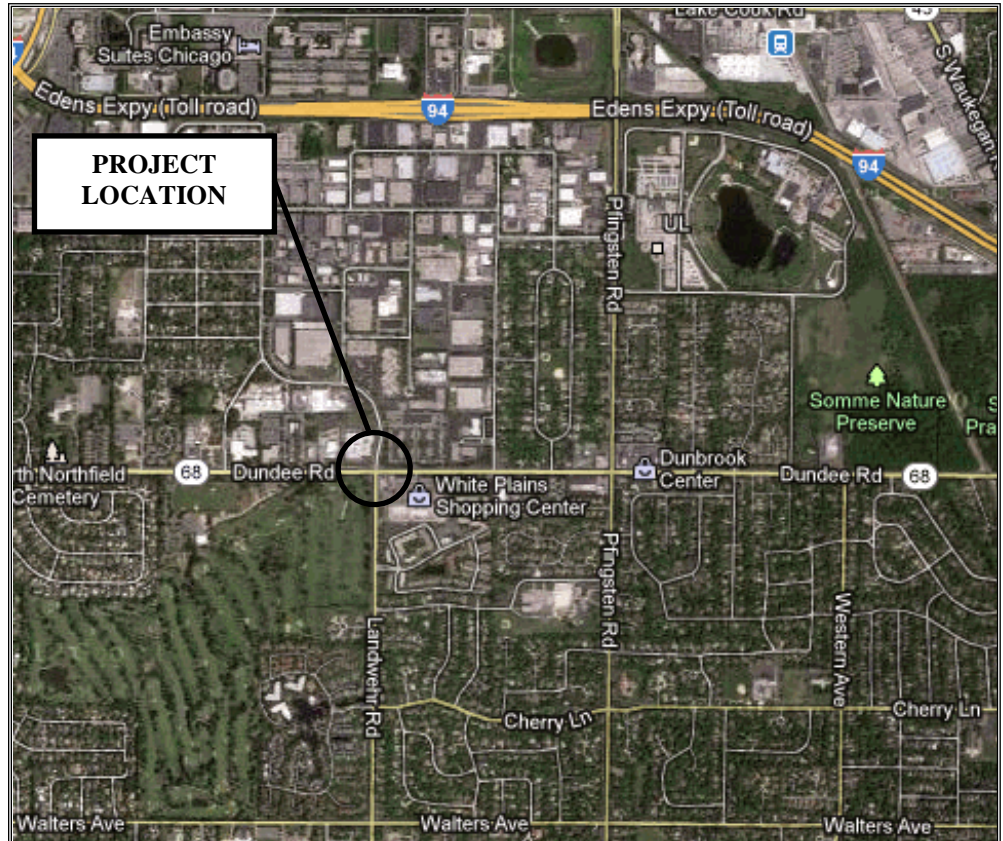




***DRAFT***  
***Section 4(f) DeMinimis Evaluation***

**IL 68 (DUNDEE ROAD)  
AT  
LANDWEHR ROAD**



**P-91-250-12**

**Village of Northbrook  
Cook County, Illinois**

***Illinois Department of Transportation  
Division of Highways / District One / Region 1***

***September 2013***

**1. Marked Route:**

- a. **Project Number:** P-91-250-12 (IDOT)
- b. **Project Name:** IL 68 (Dundee Road) at Landwehr Road
- c. **Location:** Village of Northbrook, Cook County, Illinois
- d. **Project Type:** Intersection Improvement
- e. **Project Size:** The project is 0.14 miles long.
- f. **Purpose and need of the Project:** The purpose of this project is to improve the intersection with the additions of eastbound and westbound right turn lanes, traffic signal modernization and drainage improvements.
- g. **NEPA Class of Action – CE I**
- h. **Project Status:** The project report is being developed.

