amount to transition this property into an automobile dealership. The total investment into moving this business is over \$27 million.

**FINANCIAL IMPACT:**

A sales tax incentive would only be provided should the prospective business, relocate an automobile dealership to Lincolnwood, improve the subject property, and open with a set period of time. This is a new dealership to Lincolnwood so any new sales tax generated from this prospective business would be a benefit to the Village. Additionally, the subject property would experience a multi-million dollar investment for a long-term business.

**VILLAGE ATTORNEY REVIEW:**

The Village Attorney has drafted the attached Resolution.

**DOCUMENTS ATTACHED:**

1. Proposed Resolution
2. Economic Incentive Agreement with Cappel Management LXXXV, LLC
3. PowerPoint Presentation

**RECOMMENDED MOTION:**

**Move to approve** a Resolution approving an economic incentive agreement with Cappel Management LXXXV, LLC, for a Honda dealership.

**VILLAGE OF LINCOLNWOOD**

**RESOLUTION NO. R2026-\_\_\_\_\_**

**A RESOLUTION APPROVING AN ECONOMIC INCENTIVE AGREEMENT WITH  
CAPPO MANAGEMENT LXXXV, LLC, FOR A HONDA DEALERSHIP**

WHEREAS, Victory Automotive Group, LLC, a Florida limited liability company ("**Purchaser**"), is the contract purchaser of that certain real property located at 6830-6850 North McCormick Boulevard in the Village ("**Property**"); and

WHEREAS, Cappo Management LXXXV, LLC, a Tennessee limited liability company ("**Tenant**"), an affiliate of the Purchaser, desires to lease, open, and operate a Honda automobile dealership at the Property ("**Dealership**"); and

WHEREAS, the Tenant investments in the Property will enhance the Village's tax base and generate new business in the Village; and

WHEREAS, the Tenant has requested that, to support the development of the Dealership on the Property, the Village provide the Tenant an economic incentive grant of up to \$10,000,000.00 to reimburse a portion of the costs of the improvement of the Dealership ("**Grant**"); and

WHEREAS, the Village and the Tenant desire to enter into an economic incentive agreement to set forth their respective rights and responsibilities regarding the provision of the Grant and the improvement and operation of the Dealership ("**Agreement**"); and

WHEREAS, Section 8-1-2 of the Illinois Municipal Code, 65 ILCS 5/8-1-2, authorizes the Village to appropriate and expend funds for economic development purposes, including the making of grants to commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the Village; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village and its residents to enter into the Agreement with the Tenant;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF AGREEMENT. Pursuant to the home rule authority of the Village, the Agreement by and between the Village and the Tenant is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest the Agreement with the Tenant upon receipt by the Village Clerk of at least one original copy of the Agreement executed by each of the Tenant; provided, however, that if an executed copy of the Agreement is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest the Agreement will, at the option of the Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Jesal Patel, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_ day of \_\_\_\_\_, 2026

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Sokol Delisi, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

**EXHIBIT A**  
**AGREEMENT**

**ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN  
THE VILLAGE OF LINCOLNWOOD AND CAPPO MANAGEMENT LXXXV, LLC**

THIS ECONOMIC INCENTIVE AGREEMENT (“*Agreement*”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the **VILLAGE OF LINCOLNWOOD**, an Illinois home rule municipal corporation (“*Village*”), and **CAPPO MANAGEMENT LXXXV, LLC**, a Tennessee limited liability company (“*Taxpayer*”).

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Taxpayer and the Village hereby agree as follows:

**SECTION 1. RECITALS.**

A. In recognition of the importance of a successful business environment to the Village’s tax base, the Village desires to enhance the long-term viability of the Village’s tax base and strengthen business within the Village by providing assistance and incentives to owners of local businesses for the improvement of their businesses.

B. An affiliate of the Taxpayer is the contract purchaser of the real property consisting of approximately 6.59 acres, located at 6830-6850 North McCormick Boulevard, Lincolnwood, Illinois, and legally described in **Exhibit A** attached to and, by this reference, incorporated herein (“*Property*”).

C. The Taxpayer desires to lease, and to construct and operate a Honda automobile dealership on, the Property (“*Dealership*”).

D. The Village anticipates that the Dealership will be a significant contributor to the economic stability of the Village through contributions of substantial sales tax revenues and employment opportunities.

E. In order to operate the Dealership on the Property, the Taxpayer and its affiliates intend to make significant improvements to the Property and install significant equipment and systems on the Property necessary to the operation of the Dealership (collectively, the “*Improvements*”), at a substantial cost to the Taxpayer and its affiliates.

F. The Village and the Taxpayer desire to enter into this Agreement to foster the long-term use of the Property and to enable the use of the Property in a manner that will enhance the business environment of the Village.

**SECTION 2. DEFINITIONS.** Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context.

A. “*Base Sales Tax*” means: (i) for the period beginning on the Commencement Date and ending on the immediately following December 31, the annualized amount of \$540,000.00, pro-rated; and (ii) for all subsequent calendar years, the prior year’s annualized Base Sales Tax, increased by 2%.

B. “*Commencement Date*” means the date established pursuant to Section 3 of this Agreement.

C. **“Corporate Authorities”** means the President and Board of Trustees of the Village of Lincolnwood, Cook County, Illinois.

D. **“Dealership”** means the automobile dealership franchise owned and operated by the Taxpayer on the Property, and engaged in the sale of new and used Honda automobiles and related parts and services.

E. **“Effective Date”** means the date first written in the first paragraph of the first page of this Agreement.

F. **“Force Majeure”** means a strike, lockout, act of God, global, national or local pandemic or other factor beyond a party’s reasonable control and reasonable ability to remedy; provided, however, that Force Majeure does not include: (i) delays caused by weather conditions, unless those conditions are unusually severe or abnormal considering the time of year and the particular location of the subject property; and (ii) economic hardship, impracticability of performance, or commercial, economic, or market conditions.

G. **“Gross Receipts”** has the meaning ascribed to it in the Retailers’ Occupation Tax Act.

H. **“IDOR”** means the State of Illinois Department of Revenue.

I. **“Municipal Sales Tax”** means that portion or component of the Sales Taxes generated by the Taxpayer from sales on any portion of the Property that the Village actually receives from the State of Illinois.

J. **“Parties”** means the Village and the Taxpayer, collectively.

K. **“Project Costs”** means the costs actually incurred by the Taxpayer and its affiliates, including the owner of the Property, relating to the completion of the Improvements.

L. **“Requirements of Law”** has the meaning set forth in Section 4.I of this Agreement.

M. **“Retailers’ Occupation Tax Act”** means the Illinois Retailers’ Occupation Tax Act, 35 ILCS 120/1 *et seq.*, as the same has been, and may, from time to time hereafter be, amended.

N. **“Sales Taxes”** means only those taxes imposed and collected by the State of Illinois pursuant to the Retailer’s Occupation Tax Act, the Service Use Tax Act, 35 ILCS 110/1 *et seq.*, the Service Occupation Tax Act, 35 ILCS 115/1 *et seq.*, and the Use Tax Act, 35 ILCS 105/1 *et seq.*, including, without limitation, a vehicle lease tax that is substituted, in whole or in part, for any or all of the foregoing. Sales Taxes specifically, but without limitation, do not include any home rule retailers’ occupation tax or retailers’ service occupation tax imposed from time-to-time by the Village.

O. **“Sales Tax Rebate”** means the rebate payment to the Taxpayer of a portion of the Municipal Sales Tax that the Village receives and that it is required to make pursuant to this Agreement.

P. **“Sales Tax Year”** means the period of time commencing on the Commencement Date and ending on the immediately following December 31; and each of the subsequent 12-month periods thereafter.

Q. **“Term”** has the meaning set forth in Section 8 of this Agreement.

**SECTION 3. COMMENCEMENT OF SALES TAX REBATE; OTHER APPROVALS.**

A. **Commencement Date.** The “Commencement Date” under this Agreement is hereby declared to be the first day of the calendar month after the month during which the Village issues a certificate of occupancy for the operation of the Dealership on the Property. In the event that such certificate of occupancy is not issued on or before January 1, 2029, then either party will have the right to terminate this Agreement upon the provision of written notice to the other party.

B. **Class 7B Property Tax Classification Consent.** The Village agrees to adopt a resolution supporting and consenting to the approval by the County of Cook of Class 7b property tax classification for the Property. The Village may condition approval of the resolution on the ongoing operation of a Dealership on the Property. In the event that the Village does not adopt the resolution on or before \_\_\_\_\_, 2026, the Taxpayer will have the right to terminate this Agreement upon the provision of written notice to the Village.

**SECTION 4. SALES TAX REBATE.**

A. **Maximum Total Rebate.** The maximum amount in Sales Tax Rebates that the Village will be required to remit to the Taxpayer under this Agreement is \$10,000,000.00 (**“Maximum Total Rebate”**). Under no circumstances will the Village have any obligation whatsoever to pay more than the Maximum Total Rebate to the Taxpayer pursuant to this Agreement.

B. **Completion of Improvements and Verification of Project Costs.** Notwithstanding any provision of this Agreement to the contrary, the Village will not have any obligation to pay any Sales Tax Rebate to the Taxpayer prior to Taxpayer’s submission of verification of payment of not less than \$9,000,000.00 in Project Costs to the Village, all to the satisfaction of the Village Manager.

C. **Calculation of Sales Tax Rebate.** Beginning on the Commencement Date, the Village will pay to the Taxpayer 50 percent of that portion of the Municipal Sales Tax generated by the Taxpayer at the Property during each Sales Tax Year; provided, however, that in the event that the Municipal Sales Tax generated by the Taxpayer at the Property during any Sales Tax Year is not equal to or greater than the Base Sales Tax amount, then, for that Sales Tax Year, the Village will pay to the Taxpayer the amount equal to the Municipal Sales Tax generated by the Taxpayer at the Property for that Sales Tax Year minus one-half of the Base Sales Tax amount.