**2. Section 4(f) Resources:**

- a. **Name of Resource:** Sportsman's Country Club Golf Complex
- b. **Type of Resource:** Golf Course
- c. **Official with Jurisdiction:** Northbrook Park District
- d. **Description of role/significance in the community:** Sportsman's Country Club is a golf course located along the southwest corner of the intersection of IL 68 and Landwehr Road.

**3. Description of Intended Section 4(f) Resource Use**

- a. The proposed eastbound right turn lane is adjacent to the golf course and the associated roadway widening and sidewalk relocation will impact approximately 0.05 acres of Park District property.
- b. There is no negative impact expected to the Park District property. The sidewalk along IL 68 will be relocated and replaced with a 8' shared-use path approximately 10' south and the right-of-way will be extended by that same width in this area. There is a fence along the existing sidewalk that will need to be relocated by the Park District. The Golf Course and Park District personnel are aware of this.

**4. Description of Efforts to Avoid, Minimize, and Mitigate or Enhance the Resource**

- a. Alternate lane configurations were analyzed in order to minimize impacts to the Park District property but were not feasible to incorporate into these improvements. Roadway realignment would be expensive and is not a viable option in this area. The existing buffer area between the back of curb and sidewalk along the south side of IL 68 is approximately 10'. The proposed plans will provide a 5' buffer to minimize property impacts. The existing closed drainage system is maintained and holds the roadway cross section at a minimum width. The required land to complete the project will be acquired at a fair market value as IDOT proposed right-of-way. This project will improve intersection performance and maintain the pedestrian accommodations in the area.

- b. List of Commitments for Mitigation or Enhancement: None.

**5. Evidence of Opportunity for Public Review and Comment:**

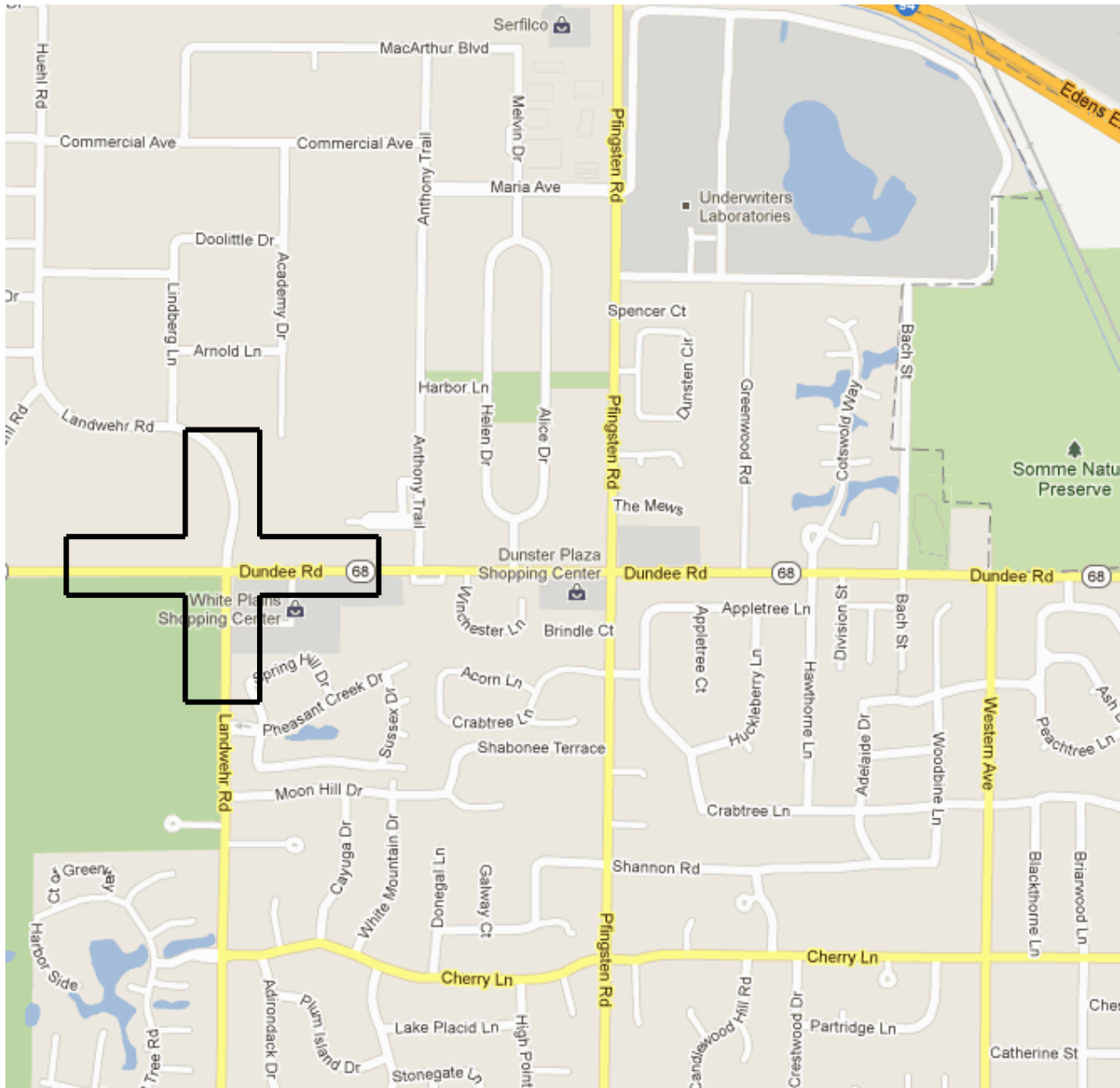
- a. A newspaper ad will be posted to allow the public an opportunity to review and comment on the section 4(f) impacts.