D. Village Payment.

1. Within 120 days after the end of each Sales Tax Year, and after the Village receives the summary of Sales Taxes paid from the Property for the applicable year from IDOR, the Village will pay the applicable Sales Tax Rebate for that particular Sales Tax Year to the Taxpayer, based on the records of IDOR. If, for any reason, the State of Illinois fails to distribute the Municipal Sales Tax revenue to the Village in sufficient time for the Village to make the annual payments, the Village must provide notice of that fact to the Taxpayer. In that event, the Village must make the required Sales Tax Rebate payment within 60 days after the date on which the Village actually receives the Municipal Sales Tax revenue due the Village for the applicable annual payment period.

2. If at the end of any Sales Tax Year, the Village identifies the need to adjust and reconcile the amount of any Sales Tax Rebate payment to account for any provision of this Agreement or to account for the amount of Sales Tax actually paid by the State of Illinois to the Village, the Village and the Taxpayer agree to cooperate with each other to accomplish the reconciliation. To the extent necessary in that circumstance, as determined by the Village, the parties agree that the Village may require the Taxpayer to submit such specified financial statements and copies of the applicable State of Illinois Sales Tax Reports from the Dealership as are necessary to verify the amount of Sales Tax collected from operations at the Property. Any information received by the Village from the Taxpayer under this Agreement will be kept confidential to the extent allowed by the Requirements of Law.

E. Change in the Law.

1. The Village and the Taxpayer acknowledge and agree that the Village's obligation to pay the Sales Tax Rebate to the Taxpayer is predicated on existing State law governing the distribution of Sales Taxes to the Village, including, without limitation, the Retailers' Occupation Tax Act. The Village and the Taxpayer further acknowledge that the General Assembly of the State has, from time to time, considered proposals to modify or eliminate the distribution of Sales Taxes to Illinois municipalities. The Village and the Taxpayer make express provision for the effect of any change upon the operation of this Agreement in Section 4.E.2 of this Agreement.

2. In the event that the State of Illinois amends or repeals the Retailers' Occupation Tax Act or makes any other promulgation, enactment, or change that eliminates the distribution of Sales Taxes to the Village, or otherwise alters the distribution formula in a manner that prevents the Village and the Taxpayer from determining with a reasonable degree of certainty the amount of the Municipal Sales Tax ("**Change in Law**"), the provisions of this Agreement with regard to Municipal Sales Tax generated from the Property on or after the effective date of the Change in Law will automatically terminate and become null and void and be of no further force or effect, and the Village will have no obligation whatsoever to pay to the Taxpayer any of the Municipal Sales Tax generated on or after the effective date of the Change in Law. In the event of a Change in Law that gives rise to termination of the Village's obligation to pay Sales Tax Rebate, the Taxpayer will have the option to terminate this Agreement by providing written notice to the Village. However, if, at any time during the Term of this Agreement, and provided that the Taxpayer has not exercised its option to terminate this Agreement, the State of Illinois effects another Change

in Law that either results in the distribution of Sales Taxes to the Village or allows the Village and the Taxpayer to determine with a reasonable degree of certainty the amount of the Municipal Sales Tax, the provisions of this Agreement with regard to Municipal Sales Tax generated from the Property will automatically be reinstated and will continue through the remainder of the term of this Agreement, subject to the Maximum Total Rebate set forth in Section 4.A of this Agreement.

3. If a Change in Law results in replacement taxes for the Sales Taxes directly resulting from Gross Receipts from the Property as contemplated by this Agreement, then, for purposes of this Agreement, the replacement taxes will be defined as Sales Taxes, subject in all respects to the Village's actual receipt of its portion of the replacement taxes as well as the Village's authority under state law to provide for rebate of the replacement taxes, as contemplated herein.

4. If there is a Change in Law, the parties will cooperate with each other to accomplish the intent of this Agreement as set forth in Section 1 of this Agreement.

F. **No Guarantee.** The parties acknowledge and agree that none of the terms, conditions, or provisions of this Agreement are to be construed, deemed, or interpreted as either: (1) a guarantee that the Village will receive any Municipal Sales Tax as a result of the operation of a Honda Dealership on the Property; or (2) a requirement or obligation by the Taxpayer to generate Gross Receipts from the Property.

G. **Limited Liability.** Notwithstanding any other provision of this Agreement to the contrary, the Village's obligation to pay the Sales Tax Rebate payments is not and will not be a general debt of the Village or a charge against its general credit or taxing powers, but is and will be a special limited obligation payable solely out of the Municipal Sales Tax received by the Village, as specifically defined in Section 2 of this Agreement. The Taxpayer has and will have no right to, and agrees that it may not, compel any exercise of the taxing power of the Village to pay the Sales Tax Rebate payments, and no execution of any claim, demand, cause of action or judgment may be levied upon or collected from the general credit, general funds or other property of the Village. No recourse may be had for any payment pursuant to this Agreement against any past, present, or future director, member, elected or appointed officer, official, agent, representative, employee, or attorney of the Village in his or her individual capacity.