**6. Evidence of Coordination with Official(s) with Jurisdiction**

- a. Copy of the Meeting Minutes with the Northbrook Park District discussing the necessary 4(f) De Minimis documentation. The meeting was held on May 21, 2013 at the Northbrook Park District Administration Offices.

**7. Supporting Documentation**

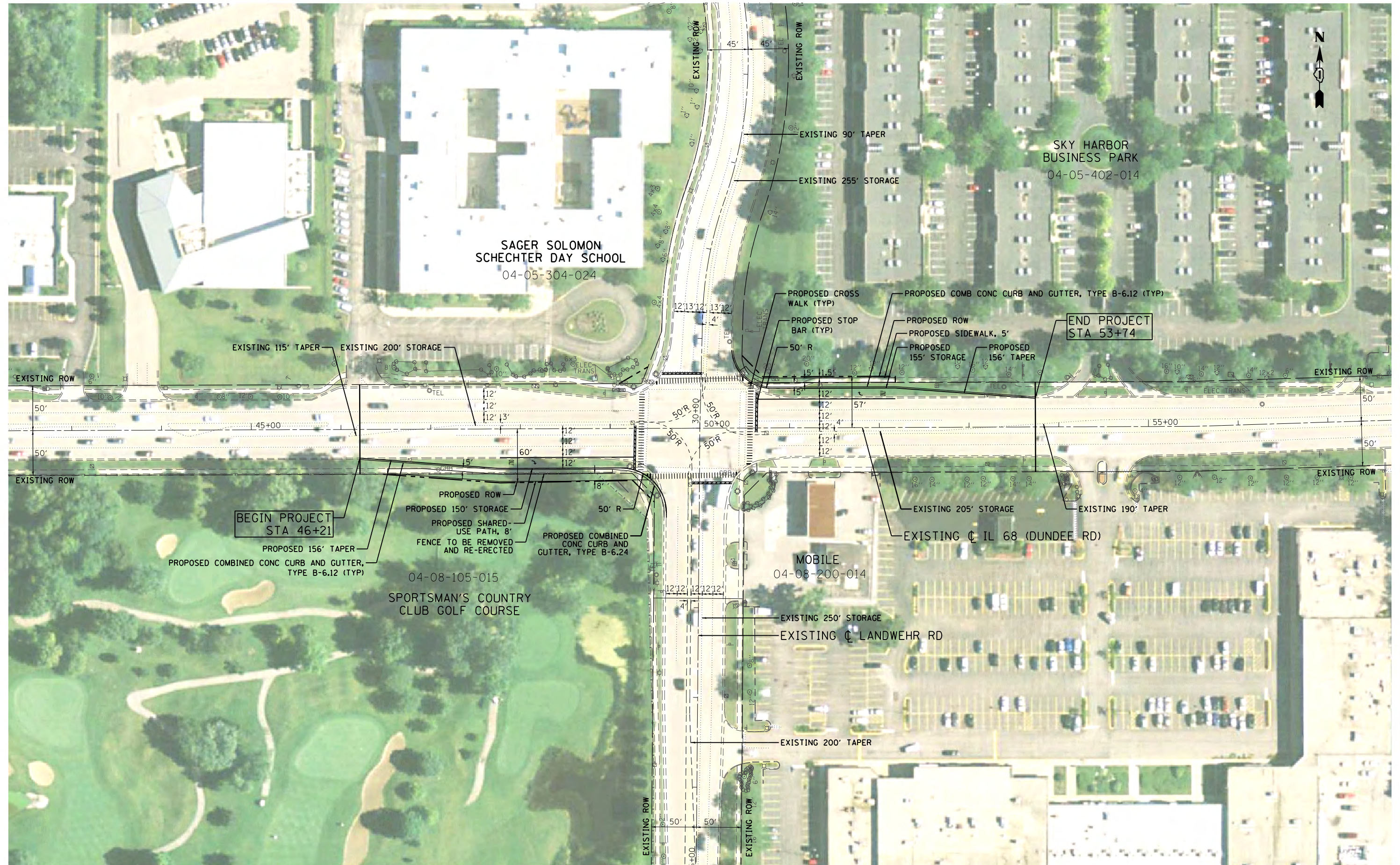
- |  |  |
|--|--|
| a. Project Location Map                  | (see Attachment 01)                                    |
| b. Existing Aerial                       | (see Attachment 02)                                    |
| c. Preliminary Proposed Plan and Profile | (see Attachment 03)                                    |
| d. Photographs of Resource               | (see Attachment 04)                                    |
| e. Newspaper Public Comment Display Ad   | (see Attachment 05)<br>(to be included once available) |
| f. Copies of other correspondence        | (see Attachment 06)                                    |



### Location Map

IL 68 (Dundee Rd.) at Landwehr Rd.

Municipality: Village of Northbrook  
County: Cook  
Project Number: P-91-250-12  
Route: FAU 2727



FILE NAME = N:\PROJ\022010.00\022010.00\022010.00\1-FINAL.dwg  
 USER = J.Landwehr\Reports\04\_Final\_Geometry\1188\_Landwehr\Exhibits\022010.00\1-FINAL.dwg


**Ciorba Group, Inc.**  
 CONSULTING ENGINEERS  
 5507 North Cumberland Avenue, Suite 402  
 Chicago, Illinois 60656  
 Tel. 773.775.4009 Fax 773.775.4014

USER NAME = ahorn	DESIGNED - RJR	REVISED -
PLOT SCALE = 100.0000' / in.	DRAWN - AMH	REVISED -
PLOT DATE = 9/4/2013	CHECKED - MRJ	REVISED -
	DATE - SEPT 2013	REVISED -

**STATE OF ILLINOIS**  
**DEPARTMENT OF TRANSPORTATION**

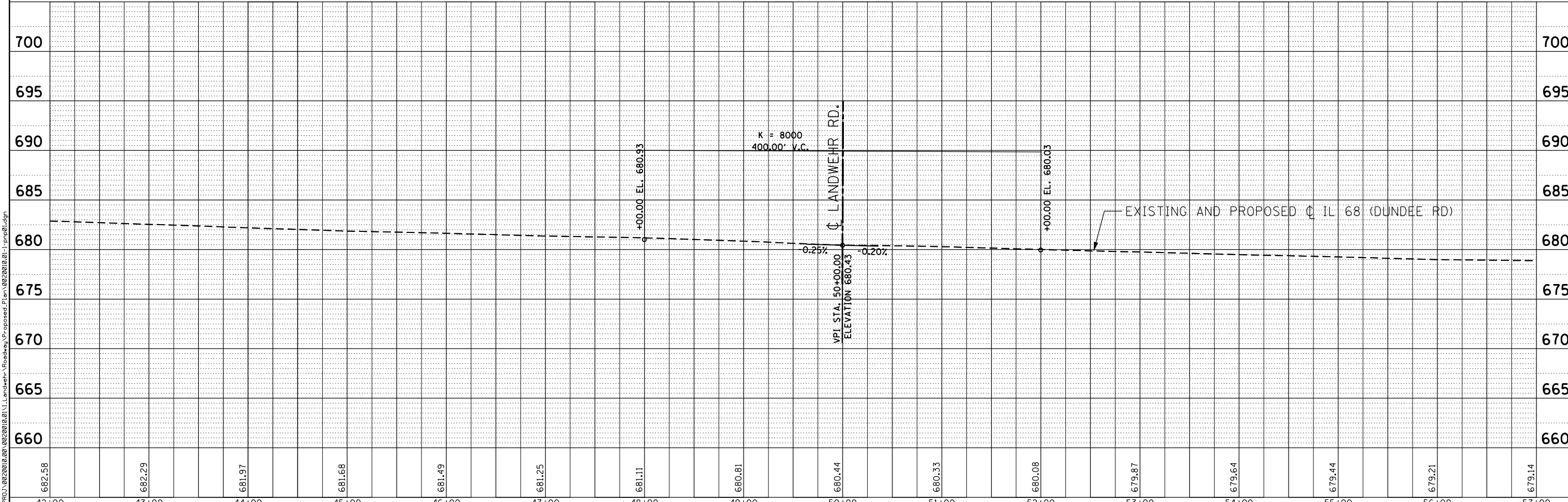
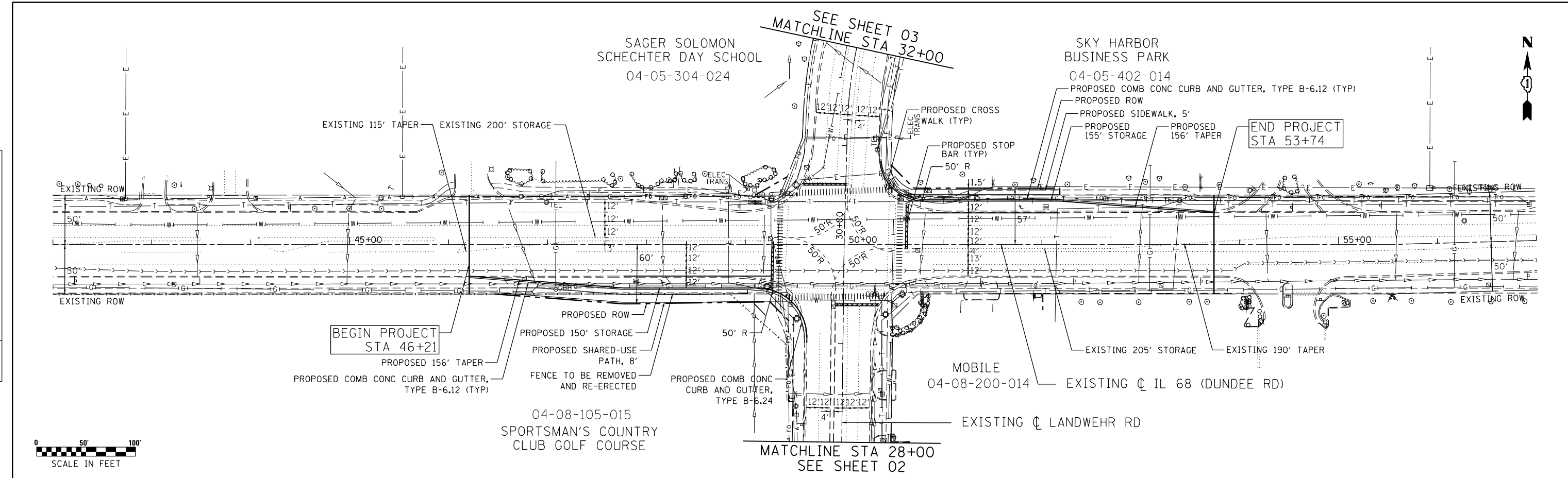
**IL 68 (DUNDEE RD) AT LANDWEHR RD**  
**PRELIMINARY GEOMETRICS**