H. **Closure; Refund of Rebate.**

1. In the event that, at any time during the Term of this Agreement, the Taxpayer either abandons, closes, or terminates the use of the Property for a Honda Dealership, or terminates this Agreement pursuant to Section 4.E.2 of this Agreement ("***Closure***"), then: (a) the provisions of this Agreement with regard to Municipal Sales Tax generated from the Property will, as of the date of the Closure, automatically terminate and become null and void and be of no further force or effect, and the Village will have no obligation whatsoever to perform any of the Sales Tax Rebate obligations in Section 4 of this Agreement; and (b) within one year after the date of Closure, the Taxpayer must refund to the Village a portion of the Sales Tax Rebate generated from the Property and received by the Taxpayer prior to the date of the Closure, as follows:

i. If the Closure occurs within the first five Sales Tax Years, the Taxpayer must refund 75% of the Sales Tax Rebate from the Closure Property;

ii. If the Closure occurs within the sixth through tenth Sales Tax Years, the Taxpayer must refund 50% of the Sales Tax Rebate from the Closure Property; and

iii. If the Closure occurs after the first ten Sales Tax Years, the Taxpayer must refund 25% of the Sales Tax Rebate from the Closure Property.

The obligations set forth in this Section 4.H.1 survive the termination or expiration of this Agreement.

2. The Taxpayer must provide the Village with no less than 60 days written notice prior to any abandonment, closure, or termination of the use of the Property for the Honda Dealership.

3. The parties agree that the replacement of the Honda Dealership with another new automobile dealership for a different manufacturer, or the transfer of legal or beneficial interest in all or any portion of either of the Property or any of the Dealership in accordance with Section 12.C of this Agreement, does not constitute a Closure for purposes of this Agreement.

I. **Limitations on Payment of Sales Tax Rebate.** The Taxpayer acknowledges and agrees that the Property must be used and maintained in strict compliance with all applicable Village codes, ordinances, and regulations (collectively, the “***Requirements of Law***”), and that if the Taxpayer fails to comply in all material respects with the Requirements of Law or cure any defects within the time allowed herein, the Village will have the right to suspend payment of the Sales Tax Rebate for the period that the Taxpayer is not in material compliance with the Requirements of Law, and the Village will have no further obligation to provide any Sales Tax Rebate to the Taxpayer until the Village determines in its reasonable discretion that the Taxpayer is in material compliance with the Requirements of Law, at which time all suspended payments will be remitted to the Taxpayer. A legal nonconformity created as a result of the Village’s amendment to the Requirements of Law subsequent to the Commencement Date will not constitute a failure of the Taxpayer to comply with the Requirements of Law.

J. **Commitment to Fair Employment Practices and Affirmative Action; Prevailing Wage.** If and to extent applicable in accordance with the Requirements of Law, the Taxpayer must comply with the requirements pertaining to fair employment practices and affirmative action described in the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*), as may be applicable.

## **SECTION 5. REAL PROPERTY VALUATION.**

The Taxpayer recognizes that the Village has legitimate interests and concerns regarding the valuation and assessment of the Property for real estate tax purposes. Accordingly, the Taxpayer, and all persons and entities related thereto or affiliated therewith, must not otherwise initiate any protest or appeal that seeks a property valuation

for the Property that is substantially disproportionate to, or substantially inconsistent with, the actual use of the Property. The parties acknowledge that the Taxpayer may from time to time appeal the real property valuation established by the Cook County Assessor for the Property where the Taxpayer reasonably believes that the Property is over-assessed relative to comparable commercial properties. The Taxpayer must provide written notice to the Village of any appeal of the real property valuation of the Property upon the filing thereof.

**SECTION 6. FORCE MAJEURE.**

Except as expressly provided to the contrary in this Agreement, whenever a period of time is provided for in this Agreement for either the Taxpayer or the Village to perform any act or obligation, and the Taxpayer or the Village, as the case may be, is unable to perform or complete the act or obligation because of a Force Majeure, then upon the occurrence of the Force Majeure, the time period for the performance and completion of the acts or obligations will be extended automatically for a reasonable time to accommodate the delay caused by the Force Majeure.

**SECTION 7. LITIGATION AND DEFENSE OF AGREEMENT/INDEMNITY.**

A. **Litigation.** If, during the term of this Agreement, any lawsuits or proceedings are filed or initiated against either party before any court, commission, board, bureau, agency, unit of government or sub-unit thereof, arbitrator, or other instrumentality, that may materially affect or inhibit the ability of either party to perform its obligations under, or otherwise to comply with, this Agreement ("**Litigation**"), the party against which the Litigation is filed or initiated must promptly deliver a copy of the complaint or charge related thereto to the other party, and must thereafter keep the other party fully informed concerning all aspects of the Litigation.

B. **Defense.** The Village and the Taxpayer must use their respective best efforts to defend the validity of this Agreement, and all ordinances and resolutions adopted and agreements executed by such party pursuant to this Agreement, including every portion thereof and every approval given, and every action taken, pursuant thereto. Each party will have the right to retain its own independent legal counsel, at its own expense, for any matter. The Village and the Taxpayer agree to reasonably cooperate with each other to carry out the purpose and intent of this Agreement.