SCALE: 1" = 50'    SHEET NO.    OF    SHEETS    STA.    TO    STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
343A		COOK	01	01
CONTRACT NO.				
FED. ROAD DIST. NO. - ILLINOIS FED. AID PROJECT				

DATE	
BY	
PLAN	SURVEYED
	PLOTTED
	ALIGNED
	CHECKED
	FILED
	CARD FILE NAME
	NO.

DATE	
BY	
PROFILE	SURVEYED
	PLOTTED
	GRADES CHECKED
	STRUCTURE NOTATIONS CHECKED
	NO.



682.58	682.29	681.97	681.68	681.49	681.25	681.11	680.81	680.44	680.33	680.08	679.87	679.64	679.44	679.21	679.14
42+00	43+00	44+00	45+00	46+00	47+00	48+00	49+00	50+00	51+00	52+00	53+00	54+00	55+00	56+00	57+00

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USER NAME = aharn	DESIGNED - RJR	REVISED -
	DRAWN - AMH	REVISED -
PLOT SCALE = 100.0000' / in.	CHECKED - MRJ	REVISED -
PLOT DATE = 9/4/2013	DATE - SEPT 2013	REVISED -

**STATE OF ILLINOIS  
DEPARTMENT OF TRANSPORTATION**

**IL 68 (DUNDEE RD) AT LANDWEHR RD  
PLAN AND PROFILE**

SCALE: 1" = 50' SHEET NO. OF SHEETS STA. TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
343A		COOK	03	01
CONTRACT NO.				
FED. ROAD DIST. NO. - ILLINOIS FED. AID PROJECT				

FILE NAME = N:\PROJ\0220010.00\0220010.01\Landwehr\Roadway\Proposed\Plan\0220010.01-pp01.dgn

## IL 68 (DUNDEE ROAD) AT LANDWEHR ROAD



Southwest corner of intersection, on IL 68 looking west at proposed right turn lane location.



Southwest corner of intersection, west on IL 68 looking west at proposed right turn lane location.

# IL 68 (DUNDEE ROAD) AT LANDWEHR ROAD



Southwest corner of intersection, looking west.



Southwest corner of intersection, west on IL 68 looking east at proposed right turn lane location.





IDOT is seeking public comments on impacts the IL 68 at Landwehr Road project will have on the Sportsman's Country Club, owned and operated by the Northbrook Park District (NPD).

The IL 68 at Landwehr Road intersection improvement consists of the addition of a right turn lane on IL 68 adjacent to Sportsman's Country Club. The right turn lane will result in pavement widening and sidewalk removal and replacement. Effects of the IL 68 at Landwehr Road project on Sportsman's Country Club will include right-of-way acquisition and fence relocation. As this project is anticipated to utilize federal funds, the NPD property is eligible for protection under federal regulations 23 U.S.C. 138 and 49 U.S.C. 303, which were originally enacted as Section 4(f) of the Department of Transportation Act of 1966 and are still commonly referred to as "Section 4(f)." Section 4(f), which is implemented under 23 CFR 774, is the federal act that protects publicly owned parks, recreation areas, and wildlife and waterfowl refuges. IDOT is seeking public comments on the impact of acquiring this right-of-way. This is the first opportunity for the public to comment on the public land needed for this project.