C. **No Liability for Village Review.** The Taxpayer acknowledges and agrees that: (1) the Village is not, and will not be, in any way liable for any violations of restrictive covenants applicable to the Property that may occur, or for any damages or injuries that may be sustained, as the result of the Village's review and approval of any plans for the Property, or as a result of the issuance of any approvals, permits, certificates, or acceptances relating to the use and development of the Property; and (2) the Village's review and approval of any of the plans and the issuance of any of the approvals, permits, certificates, or acceptances does not, and will not, in any way, be deemed to insure the Taxpayer, or any of its heirs, successors, assigns, tenants, or licensees, or any third party, against restrictive covenant violations or damage or injury of any kind at any time.

D. **Village Procedures.** The Taxpayer acknowledges that notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of

this Agreement, and agrees not to challenge any of those actions on the grounds of any procedural infirmity or of any denial of any procedural right.

E. **Indemnity.** The Taxpayer agrees to, and does hereby, hold harmless and indemnify the Village, the Corporate Authorities, all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys (each, an “**Indemnitee**” and collectively, the “**Indemnitees**”) from any and all third-party claims that may, at any time, be asserted against any of those parties in connection with (i) the Village’s review and approval of any plans, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and development of the Property; (ii) any actions taken by the Village pursuant to this Agreement; (iii) the development, construction, and maintenance of the Property; and (iv) the performance by the Taxpayer of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

F. **Defense Expenses.** The Taxpayer hereby agrees to pay, without protest, all expenses incurred by the Village in defending itself with regard to any and all of the claims identified in Section 7.F of this Agreement. These expenses may include, without limitation: (1) all out-of-pocket expenses, including attorneys’ and experts’ fees, not to exceed their usual and customary fee rates to the Village; and (2) the value of any services rendered by any employees of the Village, not to exceed their actual salaries.

## **SECTION 8. TERM.**

This Agreement will be in full force and effect for a period commencing on the Commencement Date and through the first to occur of: (a) the date that is 15 years after the Commencement Date; and (b) the date on which or until the Taxpayer receives the Maximum Total Rebate payments from the Village pursuant to the terms of this Agreement (“**Term**”); provided, however, that the Village’s obligation to make Sales Tax Rebate payments will survive the expiration of the Term to the extent that the Village has not at that time received from the State the Municipal Sales Tax from which the Sales Tax Rebate payments will be made. During the Term, this Agreement inures to the benefit of and is enforceable by the Taxpayer and the Village, and any of their respective permitted legal representatives, heirs, grantees, successors, and assigns.

## **SECTION 9. RELEASE OF INFORMATION.**

A. **State of Illinois Reports and Data.** The Taxpayer agrees to execute and provide all documentation necessary to cause the Illinois Department of Revenue to release to the Village the Sales Tax generated by the Taxpayer from the Property, including copies of State of Illinois Sales Tax Reports, during each of the Sales Tax Years pursuant to applicable State law. Any information received by the Village from the Taxpayer under this Agreement will be kept confidential to the extent allowed by the Requirements of Law. Failure by the Taxpayer to execute and provide the documentation required by this Section 9.A will relieve the Village from performance of any duty or obligation under this Agreement until such time as the Taxpayer has cured such failure.

B. **State Audits and Refunds.** The Taxpayer must timely notify the Village if it initiates any protest or audit of the Sales Taxes remitted from the Property to the State of Illinois, and if the State of Illinois refunds or credits to the Taxpayer any portion of the

remitted Sales Taxes as a result of the protest or audit. In the event of such a refund or credit, the Village will be entitled to deduct an amount equal to the refunded or credited amount from subsequent payments of Sales Tax Rebates made pursuant to this Agreement.

**SECTION 10. PAYMENT OF VILLAGE FEES AND COSTS.**

A. **General Requirements.** In addition to any other costs, payments, fees, charges, contributions, or dedications specifically required by this Agreement, the Taxpayer must pay to the Village, as and when due, all application, inspection, and permit fees, and all other fees, charges, and contributions required by applicable Village codes, ordinances, resolutions, rules, or regulations.

B. **Village Lien Rights.** If any money due from the Taxpayer to the Village pursuant to this Agreement is not paid to the Village by the Taxpayer, within 30 days after a demand for the payment, then that money, together with interest and costs of collection, including legal fees and administrative expenses, will become a lien upon all portions of the specific Property with respect to which such payment is due, and will be a debt of, and an obligation owed by, the Taxpayer to the Village, and the Village will have the right to collect that amount, with interest and costs, including legal fees and administrative expenses, by deducting that amount, interest, costs, fees, and expenses from any Sales Tax Rebate payment otherwise required under this Agreement. The Village will also have the right to enforce the lien in the same manner as in statutory mortgage foreclosure proceedings. The lien will be subordinate to any first mortgage now or hereafter placed upon the applicable Property; provided, however, that the subordination will apply only to charges that have become due and payable prior to a sale or transfer of the Property pursuant to a decree of foreclosure or any other proceeding in lieu of foreclosure. The sale or transfer will not relieve the Property from liability for any charges thereafter becoming due, nor from the lien of any subsequent charge.

**SECTION 11. ENFORCEMENT.**

A. **Enforcement.** The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance (including, without limitation, payment by the Village to the Taxpayer of payments due to Taxpayer under this Agreement), enforce or compel the performance of this Agreement; provided, however, that the Taxpayer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village, or any past, present, or future director, member, elected or appointed officer, official, agent, representative, employee, or attorney, of the Village on account of the negotiation, execution, or breach of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will be entitled to withhold the issuance of building permits or certificates of occupancy for any and all buildings and structures within the Property at any time when the Taxpayer has failed or refused to meet fully any of its obligations under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section, the prevailing party will be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

B. **Notice and Cure.** Neither party may exercise the right to bring any suit, action, mandamus, or any other proceeding pursuant to Section 11.A of this Agreement or terminate a party's rights or obligations pursuant to this Agreement without first providing written notice to the other party of the breach or alleged breach and allowing 15 days to cure the breach or alleged breach. If the breach cannot be cured within the 15-day period ("**Time for Cure**"), then the Time for Cure will be extended accordingly, provided that the notified party has promptly commenced to cure the breach within the Time for Cure and continued to prosecute the cure of the breach with diligence.

**SECTION 12. NATURE, SURVIVAL, AND TRANSFER OF OBLIGATIONS.**

A. **Obligations.** The parties agree that all charges payable pursuant to this Agreement, together with interest and costs of collection, including attorneys' fees, constitute both the personal obligation of the party liable for its payment, and the successors of that party.

B. **Binding Effect.** The Taxpayer acknowledges and agrees that this Agreement is binding upon the Taxpayer, and any and all of its heirs, successors, permitted assigns, and successor owners of record of all or any portion of the Dealership.

C. **Transferee Assumption.** To assure that any potential heir, successor, or assign has notice of this Agreement and the obligations created by it, the Taxpayer agrees:

i. that this Agreement is to be recorded with the Cook County Recorder of Deeds; and

ii. to require, prior to the transfer of a legal or beneficial interest in all or any portion of the Property or the Dealership, the transferee to execute an enforceable transferee assumption agreement in a form acceptable to the Village Attorney ("**Transferee Assumption Agreement**"). The Village agrees that, upon a successor becoming bound to the personal obligation created in this Agreement in the manner provided, the personal liability of the Taxpayer or other predecessor obligor will be released to the extent of the transferee's assumption of liability. The Taxpayer agrees to notify the Village in writing at least 30 days prior to the date on which the Taxpayer proposes to transfer a legal or beneficial interest in all or any portion of the Dealership or the Property to a transferee. The Taxpayer must, at the same time, provide the Village with a fully executed copy of the Transferee Assumption Agreement.

D. **Transfer Defined.** For purposes of this Agreement, the term "transfer" includes any assignment, transfer, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Dealership, in whole or in part, by voluntary or involuntary sale, foreclosure, restructuring, merger, sale and leaseback, consolidation, or otherwise.

E. **Prohibited Assignments.** It is the express intent of the parties that, except as expressly provided or allowed herein, this Agreement, and all of the rights and privileges granted herein, are for the sole and exclusive benefit of the Taxpayer for operation of a Honda Dealership on the Property. Accordingly, notwithstanding any provision of this Agreement, in the event that the Taxpayer does, or attempts to, voluntarily or involuntarily transfer a

majority or controlling interest in the Dealership, other than to an entity that is wholly-owned and controlled by the Taxpayer, or owned and controlled by the same parties that own and control the Taxpayer, without the prior consent of the Corporate Authorities, which consent may be granted or denied in the sole and absolute discretion of the Corporate Authorities, this Agreement, and all of the rights and privileges granted herein, will, at the option of the Village, become null and void and be of no force or effect.

### **SECTION 13. REPRESENTATIONS AND WARRANTIES.**

In order to induce the Village to enter into this agreement and to adopt the ordinances and grant the rights herein provided for, the Taxpayer hereby warrants and represents to the Village as follows:

A. The Taxpayer is a duly organized, validly existing limited liability company organized under the laws of the State of Tennessee and is in good standing under the laws of the State of Illinois.

B. The Taxpayer has the corporate authority and the legal right to make, deliver, execute, and perform this Agreement and has taken all necessary corporate, partnership, and venture actions to authorize the execution, delivery, and performance of this Agreement.

C. All necessary consents of any board of directors, shareholders, creditors, investors, partners, judicial, or administrative bodies, governmental authorities, or other parties including specifically, but without limitation, all secured parties, regarding the execution and delivery of this Agreement have been obtained.

D. The consent or authorization of, filing with, or other act by or in respect of any governmental authority (other than the Village, and the State of Illinois with respect to distribution of Sales Taxes) is not required in connection with the execution, delivery, performance, validity, or enforceability of this Agreement.

E. The individuals executing this Agreement on behalf of the Taxpayer have the power and authority to execute and deliver this Agreement on behalf of the Taxpayer.

F. The execution, delivery, and performance of this Agreement: (i) is not prohibited by any Requirement of Law or under any contractual obligation of the Taxpayer; (ii) will not result in a breach or default under any agreement to which the Taxpayer is a party or to which the Taxpayer, in whole or in part, is bound; and (iii) will not violate any restriction, court order, or agreement to which the Taxpayer or the Property, in whole or in part, is or are subject.