Hard copies of the proposed plans and the de minimis documentation will be provided at the following location during normal business hours.

**DATE: September 05, 2013 to October 04, 2013**  
**TIME: 9:00 AM to 3:00 PM, Monday thru Friday**  
**PLACE: Illinois Department of Transportation**  
**Bureau of Programming – 4<sup>th</sup> Floor**  
**201 West Center Court**  
**Schaumburg, IL 60196**

**OR**

**Northbrook Park District**  
**545 Academy Drive**  
**Northbrook, IL 60062**

Written comments can be submitted at the IDOT office, mailed to the IDOT office, or submitted electronically via the website at [http://www.dot.state.il.us/section\\_4.html](http://www.dot.state.il.us/section_4.html). Comments must be received by October 04, 2013 to be considered part of the public record.

This documentation will be accessible to handicapped individuals. Anyone needing special assistance should contact Terry Walloch, at (847) 705-4479. Persons planning to visit the IDOT office to review the documents and who need a sign language interpreter or other similar accommodations should notify the Department's TDD number (888) 642-3455 at least five days prior.

All correspondence regarding this project should be sent to:

**Illinois Department of Transportation**  
**Bureau of Programming**  
**Attn: Terry Walloch**  
**201 West Center Court**  
**Schaumburg, IL 60196-1096**

**IDOT REGION ONE/DISTRICT ONE  
IL 68 (Dundee Road) at Landwehr Road  
JOB NO. P-91-250-12, PTB #161/005  
DRAFT MINUTES OF MEETING**

Date: May 21, 2013

Time: 1:30 P.M.

Place: Northbrook Park District – Administration Office

Attendees: See attached sign in sheet

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The purpose of this meeting was to discuss the scope of work for the IL 68 (Dundee Road) at Landwehr Road intersection improvement project and potential impacts to Sportsman's Country Club which belongs to the Northbrook Park District.

Items discussed at the meeting are as follows:

- IDOT indicated that they had previously submitted applications to receive CMAQ funding for 56 intersection improvement projects. These intersection projects were in the group of 17 that received funding based on the potential to reduce congestion.
- IDOT provided the following for the intersection at the meeting:
  - An aerial copy of the intersection (24" x 36") with proposed improvements indicated.
  - An aerial copy of the intersection (11" x 17") with proposed improvements indicated
- The scope of work identified in the CMAQ application called for adding a right turn lane at the east and west leg of the intersection. IL 68 is a state route with a posted speed limit of 45 mph. Northbrook has jurisdiction on the north leg of Landwehr Road. Cook County has jurisdiction on the south leg of the intersection. The posted speed limit on Landwehr Road is 35 mph.
- Sportsman's Country Club is located at the southwest corner of the intersection. This is part of the Northbrook Park District.
- IDOT will need to acquire ROW from the Northbrook Park District for the proposed eastbound right turn lane and sidewalk. Normally a larger buffer between the back of curb and sidewalk would be provided, but a 5' buffer has been implemented to minimize impacts to Sportsman's Country Club.
- Federal Law requires that projects be presented to interested parties when ROW acquisition is proposed from a public area such as a park, recreation area or wildlife refuge. These areas are considered Section 4(f) properties. A De Minimis Section 4(f) impact is considered a minor impact.
- IDOT will prepare the de minimis written concurrence letter for signature from the Park District's Official with Jurisdiction.
  - This letter simply states that the project impacts are agreed to be minimal. By signing this letter, the Park District does not give up any right to negotiate the value of the property. Property appraisals and negotiations will take place later in the project schedule.
- The Park District indicated that no significant impacts were identified.