### **SECTION 14. GENERAL PROVISIONS.**

A. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

B. **Amendments and Modifications.** No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

C. **Notices.** Any notice, communication, or demand required or permitted to be given under this Agreement must be in writing and must be delivered: (i) personally, (ii) by a reputable overnight courier, or (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise provided in this Agreement, notices will be deemed received after the first to occur of: (a) the date of actual receipt; or (b) the date that is one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (b) the date that is three business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each party to this Agreement has the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address will be effective until actually received.

Notices and communications to the Village must be addressed to, and delivered at, the following address:

Village of Lincolnwood  
6900 North Lincoln Ave.  
Lincolnwood, Illinois 60712  
Attention: Village Manager

With a copy to:

Elrod Friedman LLP  
350 N. Clark St., Second Floor  
Chicago, Illinois 60654  
Attention: Hart M. Passman, Deputy Corporation Counsel

Notices and communications to the Taxpayer must be addressed to, and delivered at, the following address:

Cappo Management LXXXV, LLC  
30 Parkland Plaza, Suite A  
Ann Arbor, MI 48103  
Attention: Legal

With a copy to:

Lewis Thomason, P.C.  
900 S. Gay Street  
P.O. Box 2425  
Knoxville, TN 37901  
Attention: Rodney A. Fields

-and-

DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606-0089  
Attn: Katie Jahnke Dale

D. **Governing Law.** This Agreement is to be governed by, and enforced in accordance with, the internal laws, but not the conflict of laws rules, of the State of Illinois.

E. **Interpretation.** This Agreement is to be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement is to be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party is not applicable to this Agreement.

F. **Change in Laws.** Except as otherwise explicitly provided in this Agreement, any reference to laws, ordinances, rules, or regulations of any kind includes the laws, ordinances, rules, or regulations of any kind as they may be amended or modified from time to time hereafter.

G. **Headings.** The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

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

I. **No Third Party Beneficiaries.** Except as expressly provided in this Agreement, no claim as a third party beneficiary under this Agreement by any person, firm, or corporation may be made or will be valid against the Village or the Taxpayer.

J. **Severability.** If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions will remain in full force and effect and will in no way be affected, impaired, or invalidated.

K. **Calendar Days and Time.** Unless otherwise provided in this Agreement, any reference in this Agreement to “day” or “days” means calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

L. **Exhibits.** Exhibit A is attached to this Agreement, and by this reference incorporated in and made a part of, this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement will control.

M. **Counterparts.** This Agreement may be executed in several counterparts, each of which, when executed, is to be deemed to be an original, but all of which together constitute one and the same instrument.

N. **Waiver.** Neither the Village nor the Taxpayer are or will be under any obligation to exercise any of the rights granted to them in this Agreement except as it determines to be in its best interest from time to time. The failure of the Village or the

Taxpayer to exercise at any time any of those rights is not to be deemed or construed as a waiver of that right, nor will the failure void or affect the Village's or the Taxpayer's right, as the case may be, to enforce those rights or any other rights.

O. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

P. **Consents.** Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

Q. **Grammatical Usage and Construction.** In construing this Agreement, pronouns include all genders and the plural includes the singular and vice versa.

R. **Village Authority to Execute.** The Village hereby warrants and represents to the Taxpayer that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities.

S. **Recording.** After the execution of this Agreement, the Village will promptly cause this Agreement to be recorded in the office of the Recorder of Cook County.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

ATTEST:

**VILLAGE OF LINCOLNWOOD**

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Village Manager

ATTEST:

**CAPPO MANAGEMENT LXXXV, LLC**

\_\_\_\_\_  
By: Joseph M. West  
Its: Corporate Counsel

\_\_\_\_\_  
By: Eric E. Berglands-Cappo  
Its: Secretary

ACKNOWLEDGEMENTS

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )        SS

This instrument was acknowledged before me on \_\_\_\_\_, 2026 by Anne Marie Gaura, the Village Manager of the **VILLAGE OF LINCOLNWOOD**, an Illinois home rule municipal corporation, and by Sokol Delisi, the Village Clerk of said home rule municipal corporation.

Given under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public

My Commission Expires:

(SEAL)

STATE OF MICHIGAN        )  
  )  
COUNTY OF WASHENAW    )        SS

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eric E. Berglands-Cappo, personally known to me to be the Secretary of **CAPPO MANAGEMENT LXXXV, LLC**, a Tennessee limited liability company, and Joseph M. West, personally known to me to be the Corporate Counsel of said limited liability company, appeared before me this day in person and acknowledged that as such Secretary and Corporate Counsel, they signed and delivered said instrument as their free and voluntary act and as the free and voluntary act of **CAPPO MANAGEMENT LXXXV, LLC**, for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_ day of March, 2026.

Notary Public

My Commission Expires:

(SEAL)

## **EXHIBIT A**

### Legal Description of the Property

LOT 1 IN BELL AND HOWELL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0010897333 IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN SAID BELL AND HOWELL SUBDIVISION; THENCE SOUTH 88 DEGREES 07 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 8.83 FEET; THENCE NORTH 03 DEGREES 50 MINUTES 43 SECONDS EAST, A DISTANCE OF 123.09 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 03 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 123.54 FEET TO THE POINT OF BEGINNING.

P.I.N.: 10-35-203-009

Commonly known as 6830-6850 North McCormick Boulevard, Lincolnwood, Illinois.

# Executive Summary

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Victory Automotive Group is desirous to relocate Honda dealership from Chicago to 6830-6850 N. McCormick Blvd.

Estimated investment: \$27M (property acquisition + upgrades to Honda standards)

Request:

\$10M sales tax sharing over 15-year period

Village support for a new Class 7b property tax incentive

# Background

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AutoCanada planned Honda dealership relocation in 2024; deal fell through

Victory Automotive Group purchased the Honda dealership and revived relocation interest in December 2025

- Under contract for the property at 6830-6850 N. McCormick Blvd.; closing expected March 2026

# Financial Considerations

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Victory's Renovation costs:

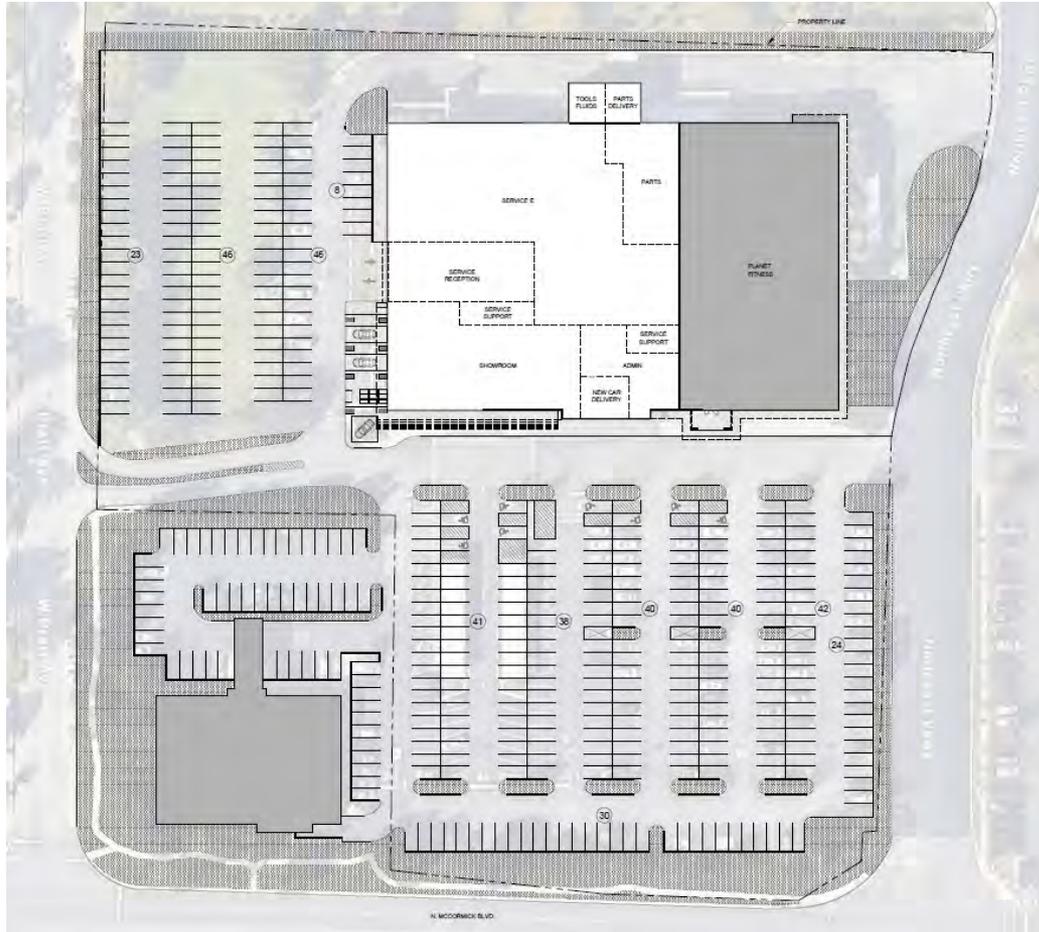
Building out a 41,000+ SF auto dealership showroom, accessory offices, service center, and placing the stormwater detention facilities underground to expand the on-site auto inventory lot

The estimated expenditure for these activities is **\$11,116,000**.

Expending approximately **\$1,490,000** into equipment for the service center

Refacing a large percentage of the existing structure to bring the elevations up to Honda corporate standards

# Preliminary Design



# Preliminary Design

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# Preliminary Design

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# Negotiated Incentive

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Sales Tax Sharing: 1% share, capped at \$10M

Base amount: \$270K first year, +2% annual escalator

50/50 split on base amount; excess shared equally – Village receives the first 50%

Term: 15 years

Village support for Class 7b property tax incentive

Dealership cannot change ownership outside of Victory Automotive Group without Village's approval