- Two trees are called out as to be removed on the plans. These trees were identified as already removed from the field visit.
- The Park District inquired about the process the project will follow.
  - The project is currently in the preliminary design stage (Phase I). The Phase I design should be completed by this summer.
  - After Phase I design is completed, IDOT will hire an independent appraiser to evaluate the cost of the Golf Course property. This will include all related costs of property restoration such as fence relocation and landscape restoration. IDOT and the Park District will then negotiate to finalize the value of the parcel of property to be acquired. .
  - It will then be the responsibility of the property owner to utilize the agreed upon compensation to perform the property restoration.
  - If the fence is relocated before the appraisal then that would not be included as part of the reimbursement.
  - IDOT Land Acquisition will develop the Plat and Legal Description for the property.
  - Intersection improvement projects of this nature usually are completed in one construction season. Temporary signals and utility relocations will be part of this project.
- The Park District inquired about the construction schedule.
  - Construction will typically commence 18 months from the time Phase I is complete. This allows time for ROW acquisition and other aspects of the job to be completed.
  - The earliest estimated construction date at this time will be within two years.
  - The CMAQ funding procedure requires IDOT to spend the money for the job first and be reimbursed later.
- A bathroom facility is planned on the golf course near the callout on the plan sheet for the Sportsman's Country Club Golf Course (Approximately 150' south of IL 68 and 250' west of Landwehr Road).
  - Water main and sewer will tie in on IL 68. If the bathroom is built before the intersection improvement project the depth of facilities need to be taken into account as not to create future utility conflicts. This should not be an issue.
- It was requested that the proposed ROW follow a standard offset from the back of sidewalk as opposed to following the consistent 57' offset from centerline in order to improve fence layout.
  - Ciorba will verify the feasibility from cross section analysis and update the proposed ROW to be a consistent offset from the proposed sidewalk.
- The Park District commented that there is a noticeable northbound right turn queue on Landwehr Road.
  - IDOT concurred with the assessment from the traffic counts, which indicated 113 vehicles per hour (vph) am and 231 vph pm.
  - Despite the potential warrant for a northbound right turn lane the CMAQ project scope limits the improvements to what was originally approved. There is not a sufficient budget to add further improvements.
- Traffic Signal Interconnects are implemented best at distances of 1 mile or less.

- It was noted that the traffic signals at IL 68 and Wheeling/McHenry Road west of the train tracks are not well coordinated in the westbound direction.
  - After trains pass and the gates go up the westbound traffic incurs a red light at Wheeling/McHenry. Queue lengths are sometimes noticed as far as Milwaukee Ave (approximately 1.2 miles east).
  - IDOT noted that the dominant street should receive the green after a railroad crossing and the intersection timing may be off. IDOT will follow up on this issue.
  
- A pdf of the most current IDS for Pfingsten Road will be emailed to the Park District for reference as it may be useful in future discussions concerning the proposed dog park near that project.

The meeting ended at 2:00 pm.



**Ciorba Group, Inc.**  
Consulting Engineers

**MEETING ATTENDANCE**

DATE 5/21/2013 TIME 1:30 PM

PROJECT IL 68 (DUNDEE ROAD) AT LANDWEHR ROAD  
INTERSECTION IMPROVEMENTS

LOCATION NORTHBROOK PARK DISTRICT, 545 ACADEMY DRIVE

	NAME	COMPANY	PHONE NUMBER	EMAIL
1	MARK JOHNSON	CIORBA GROUP, INC	(773) 775-4009	mjohnson@ciorba.com
2	ROBERT RADO	"	"	rrado@ciorba.com
3	Terry Wallock	IDOT-GEC	847-705-4479	Terry.Wallock@illinois.gov
4	Courtney Anderson	IDOT-GEC	847-705-4716	Courtney.Anderson@illinois.gov
5	Mark Shal	Northbrook Park District	(847) 897-6142	mshal@nbparks.org
6	GREG BAZON	NORTHBROOK PARK DIST	847-897-6134	G.BAZON@NBPARKS.ORG
7	Jennifer Rooks-Lopez	Northbrook Park	847-897-1024	Jrooks-Lopez@nbparks.org
8	Rick Hanetho	Northbrook Park Dist	847-897-6100	Rhanetho@nbparks.org
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